Leicestershire County Council

## Design & Access Statement

**Proposed mobile dining room and kitchen replacement.**

**Witherley Church of England Primary School**
**Church Road**
**Witherley**
**Atherstone**
**Warwickshire**
**CV9 3NA**

DEVELOPMENT SERVICES
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### The site:

Witherley is a small rural Leicestershire village within ¼ of a mile of the County border with Warwickshire and the main A5 trunk road. It is adjacent to and almost connected to the Warwickshire town of Atherstone. The primary school is situated at the end of the long-established cul-de-sac of Church Road, which has a cluster of residential properties around the school entrance in addition to the nearby Church. Further along Church Road is a playing field area. There is an alternative entrance into the school site from St Peters Avenue, a more recent housing estate development. The school car park is accessed off St Peters Avenue.

Witherley has few shops, amenities or community facilities, but all are within a 15-minute walk in the adjacent town of Atherstone. Public transport is fully accessible and is within walking distance from the school site.

The large Leicestershire town of Hinckley is approximately 6 miles to the South East along the main A5 road.

The school site has a variety of direct, convenient and predominantly flat and level pedestrian routes into both the Church Road and St Peters Avenue entrances.

### Design principles

The main aim in the design principles applied is to demolish and remove the existing life expired timber constructed mobile building that currently serves as a dining room and serving kitchen. (Hot meals are prepared elsewhere and delivered to the school) This building is in extremely poor condition and currently incorporates three temporary internal structural roof props together with reinforcing metal plates to the main roof beams. The current building is at least 20 years old.

The replacement will comprise a large multi purpose room that can be used for dining, teaching, P.E. or an assembly hall. (see additional notes under purpose of the proposal) There will also be a serving kitchen provision and a P.E. store. Separate boys and girls toilets will be incorporated together with a kitchen staff w.c. and to comply with currents building regulations a disabled w.c. with full disabled access.

Currently the existing Victorian school building and the older of the other two mobiles have limited disabled access and no disabled toilet provision. The proposed mobile replacement would therefore be a positive benefit to the whole site.

The new building will improve existing service delivery rather than increase the pupil capacity at the school. No further staff will be required and the existing school car park is considered more than adequate to support the proposal.

It is proposed to remove two existing trees located between the existing mobile and the playground. These trees have caused significant damage to the existing tarmac playground and have also contributed to the deterioration of the existing building and would be likely to cause damage to the foundations of the proposed new building.

The new building will be a Pre fabricated modular design, there are number of similar buildings throughout the County employed in a similar manner.

**Design constraints**

Due to the constraints of the existing site it is not practical to consider an extension to the main school building.

The existing Victorian school building is close to the western site boundary with the churchyard and there is insufficient space for an extension. The northern facing elevation of the school building is too close to residential properties at the southern end of Church Street to allow for an extension. The schools main playground area is located to the south of the main school building. Any development in this location is likely to be too close to the adjacent houses along the southern boundary of the site and the graveyard to the west. In addition the loss of any part of the tarmac playground could only be recouped by surfacing part of the small playing field, which would result in the loss of a football pitch.

The only remaining viable location for a replacement building is on the site of the existing mobile classroom. The new building will not extend beyond the rear elevation of the adjacent mobile and will therefore not encroach onto the existing playing field area or interfere with the pitches that are currently marked out.

## The purposes of the proposal

The main purpose of the proposal is to provide a replacement building for the existing one that is in poor condition and considered life expired.
The opportunity will therefore be taken in the design of the dining hall to allow for dual use as an assembly hall and the teaching of P.E. .The design therefore incorporates a storeroom for P.E. equipment and also toilets and a lobby with coat pegs.

## Access arrangement

The existing site is largely level, although the mobile to be replaced has a small flight of steps to the front door and the side kitchen entrance door. The proposal is to site the new building as low as possible to the ground to minimise the ground to floor levels distance as much as possible. A fully compliant ramp and complimentary steps will be installed to the main entrance of the new building that will link into the existing tarmac playground. This in turn connects to a tarmac pathway leading to the main school entrance and the other two mobile classrooms.

A new disabled toilet facility, fully compliant with part M of the building regulations will also be incorporated into the new building.

## Materials for the mobile

The proposed replacement building will be mostly constructed from maintenance free materials. It will have a traditional flat roof, with green mineral finish roofing felt. The elevations will be clad in aggregated finished, bonded resin cladding panels, colour Boston Brick or Moorland brown (depending upon cladding manufacturer) to blend in with the natural red brickwork of the Victorian school building and the adjacent mobile installed in 2007. The windows will be white P.V.C.u frames with sealed double glazed units and top hung opening windows.

## Relevant policies

This proposal is well related to existing public transport links. It would not adversely effect the main school or any of the local residents due to its design, noise or potential traffic generated. The proposed new building should be no worse than the existing building.

The new building will be completely accessible for people with disabilities or impaired mobility. As the school has a couple of other of these modular type buildings our proposal will be in keeping with the scale and character of the surroundings.