

Rhyl Primary School

Accessible WC Food Technology Teaching Kitchen

DESIGN AND ACCESS STATEMENT

22nd July 2021

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REVISION HISTORY

Issue date	Revision	Purpose of issue	Prepared by	Checked by
22/07/21	-	Planning	JA	NG

Please refer to the following drawings which accompany this application:

Design Access Statement - 142-DAS-3P

Location plan - 142-001-3E

Existing site plan - 142-100-3E

Existing Elevations - 142-200-3E

Existing Section - 142-300-3E

Proposed site plan - 142-110-3P

Proposed Elevations - 142-210-3P

Proposed Section - 142-310-3P

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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 an accessible WC within the existing outdoor teaching garden site in the school grounds. The proposed WC will sit next to the food technology teaching kitchen providing much needed amenity directly next to the classroom.

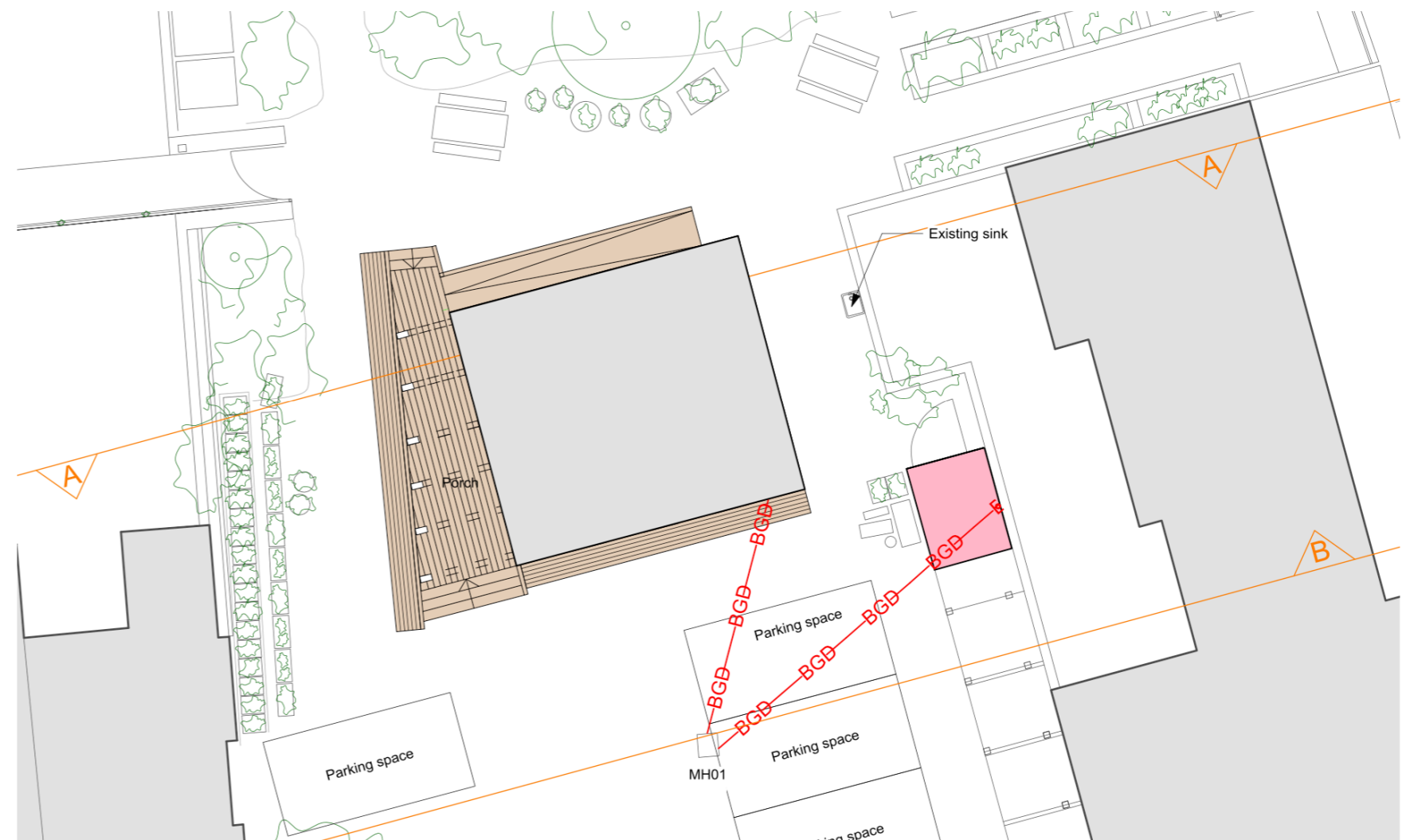
Refer to App. No. 2019/1601/P for details of the recently completed teaching kitchen.

