



DESIGN & ACCESS STATEMENT

09014 – Proposed Extensions, Emmaus School, Staverton, Trowbridge, BA14 6NZ

Design Statement

1. Existing Building

- 1.1. Emmaus School is an independent Christian faith school catering for children from the ages of 5 through to 16 years old. From its formation approximately 12 years ago it has experienced success with increasing popularity and a constant waiting list of applicants.
- 1.2. The site is located on the outskirts of Trowbridge town in a quiet suburban area. It is a relatively narrow site constricted by the School Lane road to the East and the railway embankment to the West.
- 1.3. The existing building is an old Victorian school with Ashlar natural Bath stone walls, steep clay plain tiled pitched roofs, arched steel casement windows and stone mullions. The school has had a recent classroom extension to the South East matching the adjacent existing gable East elevation. This was constructed under the Planning Permission granted on 30 May 2006. Ref: 06/01108/FUL.
- 1.4. There is also an existing mobile unit currently being used as a classroom and located to the North East of the school building. It is well past its extended life expectancy, in a dilapidated condition and in need of urgent replacement.

2. The Proposed Scheme

- 2.1. The school obtained full planning permission on 30 May 2006. Ref: 06/01108/FUL to build extensions to the school to the South East and the North West. This included a new ramped front entrance, four new classrooms, toilets and ancillary accommodation. Only the classroom to the South East has been implemented and constructed.
- 2.2. The school instructed a design review following the successful completion of the new classroom extension. The main objective was to increase the sizes of the proposed new classrooms to create additional flexibility within the classroom, retain the existing classroom 2 on the West side of the school and the ability to accommodate additional pupils with the aim of increasing pupil capacity from the currently approved 60 to proposed 90.
- 2.3. In conjunction with the larger classroom sizes a separate and necessary Head Teacher's office has been added in the form of a single storey extension adjacent to the new front entrance.
- 2.4. The existing single storey part of the school on the West side is proposed to be completely rebuilt with the same footprint. This is due to the very poor condition of this part of the building. The walls here are generally only single skin with rising damp and serious problems with condensation which is an unacceptable condition for school children. The opportunity has been taken to reconfigure this area to provide a larger science lab, kitchen, store room and rear entrance/fire escape to the main hall.
- 2.5. The toilet accommodation has been reconfigured and increased in size to accommodate the greater number of pupils.
- 2.6. On the first floor the classrooms have been amended moving one of the classrooms out of the upper void of the existing main hall and placing them both within the new extension. It is seen as desirable to maintain the integrity and original design of the main hall with its original architecture and space and not constrict it at first floor level. This we believe would have had a detrimental effect on the acoustics and pleasant ambience of the space.
- 2.7. To achieve the client's brief of increasing the classroom size at first floor level it has been necessary to improve the height and space. This has been achieved by introducing two new gables to the rear/West side of the school which overlooks the railway line. We have sought to minimise the impact of this by placing them to the rear in order to maintain the simplicity of

the front elevation as originally approved under the previous permission. These gables have been designed to 'echo' the gables on the East elevation albeit in a simpler architectural style. The valley between the gables has been modified to improve internal head height by introducing a flat roof to the rear of the roof area developing into a pitched roof at the front and forming a valley with the two gables.

- 2.8. The main playground, which performs a key element of the pupil's education, to the South West of the school, is retained. It is therefore necessary that the proposed scheme is extended to the North East of the existing school. The natural configuration of the site is such that having the main entrance to the North East works well with easy and direct access to the car park. The proposed extension has been further increased in length by an additional 2.4 metres over and above the previous permission in order to accommodate the increased classroom and toilet accommodation sizes. The existing mobile is to be removed to make way for the proposed extension.
- 2.9. The existing car park will be improved with a new tarmacadam surface, revised layout and better vehicle access. The car park utilises an otherwise awkward area making it an efficient and improved space.

