

Rhyl Primary School

Food Technology Teaching Kitchen

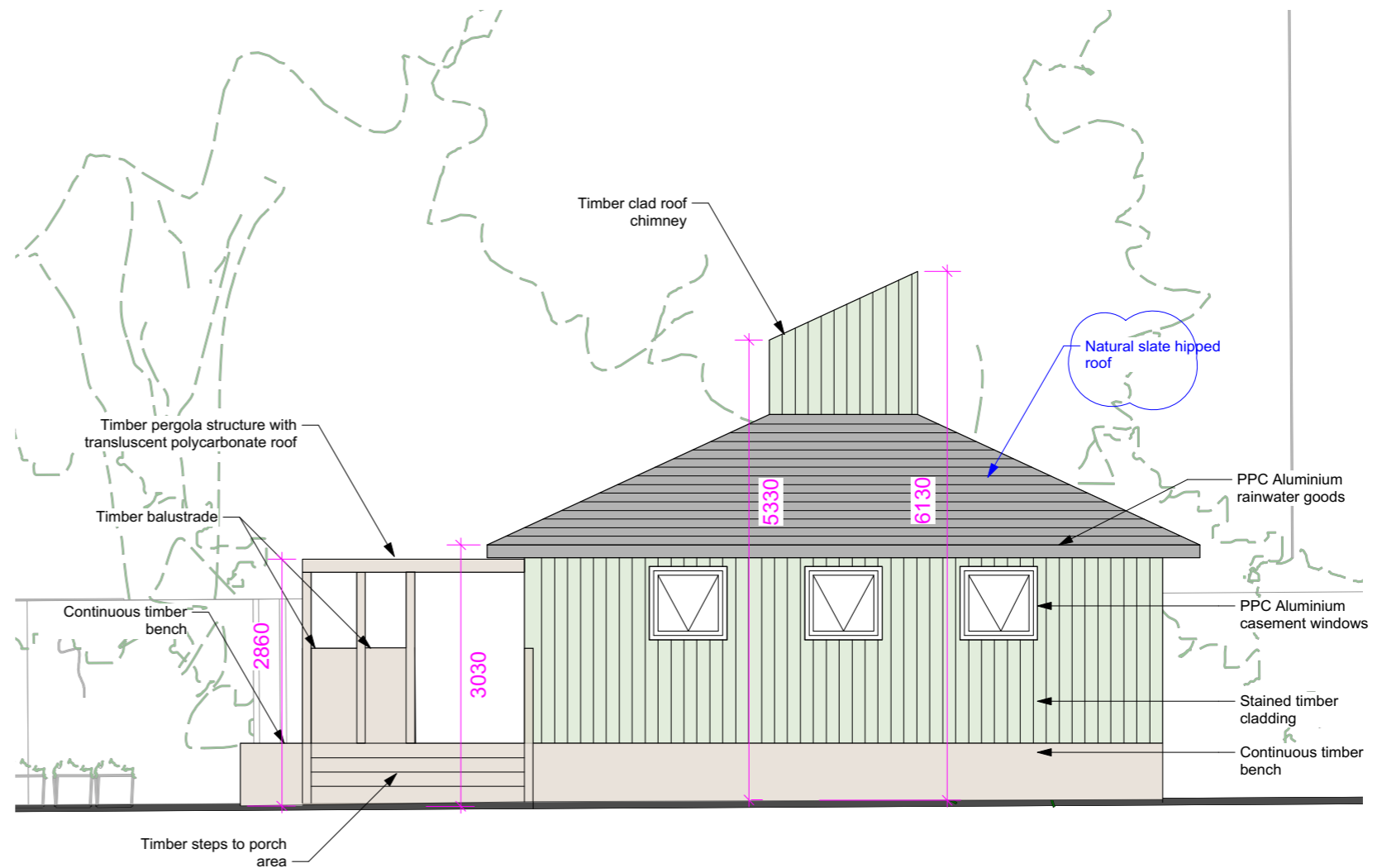
DESIGN AND ACCESS STATEMENT

22nd March 2019

REVISION A

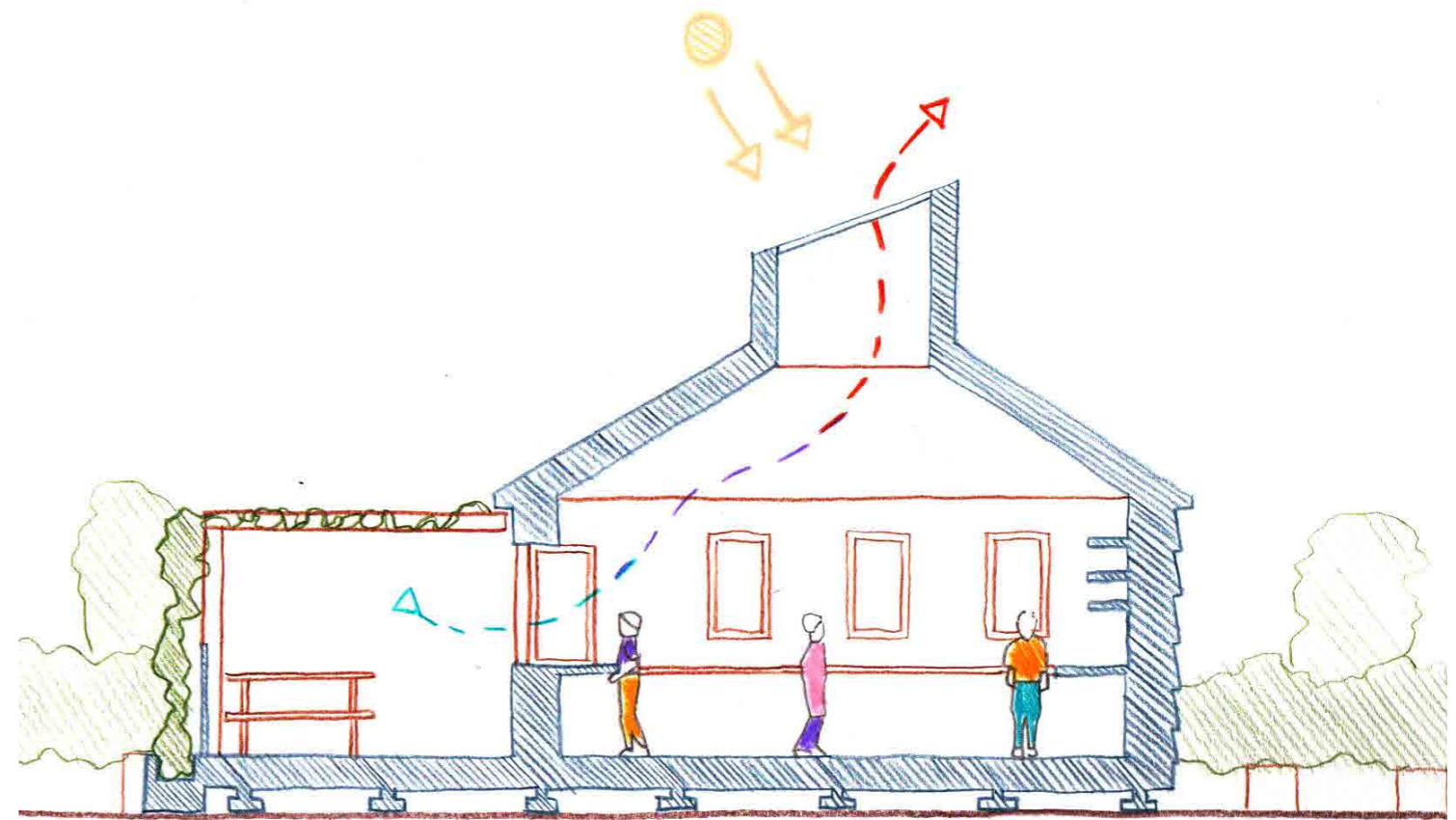
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Appendix A - Kitchen Project Overview	



Naturally ventilated and daylit teaching kitchen with free flowing connection to outdoor teaching area and planted pergola

Please refer to the following drawings which accompany this application:

- Rhyl School_E001-Existing Site Plan
- Rhyl School_E002-Existing Site Sections
- Rhyl School_E003-Existing Site Location Plan
- Rhyl School_001-Proposed Site Plan
- Rhyl School_110-Proposed Classroom Plan
- Rhyl School_210-Proposed South Elevation_Rev A
- Rhyl School_211-Proposed North Elevation_Rev A
- Rhyl School_212-Proposed East Elevation_Rev A
- Rhyl School_213-Proposed West Elevation_Rev A
- Rhyl School_310-Proposed Section
- Rhyl School_311-Proposed Site Sections_Rev A

Revision A
14th August 2019

Timber shingle roof covering changed to natural slate.

REVISION HISTORY

Issue date	Revision	Purpose of issue	Prepared by	Checked by
22/03/19	-	Planning	JB	NG
14/08/19	A	Planning	JB	NG

1

Introduction & Existing Site

Heat Island Ltd. Architecture and Environment have been asked by the head teacher of Rhyl Primary School to submit a planning application for a food technology teaching kitchen within the existing outdoor teaching garden site in the school grounds.

PREVIOUS SCHEME App. No. 2015/4865/P

A previous scheme produced by a different architecture practice gained planning approval under planning application no. 2015/4865/P on 5/10/2015. From a planning perspective, the approved scheme was almost identical to the new scheme which is proposed in this document, and the new scheme has many improvements.