The proposed WC sits within the envelope of the existing potting shed. This scheme presents no issues with overlooking neighbours.

We therefore envisage that granting permission for the new WC should be straightforward and of little concern to neighbours.

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 enhance accessibility of the site. Providing the school with an easily accessed WC adjacent to their outdoor fruit and vegetable garden, facilitates the teaching of 'plot to plate' which is an integral part of their education programme. The WC is also essential to facilitate the intended wider community use of the building.



Site plan showing existing Outdoor Classroom Growing Area and Car Park - Proposed WC position within existing footprint shown in red (not to scale - See drawing 142-110-3P)

View of existing lean-to structure from growing area

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.

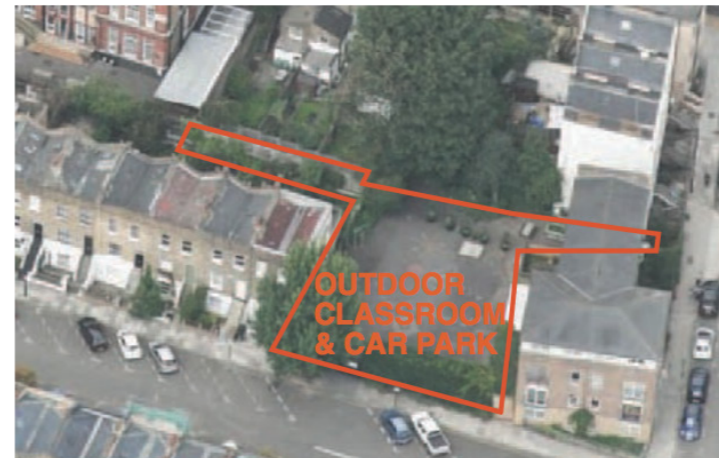
The main school building is located to the north of the site and fronts onto Rhyl Street, where the main entrance is located, with the main playground space located to the south of the site.

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 a Kitchen Classroom, and car park and is the proposed site for the WC. Vehicular access is from Marsden Street through a large gate.



Wider site plan showing existing Main School, Main Playground, and Outdoor Classroom Growing Area and Car Park
 (Images replicated from previous planning application 2019/1601/P aerial photo before outdoor classroom constructed)





View from growing area back to potting shed entrance



Planters to boundary wall (no change proposed)



Entrance to potting shed



Entrance to site from Marsden Road

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Design of Accessible WC

MASSING AND FORM

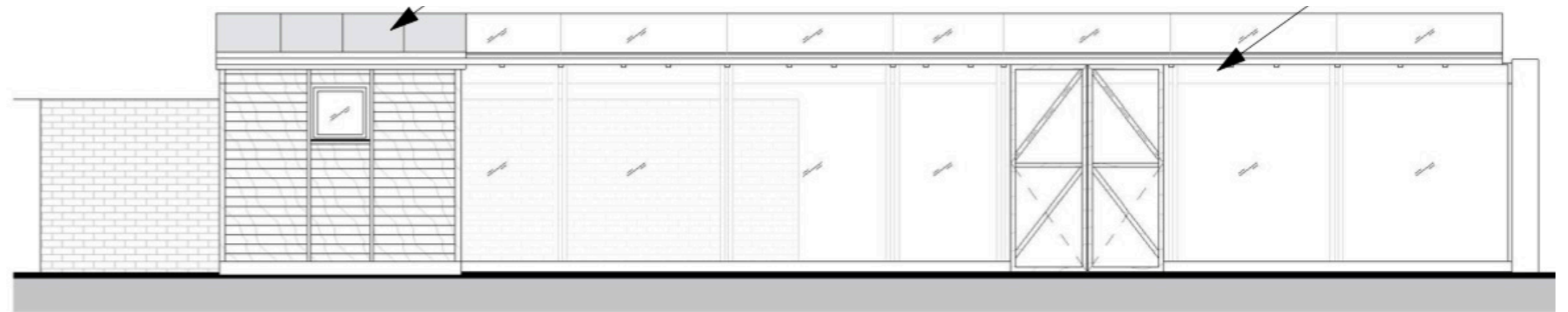
The WC sits within the envelope and footprint of the existing potting shed structure. The overall height of the structure is within the 2500mm height usually required by permitted development rights.

MATERIALS

The WC has been designed to sit quietly at the end of the potting shed and resemble a garden building. Materials match in with the existing palette of the treated kitchen classroom timber cladding and the structure of the adjoining potting shed.

