

DESIGN & ACCESS STATEMENT

Long Sutton

USE

The existing use of the property is classified as D1 education. The proposed development is to erect a new kitchen facility which will act as a hub kitchen serving and providing freshly cooked meals to 2 other school located within a 10 mile radius.

The existing school does not have a kitchen facility and all meals for children are provided by an external provider who delivers food to and from the site on a daily basis.

We anticipate there will be more vehicular journeys to the site to account for:-

1. Additional staff
2. Additional deliveries (raw material, groceries, meats from suppliers)
3. Additional food service deliveries and returns (food transported to other school)

The operation of the kitchen hub will coincide with school term times, the kitchen will not operate in a commercial capacity.

It was envisaged that the Long Sutton School would benefit from a designated dining hall as part of this development but this is not realistic due to funding restraints. Therefore as part of this application, we have provided a phased development approach showing:-

1. Phase 1 – kitchen facility and associated internal works
2. Phase 2 – additional dining hall

Drawing numbers:-

15/3873/P01
15/3873/P02
15/3873/P03
15/3873/P04
15/3873/P05

Existing Plan & Elevations
Phase 1 – Plan & Elevations
Phase 2 – Plan & Elevation
OS Plan & Block Plan
Roof Plan

AMOUNT

The areas of new build are:

- I. Phase 1 – 128sqm kitchen area
- II. Phase 2 – 76sqm Dining Area
- III. Total combined floor area 204sqm

LAYOUT

We explored and discounted multiple locations on the school to locate the new accommodation but there was only one logical place to locate and this was due to the following factors: -

- Available land for development
- Available land that would not impact on the existing hardstand area
- Connectivity and access from the existing school
- Impact of new extension on existing neighbouring property. We positioned the building on the site to not block views, lights or to overlook the property.

SCALE

The new extension will be single storey extension but double height over the kitchen area to provide a location for ventilation and plant equipment which service the kitchen.

The pitched roof void allows for access to ventilation/plant internally and reduces the need to access roofs for servicing.

The new extension will only be visible from one vantage point and this is from the rear field. All other views are obscured by the existing building.

LANDSCAPING

Landscaping will be minimal due to the location of the new extension. Hard landscaping will be provided to match and make good existing surfaces.

At the front of the site a small area of grass will be converted to form a refuse area. This will allow better access for collections and remove vehicles off the road.

DESIGN/ APPEARANCE

The form and architectural style of the proposed development is contemporary with the existing building.

Roof- pitched roofs with concrete interlocking tiles to match existing

Walls – Brickwork and timber panels

Windows & rainwater goods – UPVC window

ACCESS

Construction access to the site will be through the existing staff car park. The steel frame will be craned over the existing school building to reduce impact and improve speed of construction. This will take place when the school is vacant. All other materials will be delivered around the existing school building.

The access to the building will be designed in accordance with DDA guidelines and part M & K of the building regulations. The facility will be usable to all types of people and the design of the building will give consideration to all user needs.

Provision will be given for flat and level thresholds, doors will be wide enough for wheelchair users.