The previous scheme unfortunately did not go ahead due to budget issues, and the planning approval 3 year time limit lapsed.

CURRENT SCHEME (This application)

We have been appointed by the school to revise the scheme to respond to the budget issues and we are aiming to start on site this summer (2019).

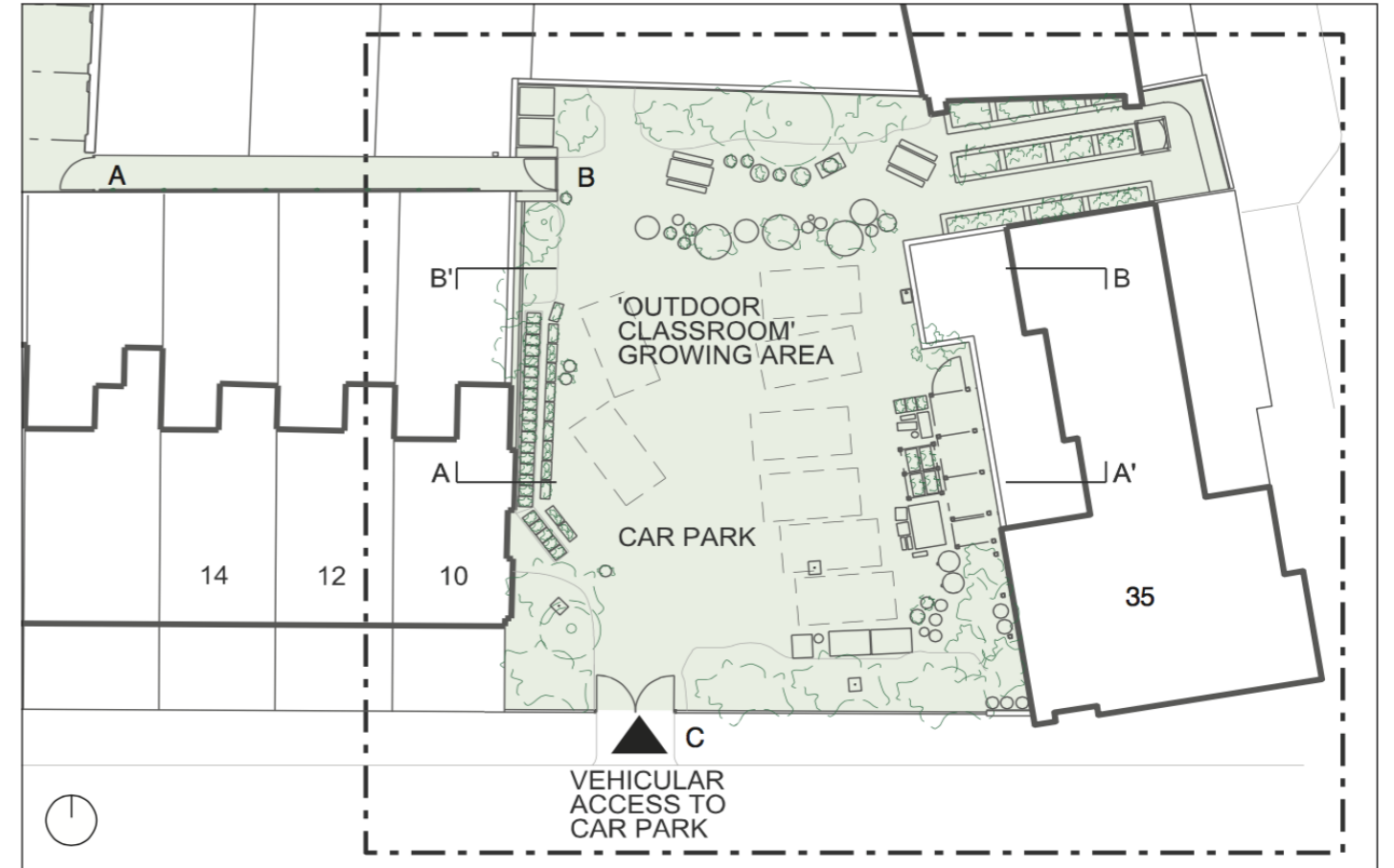
The main changes are that the new scheme will be a bespoke construction rather than the modular construction which was approved under planning application 2015/4865/P. The previous scheme also included a roof terrace, which is omitted in the new proposed scheme. Therefore this scheme has no issues whatsoever with overlooking neighbours.

However all material planning considerations including the site layout, access, parking, external materials, use, overlooking, daylight, and sunlight remain similar to the scheme approved under planning application 2015/4865/P, with many improvements. Therefore we envisage that granting permission for the new scheme should be a straightforward process, based on the success of the previous scheme.

The main use of the existing site is an outdoor teaching classroom and there is a variety of planting beds and potted plants. The site is also used as a car park for a small number of staff cars.

There is no spare space within the main school to accommodate a teaching kitchen and as a result the staff are forced to teach cookery within the main classrooms, which significantly limits the range of their teaching. It is not possible to effectively use ovens or hobs in the classrooms and transporting other cookery equipment around the large building is logistically complex and time consuming. Food education is at the heart of the school's curriculum and therefore creating an environment where this can be taught is a priority.

The proposed works are an opportunity to provide the school with a flexible teaching kitchen adjacent to their outdoor fruit and vegetable garden, enabling the teaching of 'plot to plate' which is an integral part of their education programme. It is also an opportunity to create some separation between the site's two existing uses, and create a buffer between the garden and car parking.



Site plan showing existing Outdoor Classroom Growing Area and Car Park
(Image replicated from previous planning application 2015/4865/P)



View from location A down path towards outdoor growing area



View from location C towards outdoor growing area orchard and pizza oven



View from location B towards outdoor growing area orchard and pizza oven

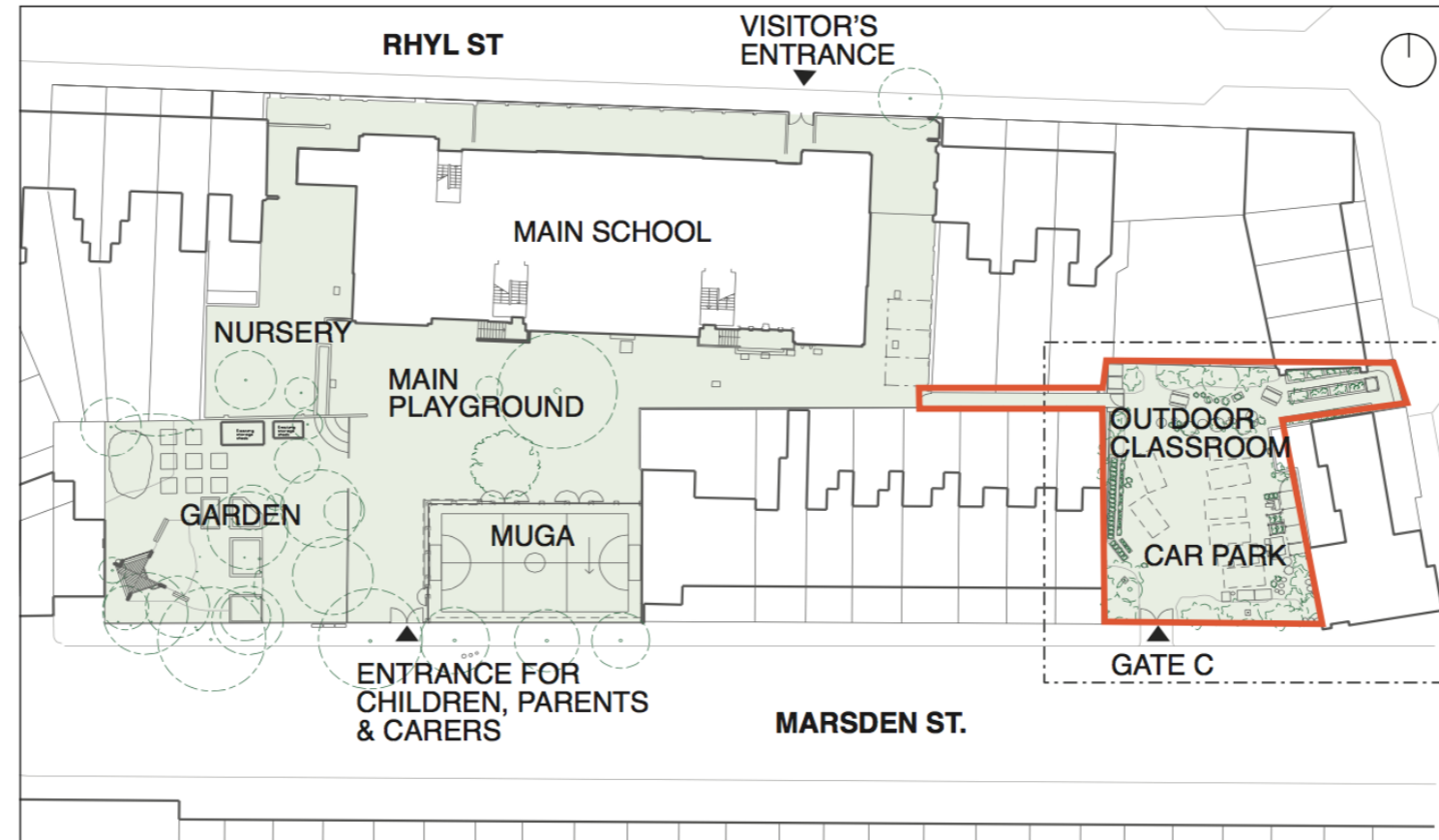
1.1 Wider Site Context

Rhyl Primary School is a two-form entry state school with approximately 400 pupils located in the West Kentish Town conservation area of Camden. The main four-storey school building was built in the 1890s and is Grade II listed.

