



HILLINGDON
LONDON

Version 3

DESIGN AND ACCESS STATEMENT

FOR



**Proposed Relocation of Existing Modular Library Unit &
Erection of Temporary Modular Classroom Unit At
Newnham Infant & Junior School
Newnham Avenue, Ruislip, Eastcote, Middlesex HA4 9RW**

Ref: 2015/D/147/P
March 2015

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INVESTOR IN PEOPLE

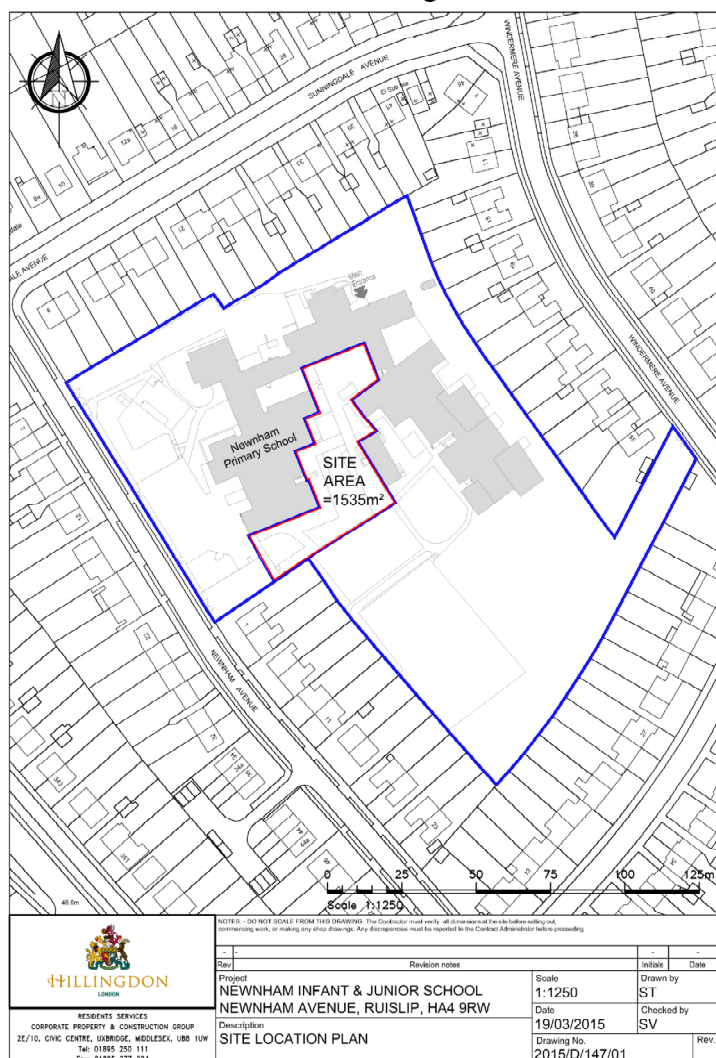
1.0 INTRODUCTION

1.1 The Statement:

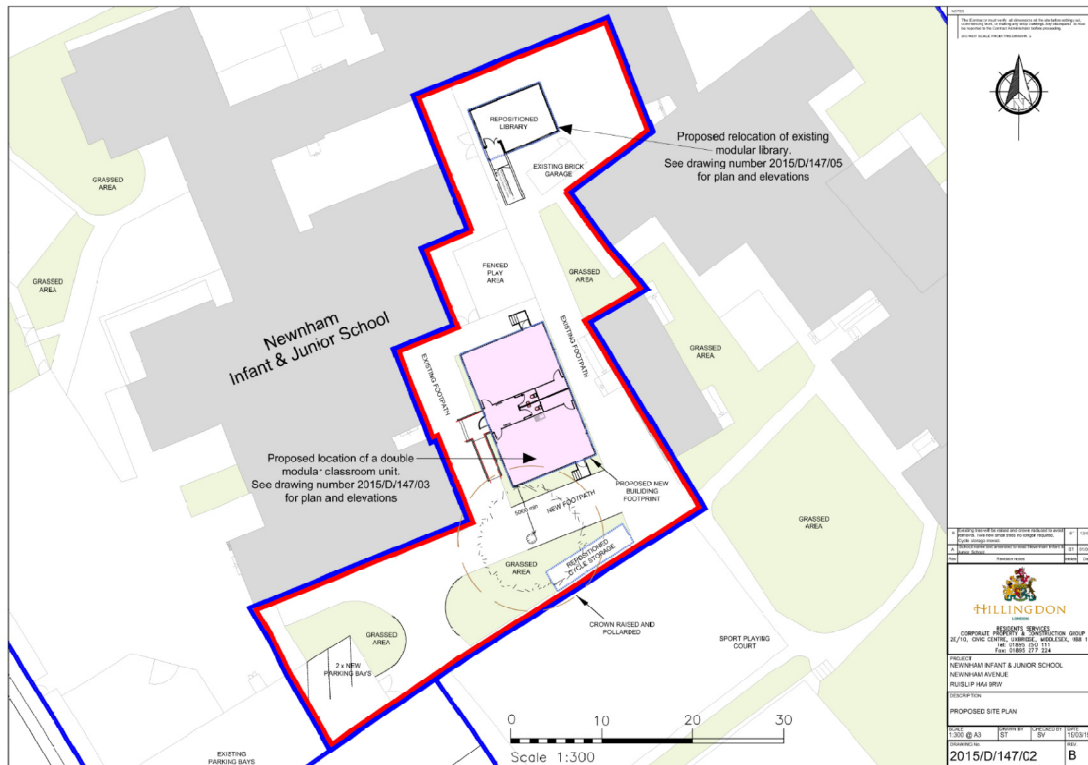
The Design and Access Statement has been prepared in support of a full planning application for relocation of the existing Library unit and erection of a single storey standalone temporary double modular classroom unit with associated facilities to accommodate potential intake of additional new pupils at the start of the September 2015/2016 academic year.

1.2 Background:

Newnham Infant & Junior School requires a temporary modular unit to accommodate a potential increase of approximately 30 pupils for the September 2015/16 academic year. The existing school building accommodation is at its maximum capacity and there are no other options but to provide temporary classrooms whilst a permanent accommodation is implemented. Due to limited options on the site the proposal is to relocate the existing modular Library structure elsewhere so to allow a larger double classroom to be erected.



Location Plan (NTS)



Proposed Site Plan (NTS)

1.3 Drawings List:

This Design and Access Statement should be read in conjunction with the following drawing numbers:

