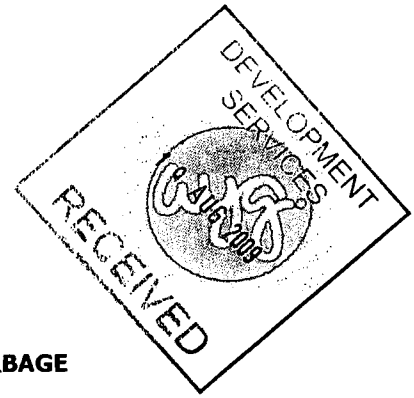

DESIGN AND ACCESS STATEMENT
PRIORY EDUCATION SERVICES LTD
SKETCHLEY HORIZON SCHOOL, MANOR WAY, SKETCHLEY, BURBAGE
PROPOSED SINGLE STOREY CLASSROOM BUILDING

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a single storey, classroom building at Sketchley Horizon School, Manor Way, Sketchley, Burbage.

Proposed Development

Full planning permission is being sought for the erection of a single storey, brick classroom building within the school grounds and associated works to a boundary wall.

Sketchley Horizon School is a specialist school which provides vitally important education facilities and there is a pressing need for the application proposals.

DESIGN CONSIDERATIONS

Use

The application site is already in school use and no substantial increase in floorspace or footprint is proposed.

Layout

The classroom building is sited to relate well to existing school buildings and to be substantially screened from outside of the site by the existing 2.4m high boundary wall.

Scale and Size

The building will be single storey and will be subservient to the principal buildings on the site.

Appearance

The brick classroom building is appropriate given the nature of the existing school buildings. Windows and doors are to be softwood.

Landscaping

Given the nature of the application proposals, it is not anticipated that any additional landscaping will be required.

ACCESS CONSIDERATIONS

Access to the site, school buildings and car park will be maintained by the application proposals.

DEVELOPMENT SERVICES
RECEIVED

NEW CLASSROOMS

GENERAL SPECIFICATION FOR TRADITIONAL BUILD OPTION

SPECIFICATION

Foundations	600 wide trench fill (700 mm minimum depth of concrete) to external walls and central separating wall. Trench block or two skins of 100 mm dense concrete blockwork walls built off foundation up to concrete slab level internally and to ground level externally. If the cavity option is selected lean mix concrete fill to level of the external ground.
Floor	Hardcore sub-base to a maximum of 300 mm thickness to be laid in equal layers of 150 mm thick of clean consolidated hardcore – MOT type 1. 1,200 g Visqueen damp proof membrane on sand blinding, lapped into the new damp proof courses. 100 mm rigid polyurethane floor insulation butt jointed with no breaks. 150 mm concrete slab grade C30 with a powerfloat finish to accept finishes directly.
External Walls	Below damp proof course to be 2nd Engineering quality to the outside leaf from ground level up to the damp proof course. Above damp proof course Internal leaf of concrete blockwork laid in cement sand mortar. External leaf of:- option a) 100 mm dense concrete block with two coat through-colour render. Colour selected to suit location. option b) metric size clay face bricks laid in pre-mixed mortar. Insulation 80mm Celotex boarding fixed to the inner leaf Clear cavity of 50 mm with stainless steel wall ties
Roof	Prefabricated 'TRADA' trusses with roof covering of concrete interlocking tiles on treated timber battens on breathable roofing membrane. Gable ladders to the end elevations. 300 mm mineral wool insulation at ceiling level. Lead lined valleys – code blue Treated softwood bargeboards and fascias, Soffits - wbp grade ply soffits with continuous plastic eaves ventilators uPVC rainwater goods – half round gutters and circular downspouts
Porch	Treated softwood posts and beams. Timber close boarded soffit. Pre-cast concrete paving to floor with ramped access
External Windows and Doors	Treated softwood casement windows with low E double glazing. Size: side and rear windows will be 900 wide x 1,200 high minimum Softwood 2XG doors glazed as above. 1,000 mm structural opening width for main entrance door.
Internal Dividing Wall	90 mm studwork with 100 mm insulation, faced each side with Gypsum Soundbloc board, skim finish ready for painting.

Internal Doors and Windows	Solid core 44 mm half hour fire door between classrooms. 900 x 900 glazed vision panel between classrooms. Loft access hatch – pre-formed and insulated.
Internal Wall Finishes	12.5 mm Duplex plasterboard with skim plaster skim. 150 mm chamfered softwood skirting and architraves.
Ceiling Finishes	12.5 mm Duplex plasterboard with skim plaster to be painted.
Floor Finish	Polysafe (or similar) non slip vinyl, one colour throughout 'Grimebuster' (or similar) entrance mat
Fixtures and Fittings	Sink base and stainless steel sink top to each classroom. Electric multipoint water heater serving both sinks. Vertical blinds to all windows and glazed doors.
Electrical	Cat 2 surface mounted lighting (emergency where necessary). Anti vandal external lighting to porch and rear escape doors. Illuminated exit signs to rear escape doors. Fire detection (stand alone system). 16 No. double sockets (2 No. to each wall). Wall mounted electric panel heaters (thermostat and timer) Distribution board to suit installation.
Plumbing	Cold water supply to both sinks and water heater. Hot supply from water heater to sinks. Above ground drainage only. Mains cold supply not included.
Decoration	Wood preservative to cladding, fascias and bargeboards, porch structure, windows and doors. Emulsion to walls and ceilings internally. Paint or stain and varnish to windows, doors, skirtings etc. internally.

Other items – site specific

Earth moving and datum level

Electrical supply

Water supply

Drainage connection

Paving, paths and associated lighting

Landscaping and planting

Fees

Planning Permission

Building Regulations Fees

Design Fees

Structural Engineers Fees

CDM Coordinator

Lanscape architect/arbiculturist

Contingency