The main school building is located to the north of the site and fronts onto Rhyl Street, where the main entrance is located, with the main playground space located to the south of the site.

The main playground is home to a number of different uses, including a MUGA sports pitch, an outdoor education pavilion and nursery play area. There is pedestrian access to the site from Marsden street, used by children for drop-off and collection.

There is an additional external space to the east of the site separated from the main playground by a narrow access path. This area is currently used as an Outdoor Classroom and car park and is the proposed site for the new teaching kitchen. Vehicular access is from Marsden Street through gate C.



Wider site plan showing existing Main School, Main Playground, and Outdoor Classroom Growing Area and Car Park
(Images replicated from previous planning application 2015/4865/P)



1.2 Teaching Kitchen Background

The Teaching Kitchen project provides an opportunity for Rhyl Primary School to help better integrate food education within their school curriculum and the local community. See below some extracts from the project overview document (Appendix C).

'At Rhyl we believe that learning to cook is a vital life skill. Food education is at the heart of our creative curriculum and our pupils already grow food in our award winning Outdoor Classroom.'

Our vision is to provide:

- Top quality food education to all our pupils and parents.
- A beacon of good practice in food education, sharing the kitchen as a training venue for other schools and educators.

The Rhyl Street Community Kitchen is for the benefit of everyone, young and old – our pupils, parents and the wider community.'

Extract from Rhyl Primary School overview document.

'This is a really important tool for a lot of different reasons. It's about arming kids with the life skills about food. Knowledge is power. And when diet-related disease is the biggest killer this stuff is profoundly important. It's also about parents and we have two or three generations of parents on average around Britain that weren't taught to cook at school.'

Quote from Jamie Oliver



Images from Rhyl Primary School overview document showing Jamie Oliver Food Revolution day held at Rhyl School in May 2015

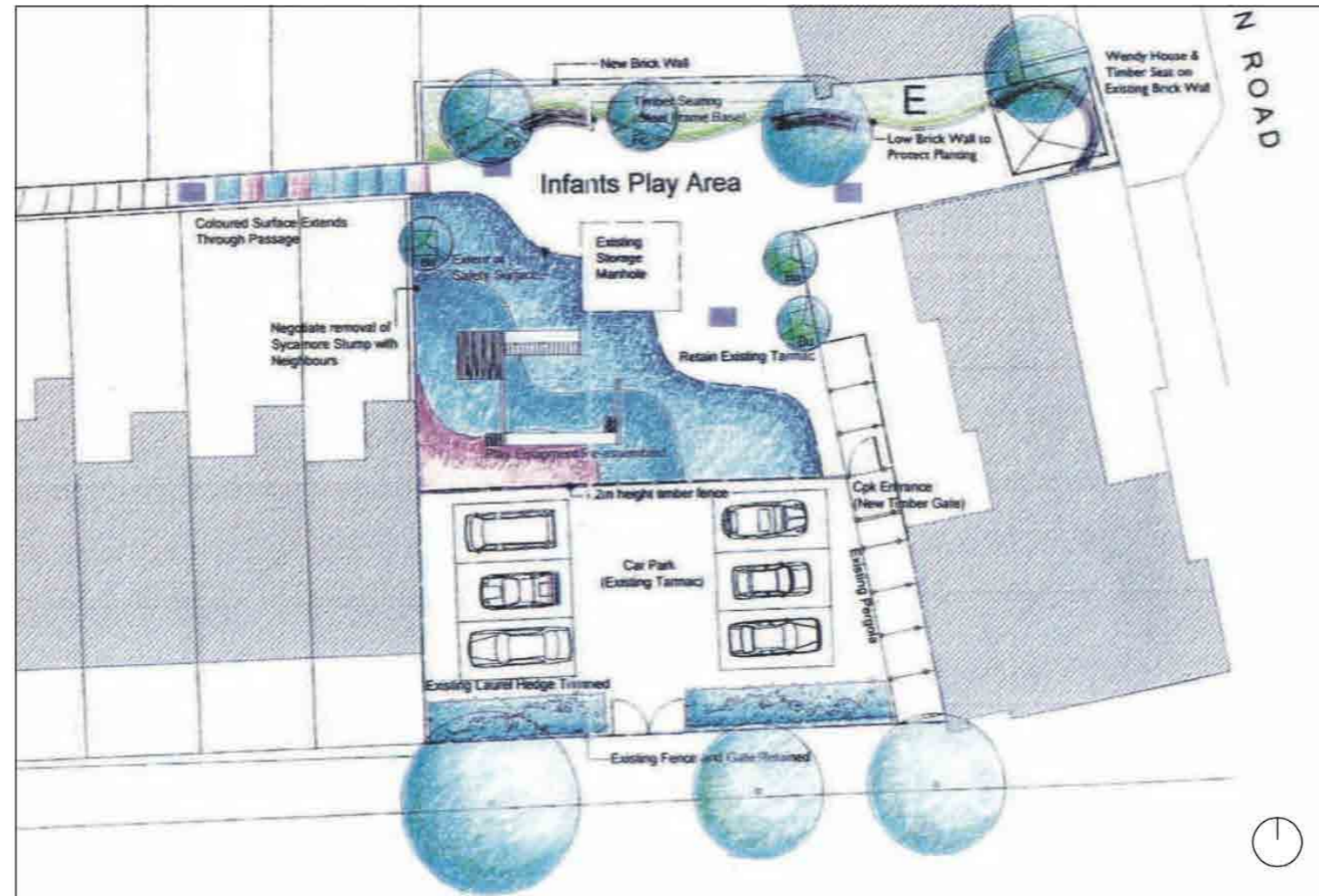
1.3 Wider Site Masterplan

In 2002, Rhyl Primary School obtained planning for a new masterplan for re-landscaping the school grounds, for which they obtained listed building consent and planning permission. (Planning application reference: PEX 0200097).

Only part of the new plans were implemented; a new MUGA was built and changes were made to the lower playground site.

As part of this masterplan, a new infants play area was proposed for part of the existing Outdoor Classroom site within the lower playground. This proposal also included the provision of 6no. car parking spaces and the relocation of the existing vehicular entrance gate C and cross over to Marsden Street. It was proposed that the two areas were to be divided by a 1.2m high timber fence as shown on the adjacent plan.

As planning permission exists for six spaces, it is felt that the proposed four car parking spaces in the current proposal should be satisfactory.



Wider site plan showing approved masterplan (planning application PEX 0200097)
(Image replicated from previous planning application 2015/4865/P)

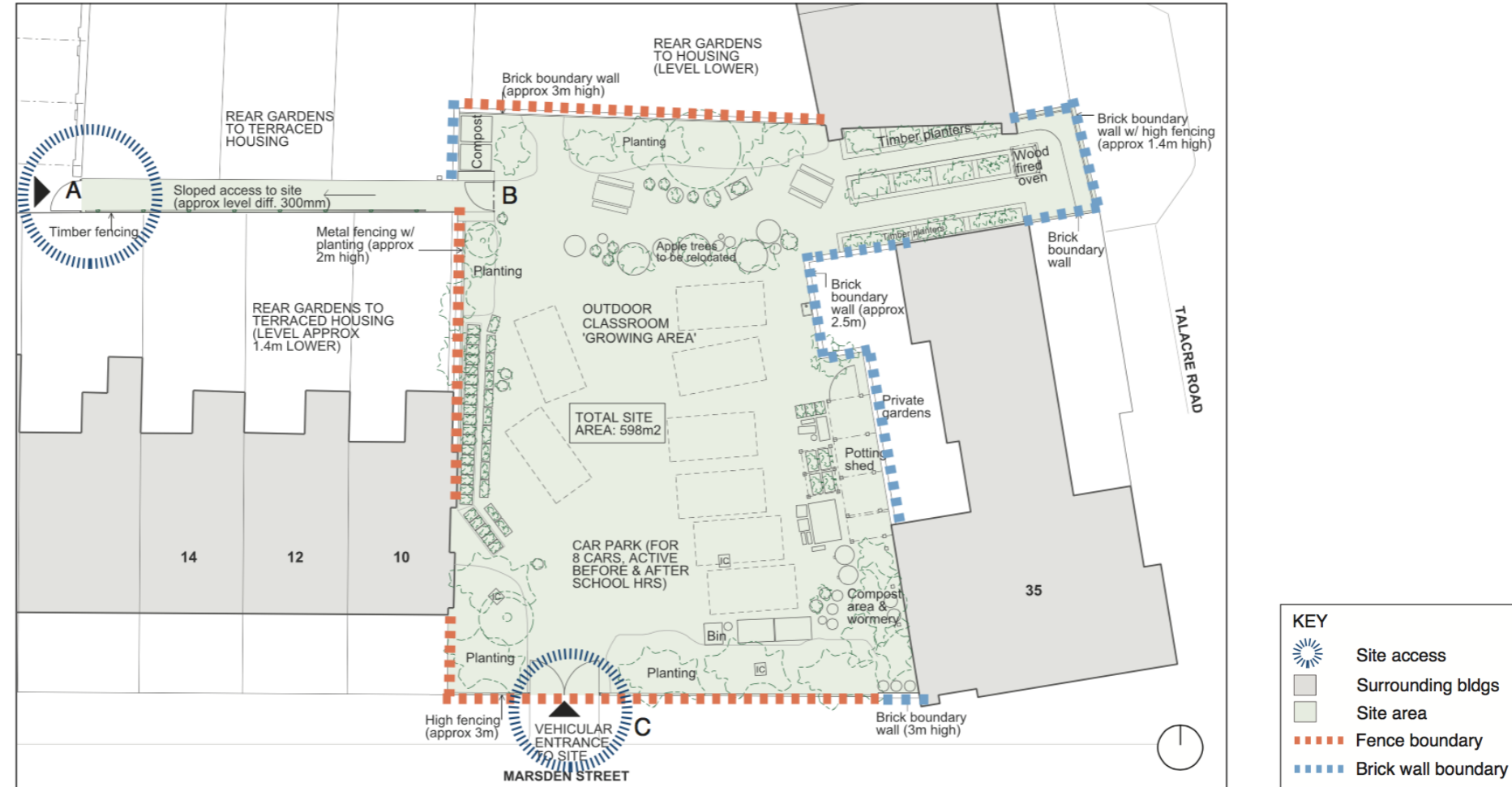
1.4 Site Boundaries and Access

The Outdoor Classroom site is to the south-east of the main school, in an area separate from the main playground space. It is accessed via a gated walkway from gate A, with entry to the site at gate B and vehicular access on Marsden Street through gate C.