ACCESS AND LAYOUT

The WC is accessed directly from the growing area with the door discretely positioned to the end of the run to give a degree of privacy on entry and exit. Level access will be enabled through ramping the floor surface. The internal layout is designed to comply with DDA Part M requirements for a wheelchair-accessible toilet.



Proposed front elevation (not to scale - See drawing 142-310-3P)



Proposed Site section (not to scale - See drawing 142-310-3P)

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.

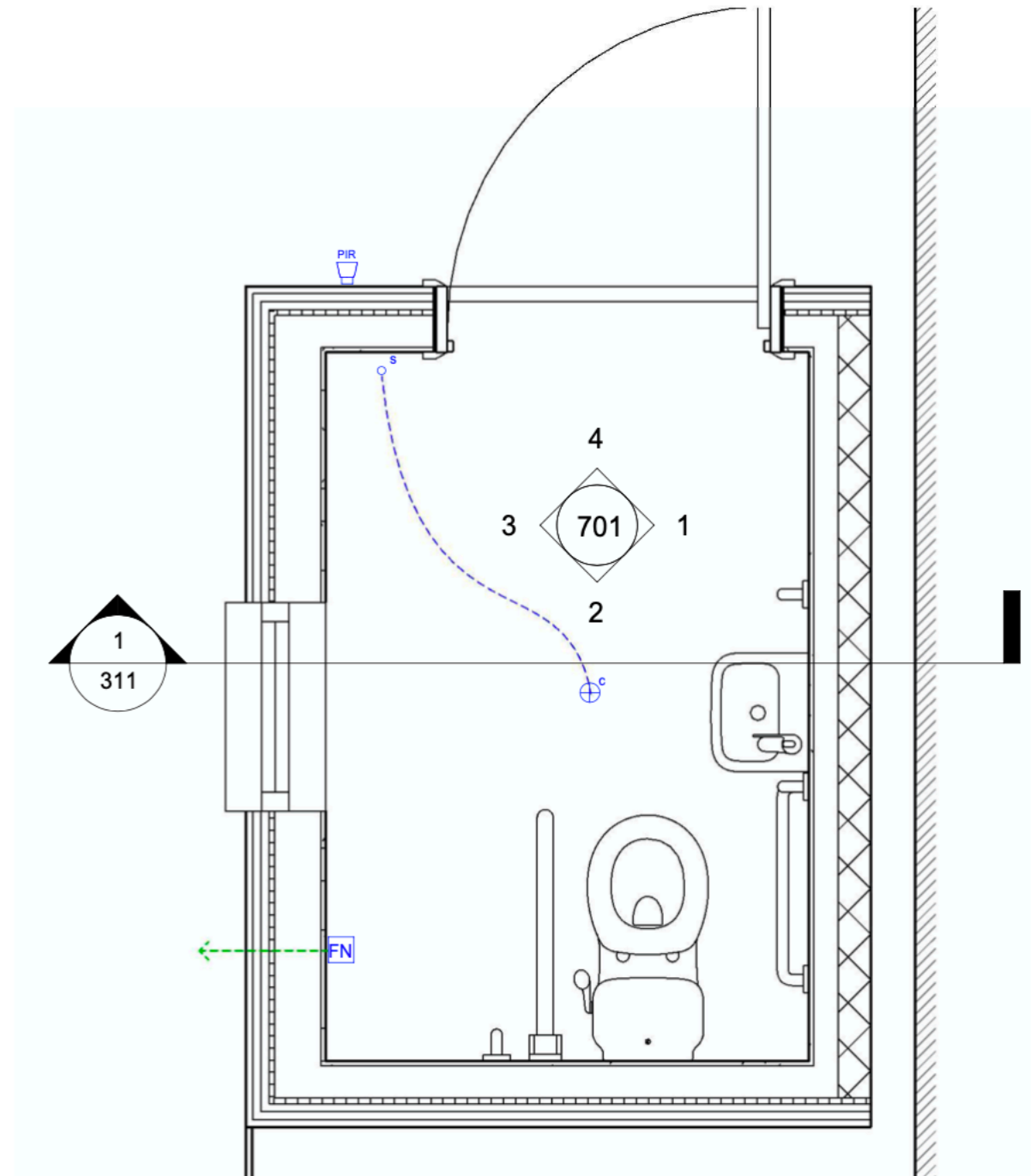


View of site from Marsden Road

IMPACT ON LISTED BUILDING

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

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



Proposed Internal plan layout (not to scale)