3. Layout

- 3.1. The existing school layout is based around the main hall with smaller rooms off to the North West containing toilets and a Science Lab / Dark Room. Two classrooms are located off the main hall to the South East.
- 3.2. The proposed layout is designed as such to be flexible. For example the proposed ground floor classroom is located next to the main hall with a flexible partition giving the school the option to increase the space and make it more flexible for productions by the pupils. This means the toilets and Staff Room are located to the Northern end of the extension.
- 3.3. The entrance lobby area is also more flexible and larger than the existing entrance lobby which will provide the school with a more professional image and a better sense of space when entering the school.
- 3.4. The existing school currently does not have a Head Teacher/Admin Office and will benefit much from the proposed office which is located just off the main entrance. The position of this also provides an advantage of being able to monitor the front entrance.
- 3.5. The construction of the new extension gives the opportunity of utilising the upper part of the building. With the addition of two gables to the rear elevation, two classrooms with storage can be provided.

4. Scale

- 4.1. The scale of the extension has been developed with a desire to ensure that it appears as a continuation of the existing building. Therefore the height and depth of the proposed extension matches the existing elevation profile of the main hall.
- 4.2. The two gables to the North West elevation are a significant addition to the extension but they are located to the rear of the building and will not be too visible from the public highway. The gables will also have the same ridge height as the main ridge line. It has been designed such that the height and mass of the proposed extension is kept in proportion with the rest of the school building whilst at the same time allowing sufficient head height and space for the new first floor classrooms.

5. External Appearance

- 5.1. The proposed appearance is a result of seeking to harmonise the proposed extension with the existing Victorian school building without detracting from the original Victorian detailing. This is particularly noticeable on the proposed North East elevation where timber purlins have been introduced under the roof tiles to match the existing. Also the pitch of the existing main hall and entrance lobby roof has been matched; and an 'arrow' slot feature is shown above the arched windows.

- 5.2. The window in the North East elevation is the exact replica of the existing window with arched window heads and stone mullions. This window and all new windows will be double glazed with black coated metal casements to match the existing windows in the recent extension. The proposed windows to the rear elevation will have reconstituted stone cills and surrounds to match the small windows in the recent classroom extension.
- 5.3. The external walls of the extension will be reconstituted stone to match the existing Bath stone.
- 5.4. The new roofing tiles will match the colour and size of the existing clay plain tiles.

6. Landscaping

- 6.1. The existing landscaping will be modified to accommodate the proposed extension and demolition of the mobile unit. Three trees and some bushes will be removed with one tree remaining in the car park area.
- 6.2. The existing car park is visually untidy. The proposed car park will improve upon this with a tarmacadam finish, the removal of the rusty chain link fence and the construction of low level brickwork and stone walls.

7. Access Statement

- 7.1. Entrance – The level change between the ground and internal is significant enough to require a ramp. This has been provided with a 1:14 gradient which will provide level access to the main entrance. This improves upon the existing entrance which has stepped access only.
- 7.2. Traffic and Transport - In support of the application a traffic and transport report in the form of a letter has been commissioned by the applicant and prepared by SLR Consulting and is enclosed with the application. The School Travel Plan produced in May 2006 for the original planning application has also been enclosed for reference purposes.
- 7.3. Parking – The proposed parking area has been increased to accommodate 9 car spaces and also includes a disabled space which is located nearest to the building entrance for easy access.
- 7.4. Cycles – New secure cycle tubular steel spaces have been provided for up to 6 cycles.
- 7.5. Drainage – The revised foul drainage will connect to existing with new storm water drains connecting to new soakaways.

8. Conclusion

- 8.1. The purpose of this application is to provide a more acceptable and improved learning environment for the pupils. The proposed extension will, by replacing the dilapidated mobile unit, provide a higher standard of design and construction, upgraded WC facilities and more functional and flexible classrooms.
- 8.2. In conclusion it is considered that these proposals will form a much needed addition and improvement to this school making the best use of available space while improving the overall aesthetics of the site. We therefore request that planning permission be granted.

This Design and Access Statement is to be read in conjunction with enclosed documents:

Drawing/documents:

09014 / P001	Site Location Plan
09014 / P002	Site Block Plan
09014 / P010	Existing Site Plan
09014 / P011	Proposed Site Plan
09014 / P100	Existing Plans & Elevations
09014 / P101	Proposed Plans & Elevations
402.2959.01	Traffic & Transport Report by SLR Consulting
-	School Travel Plan, Nov 2006