The site is partly bounded by the flank wall of no. 35 Talacre Road to the north and south-east. The water sink area and potting shed back onto a low brick boundary wall which bounds the private gardens of no. 35 Talacre Road (see image 2). To the west of the site is the gable end of no. 10 Marsden Street where there is a 3m high fence, where the level is approximately 1.4m lower than the level of the site (see image 3).

There is a 2.5m high mesh fence to the north of the site, backing onto the rear gardens of the housing to Talacre Road, with dense planting and large trees forming a physical and visual barrier. To the south of the site fronting onto Marsden Street there is a 3m high mesh fence with double vehicular gates (gate C).

There is also dense planting along this edge, which prevents direct views both in and out of the site (see image 1).



Existing site plan showing access, please refer to Site Plan accompanying this document.



1 - View of gate C from Marsden St



2 - Boundary to gardens of Talacre Rd



3 - Boundary to 10 Marsden St.

(Diagram above replicated from previous planning application 2015/4865/P)

1.5 Existing Site Use

OUTDOOR CLASSROOM

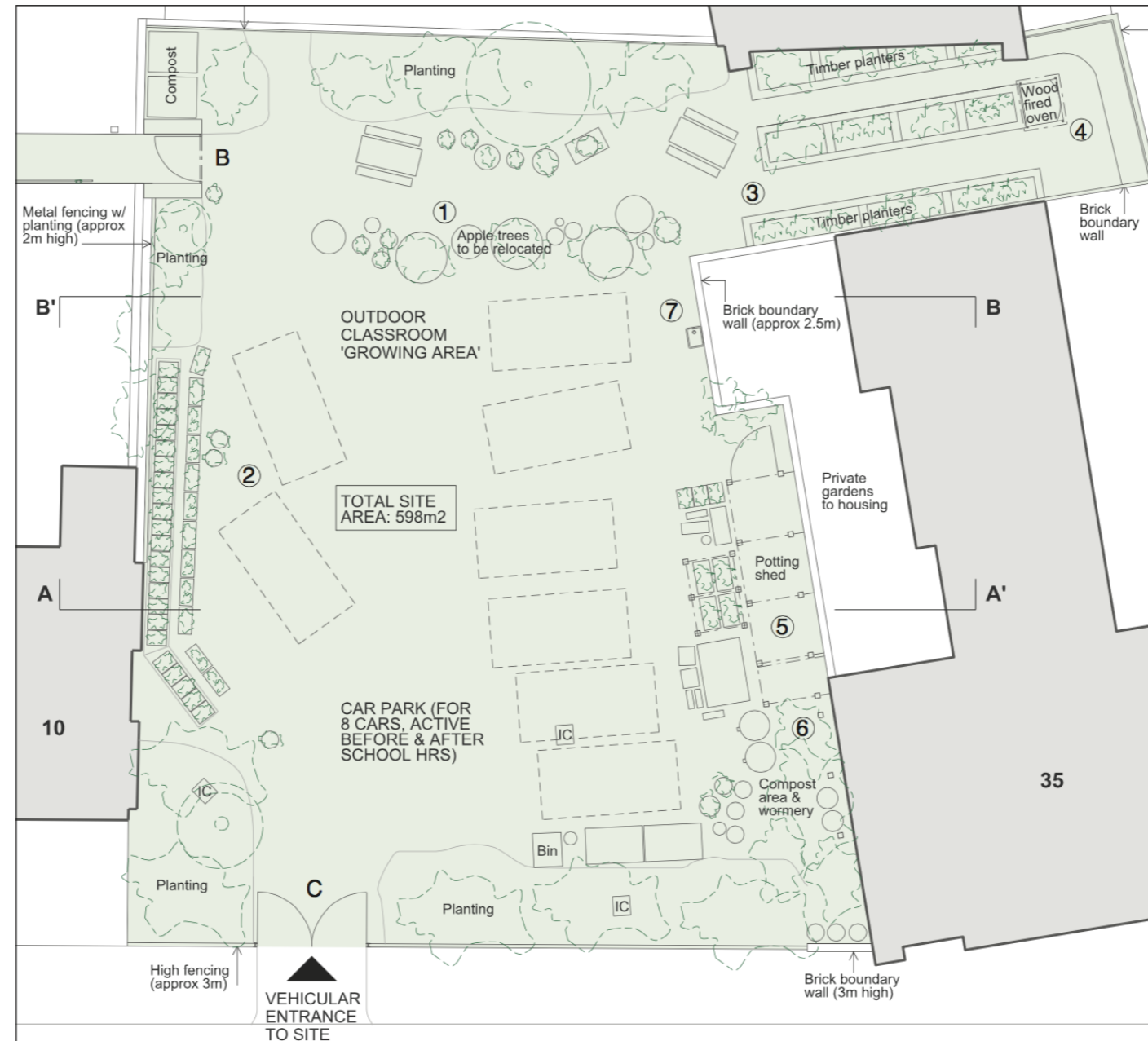
The Outdoor Classroom site makes use of a car park as a food growing plot and edible garden. The existing site comprises a number of growing/ activity zones as follows:

- 1 Apple trees
- 2 Lettuce growing
- 3 Timber planting beds
- 4 Wood fired oven
- 5 Plant Nursery/ Potting shed
- 6 Compost and wormery
- 7 Water sink area

CAR PARK

In 2002 planning permission for 6 cars was granted. Currently several cars use the car park; there is no delineation of spaces, but typically the cars are positioned to the east and west sides of the site, maintaining a clear route between the cars, from vehicular access gate C to pedestrian gate B.

The car park is mainly used by staff and is active in the morning before school hours and after school ends. There is therefore very little, if not no, movement of the cars during school hours. However, the current arrangement does not make best use of the space and would benefit from some distinction between the two areas/ uses.



Site plan showing outdoor teaching area and car park

(Image replicated from previous planning application 2015/4865/P)



View to vehicular entrance from Marsden Street (no change proposed)



Planters to boundary wall (no change proposed)



Wood fired oven in session (no change proposed)



Inside the potting shed (no change proposed)



View from vehicular entrance gate C towards existing car park



View from potting shed towards no. 10 Marsden Street



Planters to boundary wall (no change proposed)



View from pizza oven down to planters and orchard (no change proposed)



Entrance to potting shed (no change proposed)



2

Design of Proposed Teaching Kitchen

OUTDOOR GARDEN CLASSROOM

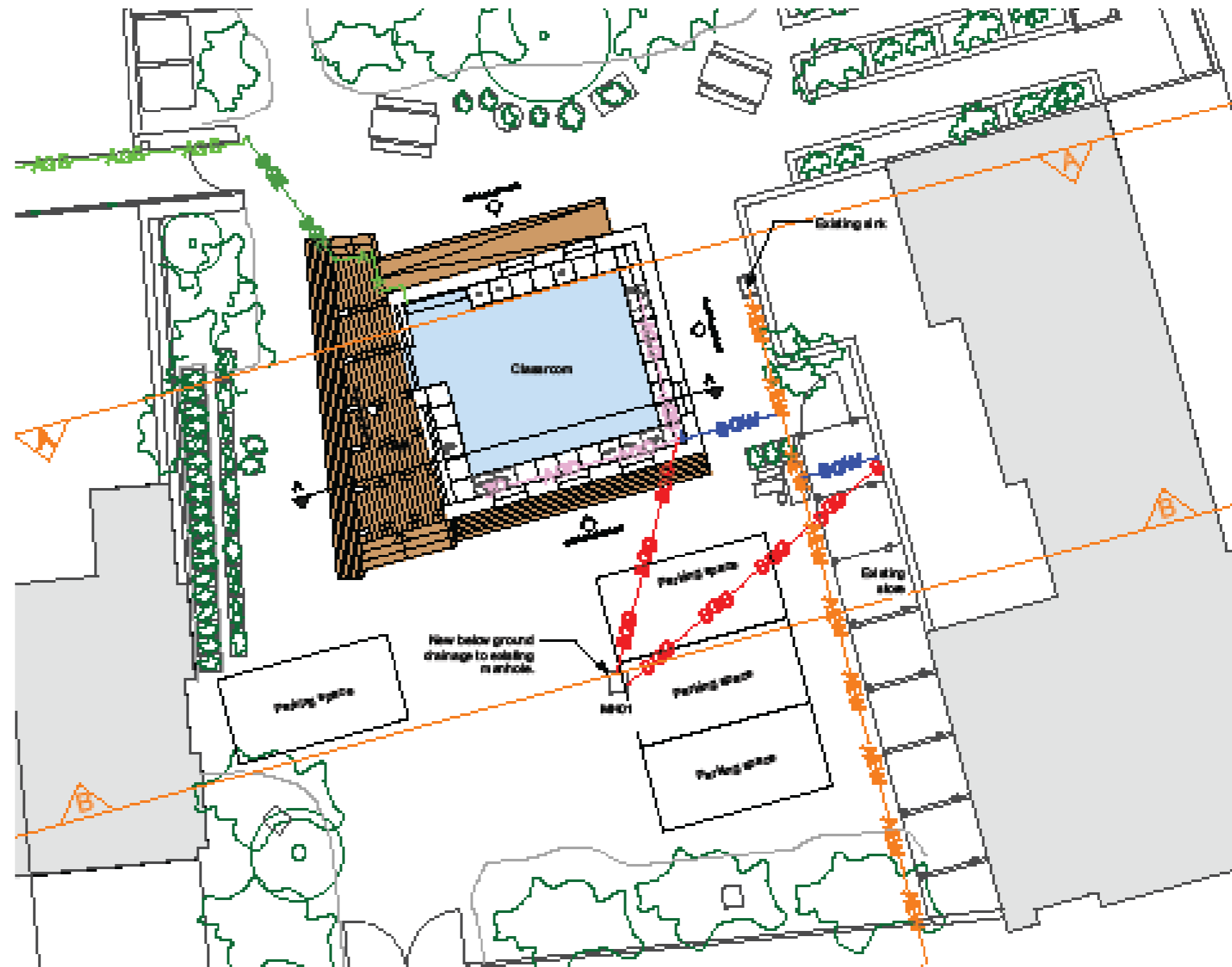
Most of the area to the north of the site will remain unchanged. The areas immediately around the teaching kitchen will need to be re-configured to create sufficient space for the new building and access to the car park. This will require the relocation of the existing fruit trees from the north of the site to the south to create a barrier between the car parking and the new classroom. These fruit trees are in large pots so relocation will be straightforward.

CAR PARKING

This proposal includes space for 4no. cars and provides a distinction between the Outdoor Classroom area and the car park by relocating the apple trees to the south side of the teaching kitchen, allowing the trees more light and also providing a visual and physical buffer between the two areas. The previous application no. 2015/4865/P provided 5 car parking spaces and sacrificed an established banana plant and reduced the amount of perimeter planting to provide the space to do this. However, this proposal retains the banana tree and perimeter planting and provides 4no. parking spaces which will sufficiently meet the needs of the school.

ORIENTATION

The teaching kitchen is orientated along the angle of the existing flank wall and low brick boundary wall to no. 35 Talacre Rd. This retains the welcoming wider entrance to the site and means that the entrance to the teaching kitchen can be clearly seen when entering the site at gate B. This position also creates adequate space around the building for general access and prevents any pinch points. The position of the pergola on the south facade creates a well-lit place to sit and grow plants, and also functions as solar shading. The overhanging eave detail ensures that all other south facing windows are well shaded in high summer sun. The roof chimney window faces North East to allow a steady north light to contribute to task lighting in the internal space. This orientation ensures the roof chimney window is never subject to direct sunlight and excessive solar gain.



Proposed Site Plan

LAYOUT

The teaching kitchen comprises one large room which provides a flexible teaching space with ovens, portable induction hobs, sinks, dining area and whiteboard. The sliding window is designed to allow the kitchen worktop to be accessed from both sides during the summer. In warmer weather, the pergola is utilised as an outdoor teaching space, with straightforward and level access to the internal kitchen space.

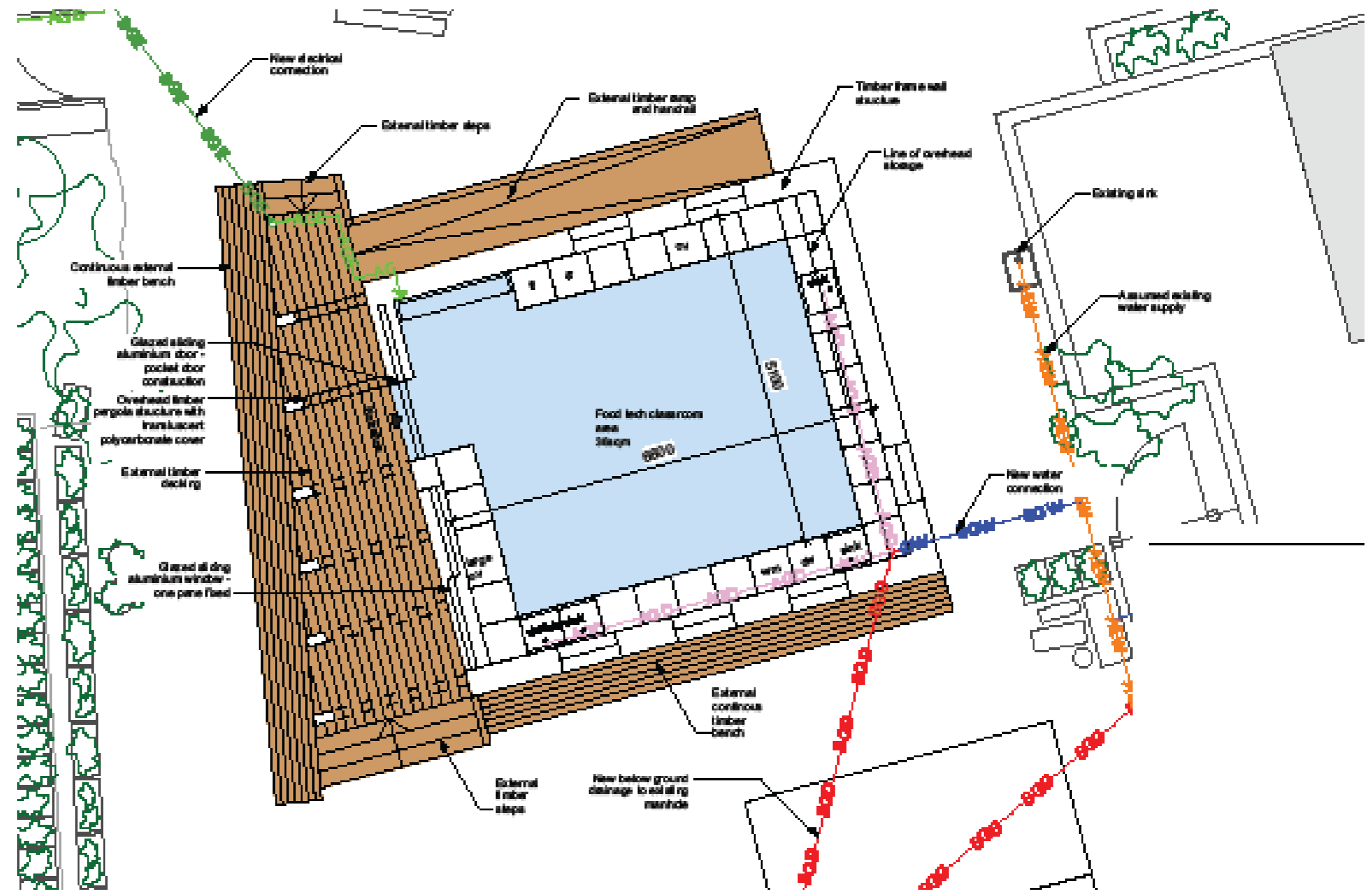
The new kitchen classroom and pergola have been designed to compliment and enhance the curriculum in the garden space, and facilitate events and community use. In practice, the pergola has been planned to allow moveable tables to be arranged to allow teaching in warmer weather. The pergola will feature a translucent polycarbonate roof to allow teaching to continue in inclement weather.

The layout is also such that the kitchen could be used to provide food and drink for community events, and the pergola would function as a servery and queuing area. The pergola also connects to the internal teaching space via a shared worktop linked with a sliding window with level sill. The position of the steps and ramp allow a smooth flow of people through the site, and from the kitchen to the potting shed. The position of the pergola on the south facade creates a well-lit place to sit and grow plants, and also functions as solar shading.

This servery/queuing area could also serve the car park area of the site, whilst the northern part of the site and outdoor teaching classroom could remain cordoned off, should this layout be required.

ACCESS

Pedestrian access to the site will remain via the gated walkway link to the main school through gate B, with vehicular access via gate C. The teaching kitchen will be raised above ground and will therefore require ramped access as shown on the adjacent plan. The ramp is approximately 4.5m long, with a 1:15 gradient and will have handrails to meet Part M requirements.



Proposed Classroom Layout

APPEARANCE

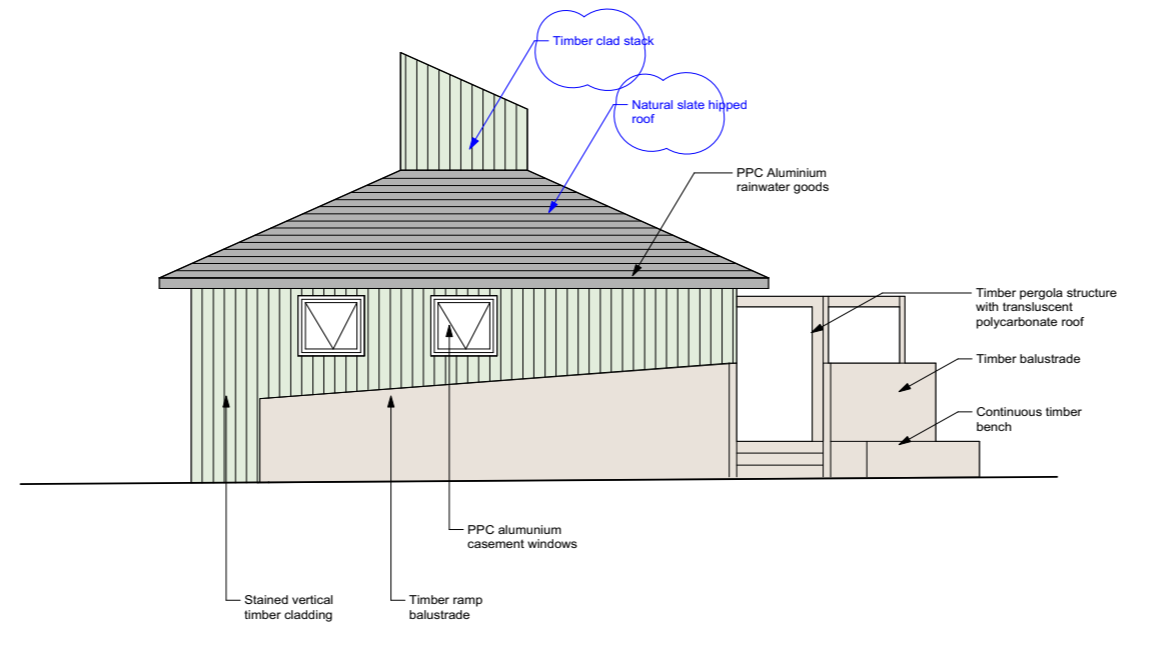
The proposed teaching kitchen is significantly smaller in scale than the surrounding buildings and therefore sits comfortably within the surrounding site as shown in the proposed section.

Timber cladding has been chosen for a friendly and natural aesthetic that will help the building to fit in with its garden context, and will also provide a warm and tactile surface to the building. The cladding will be stained a green colour to give the building a bright character. The natural slate roof will weather over time which will subtly compliment the green timber external walls below.

The pergola will facilitate planting which will provide solar shading to the southern aspect, be used for teaching purposes, and further help the building fit in with its garden context.

The form of the building has been inspired by precedent research, particularly the Abbot's medieval kitchen at Glastonbury Cathedral. The situation is similar insofar as the Abbot's kitchen is a standalone 'satellite' from the main cathedral building, in the same way that the teaching kitchen is remote to the main school building. The form of the Abbot's kitchen is designed such that it aids the natural ventilation and daylighting of the medieval kitchen.

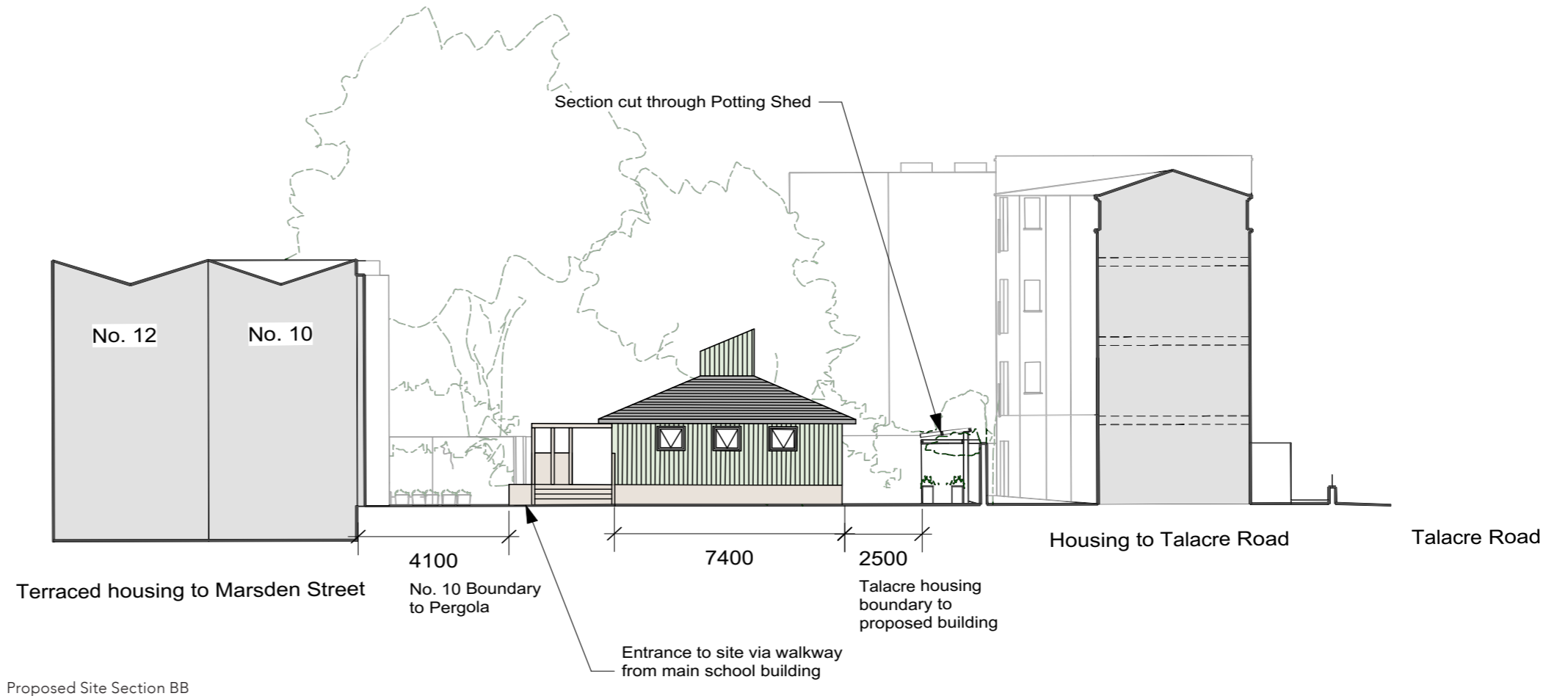
This approach is adapted in our teaching kitchen: the roof chimney aids stack ventilation, and the roof chimney windows provides steady north light. Overall our strong and recognisable form combined with the tactile timber cladding and natural slate helps to create a friendly and familiar building that the children will look forward to using.



Proposed North elevation



Development model showing materials (for accurate representation of scheme please refer to drawings)



Proposed Site Section BB

MATERIALS

There is a significant amount of planting and trees both in and around the site. Timber is used for the potting shed that sits within the Outdoor Classroom. It is therefore proposed to use natural timber cladding to the outside of the teaching kitchen to compliment the palette of existing materials and ensure that the building sits comfortably within its surroundings. Timber is also proposed for the pergola structure, steps, and surrounding seating which will also support the existing planters. The cladding will be stained a green colour to give the building a bright character. The natural slate roof will weather over time which will subtly compliment the light green timber external walls below.

Timber and slate have been chosen as a sustainable and low maintenance material option.

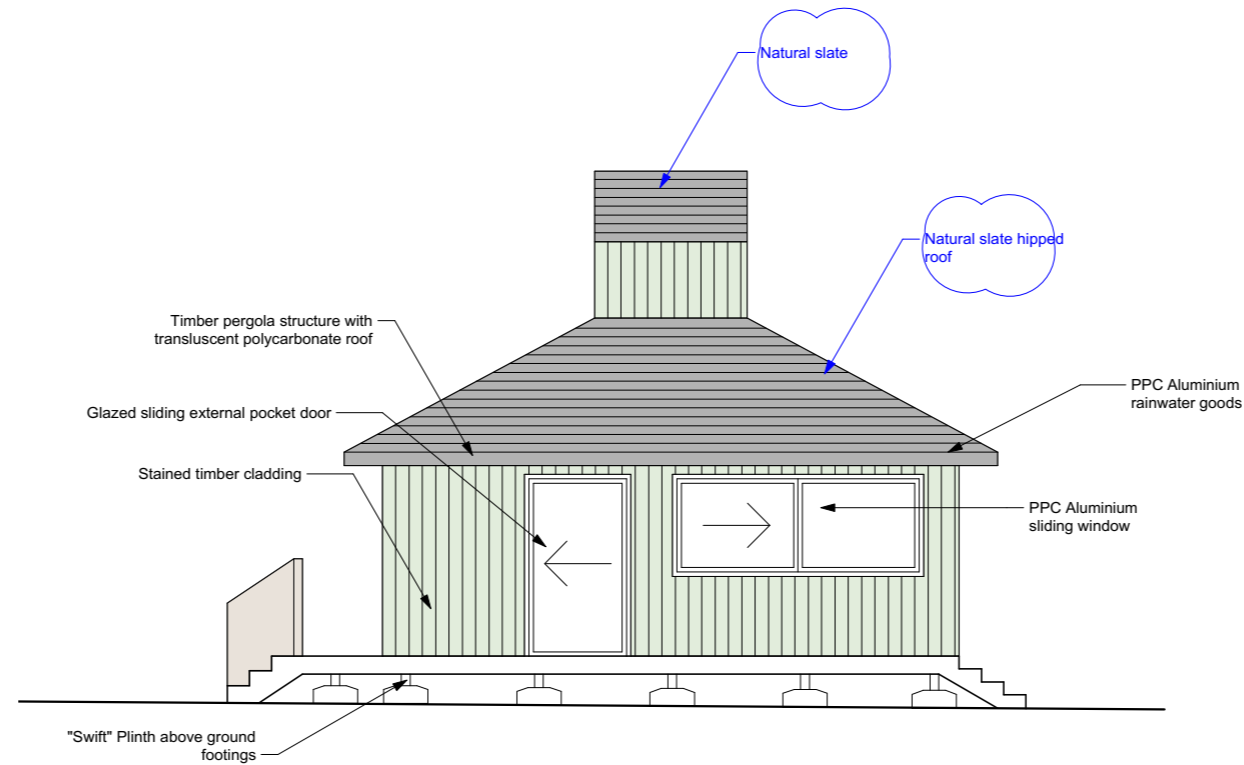
VENTILATION

Domestic ventilation extracts are required for the four hobs. The ventilation ducts would be approximately 100mm diameter and exit the building through concealed ducts in the roof chimney.

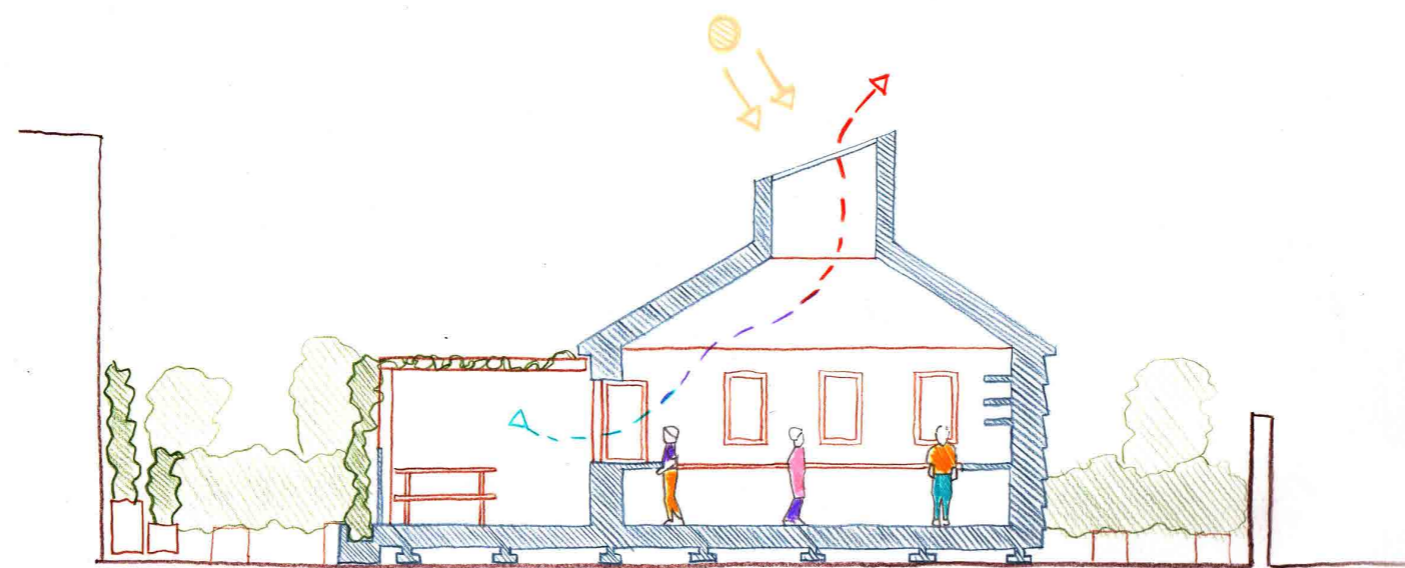
The space will be naturally ventilated where possible, and environmental advice has been obtained to ensure the roof chimney window in combination with the perimeter windows would adequately ventilate the space, with domestic ventilation extraction to be used if necessary during heavy use.

OVERLOOKING

The adjacent garden to no.10 Marsden Street on the east side of the site is approximately 1.4m lower than the level of the site, so there is no direct relationship between the two buildings at the boundary. However, there is an existing balcony on the second floor which is often used by the owner. There are no views from the teaching kitchen nor the pergola which could cause any overlooking issues to any neighbouring properties.



Proposed West Elevation



Development section showing naturally ventilated and daylit teaching kitchen with free flowing connection to outdoor teaching area and planted pergola



MATERIAL PRECEDENT - STAINED TIMBER AND SHINGLE



2.1 Listed Building and Conservation Area

IMPACT ON CONSERVATION AREA

The boundary to the south of the site onto Marsden Street comprises a 3m high mesh fence with very dense planting, as shown in this image. The proposed teaching kitchen will therefore not be easily seen from Marsden Street, and as a result will have no impact on the surrounding conservation area.



IMPACT ON LISTED BUILDING

Due to the small scale of the proposed building, it will not be possible to read the teaching kitchen against the Grade II listed school building from outside of the site.

The teaching kitchen can only be read against the school building once within the site area as shown in this image with school massing shown brown and new teaching classroom massing shown green.

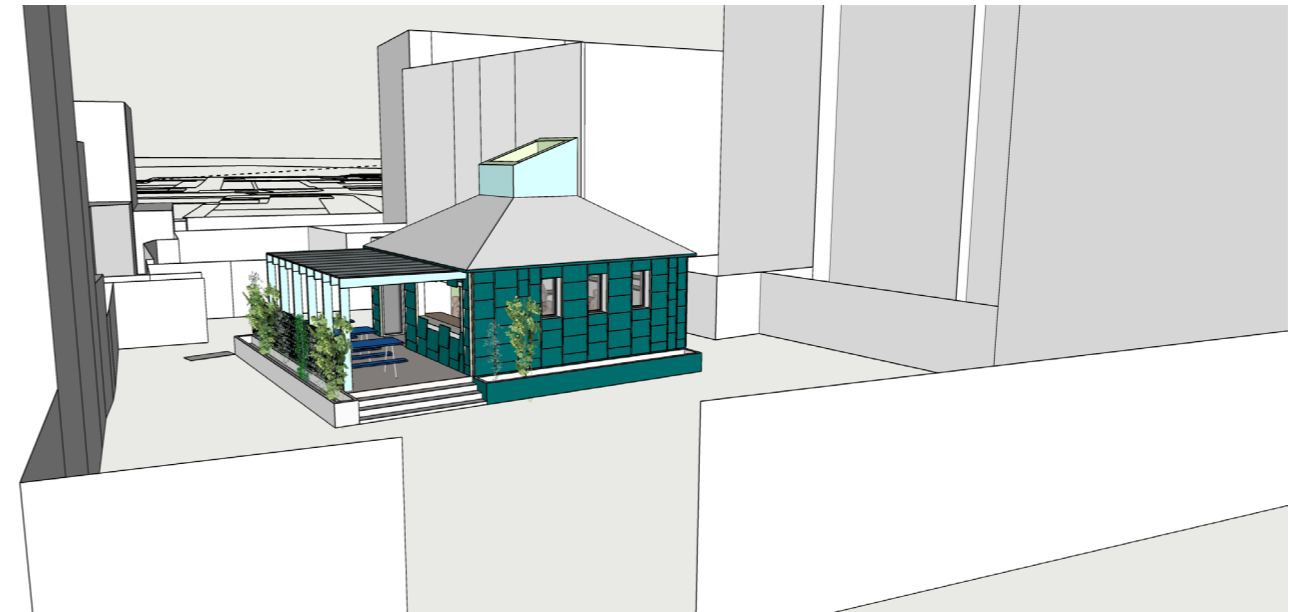
Due to the proximity of the site to the main school, this will have no impact on the listed building.



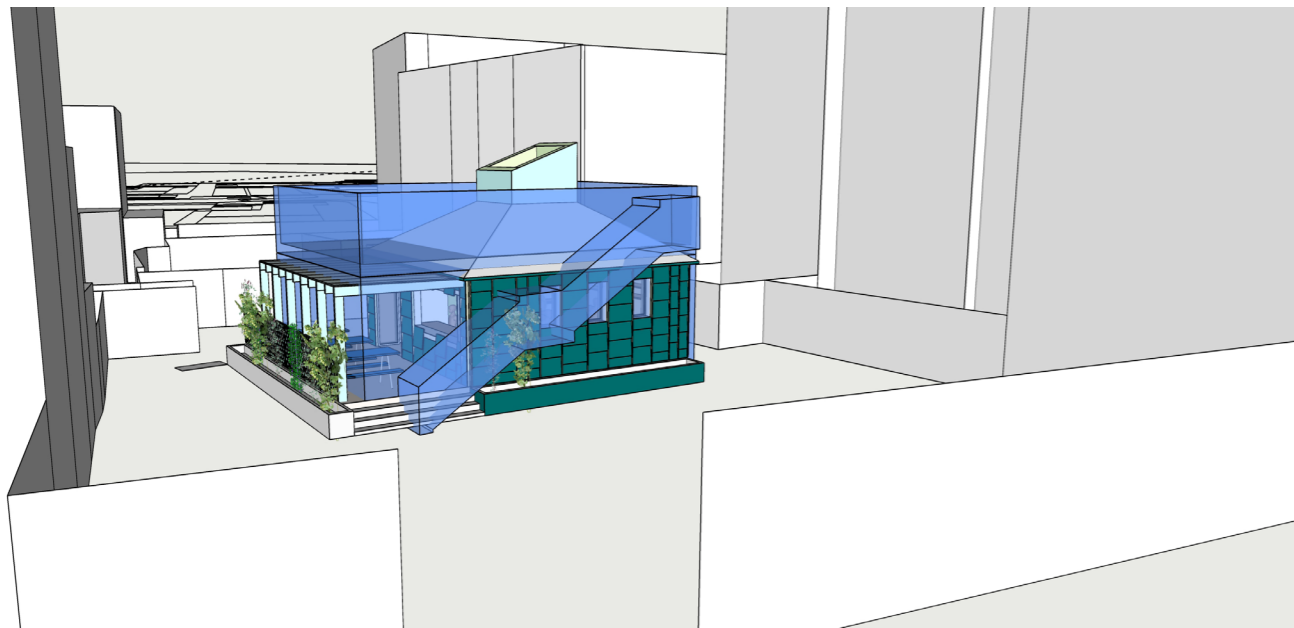
2.2 Comparison to Previous Scheme

COMPARISON TO PREVIOUS APPLICATION

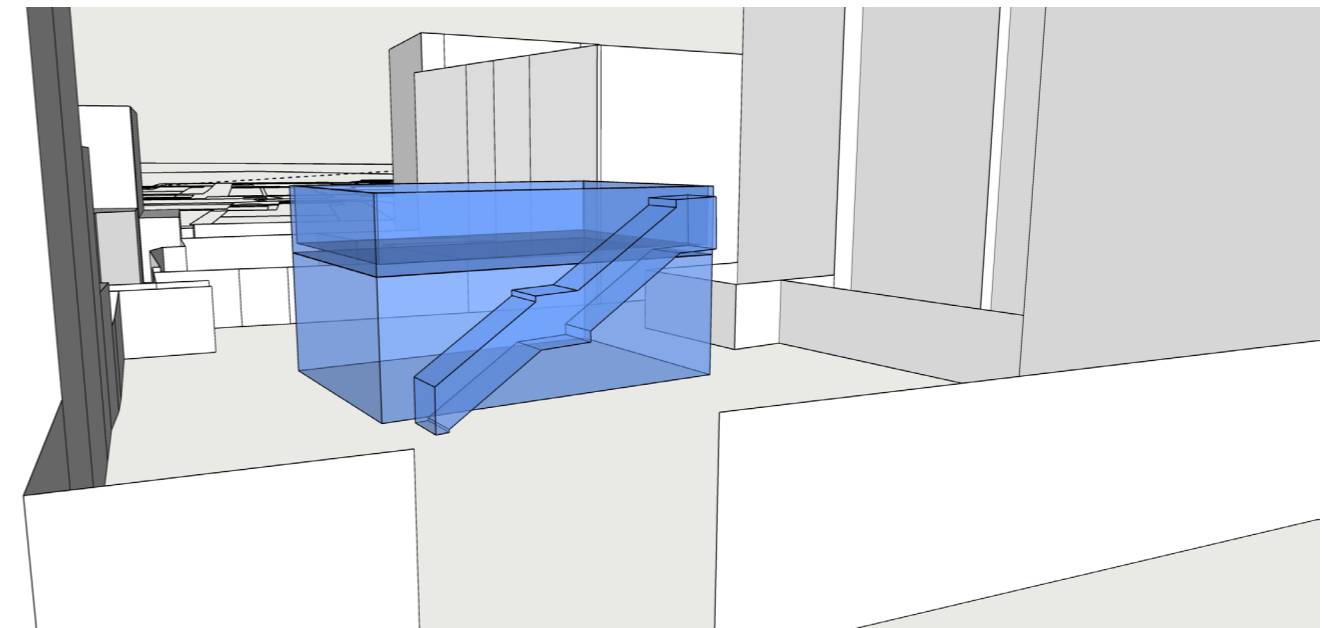
The overall massing is much less intrusive than the previous application 2015/4865/P as the roof terrace has been entirely omitted. Overall the ridge of the building is slightly higher, however this is only for a very small portion of the roof chimney. Further to this, the pitched roof improves greatly on the previous application with regards to reduced overshadowing to the adjacent Talacre Housing. The omission of the roof terrace prevents any overlooking issues whatsoever.



Proposed massing



Combined massing to show comparison with previous application



Previous application 2015/4865/P massing

2.3 Precedents

PRECEDENTS

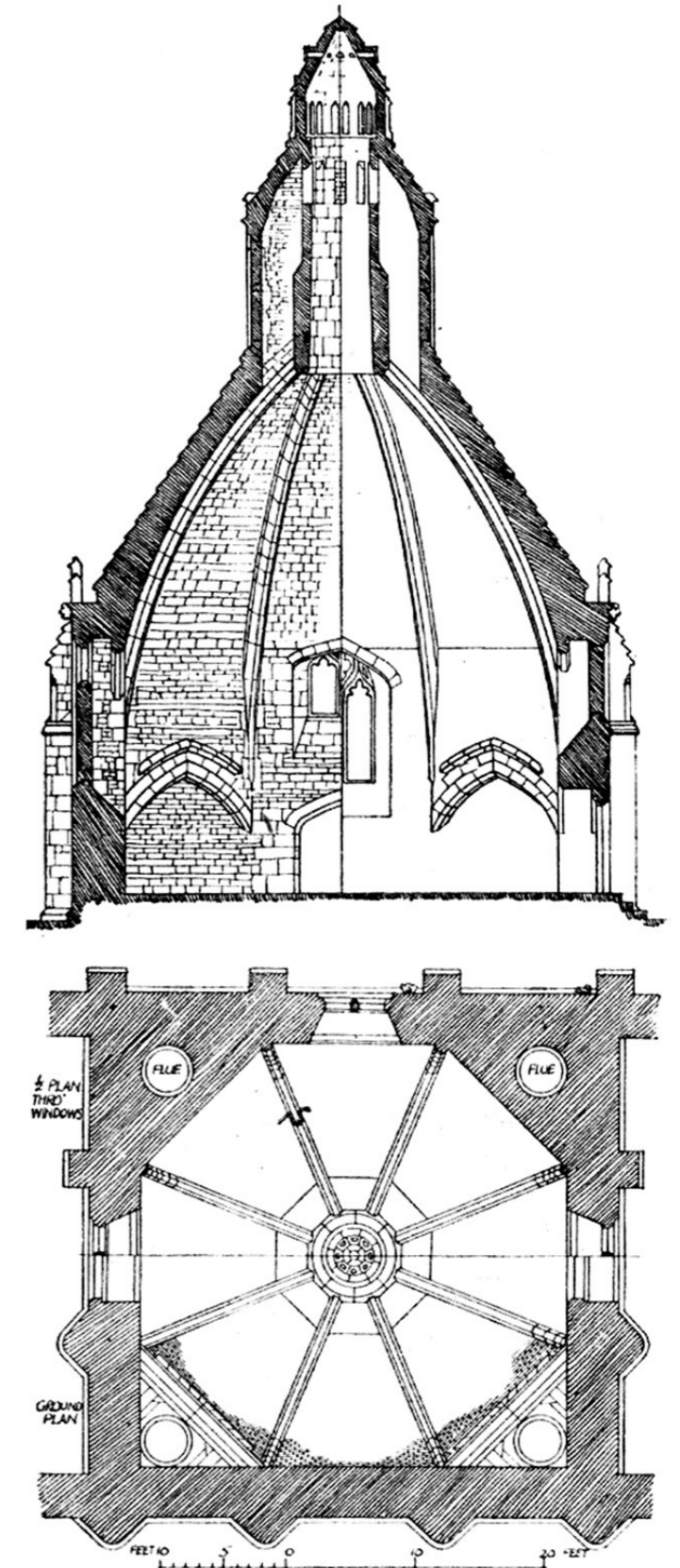
As described previously, the form of the building has been inspired by precedent research, particularly the Abbot's medieval kitchen at Glastonbury Cathedral. The situation is similar insofar as the Abbot's kitchen is a standalone 'satellite' from the main cathedral building, in the same way that the teaching kitchen is remote to the main school building. The form of the Abbot's kitchen is designed such that it aids the natural ventilation and daylighting of the medieval kitchen. This approach is adapted in our teaching kitchen: the roof chimney aids stack ventilation, and the roof chimney windows provides steady north light. Overall our strong and recognisable form combined with the tactile timber cladding and natural slate helps to create a friendly and familiar building that the children will look forward to using.

Images from left to right:

Photograph of original Abbot's Kitchen at Glastonbury Abbey showing standalone kitchen with characterful form with pitched roof and chimney.

Photograph of chimney internally which facilitated natural ventilation of the space.

Plan and section of same showing distinctive pitched roof and floor plan incorporating chimneys for ventilation.



PRECEDENTS CONT.

The material swatches to the right show examples of natural slate and green stained external timber cladding which we propose to give the building a bright and welcoming appearance.

The building examples to the further right are by Japanese architect Terunobu Fujimori and we aim to achieve the same friendly and characterful aesthetic. Also included is an image of the pavillion at Jardin Majorelle in Marrakech.

The image below shows a similar timber clad teaching kitchen at St Paul's Whitechapel Primary School. The project was supported by Jamie Oliver's Kitchen Garden Project. The teaching kitchen uses Thermowood timber cladding which helps to soften the external appearance.