2015/D/147/P/01 Site Location Plan
 2015/D/147/P/02 Rev B Proposed Site Plan
 2015/D/147/P/03 Rev A Proposed Plan & Elevations

2.0 ASSESSMENT

PHYSICAL CHARACTERISTICS:

2.1 Site Location:

The school site is predominately within a residential area with the pedestrian and vehicular access of the Newnham Avenue. The main school buildings are located north of the site and playing fields to the south. The school is within walking distance from the Eastcote town centre.

Refer to Site Location Plan, drawing no. 2015/D/147/P/01

2.2 Surrounding Land Uses:

Beyond the blue line shown on the location plan the surrounding area is entirely residential. The school boundary to the North, east, south and part west adjoins rear gardens of the residential properties.

2.3 **Movement:**

The school has two vehicular accesses off the Newnham Avenue into the site which leads to staff parking and access for fire tender and access to the buildings. Pedestrian access is also off Newnham Avenue leading the main entrances of the schools.

The nearest tube station is Eastcote underground station served by the Metropolitan Line and there are a number of public buses along the Field End Road which is only 4-5mins walking distance. The school is approximately 380m for the station and 140m to Field End Road which is well served by several bus routes.

3.0 **DESIGN**

3.1 **Use:**

Existing:

The existing site is used for an educational use to accommodate Infant and Junior school facilities including a Nursery.

The area identified for the location of the proposed modular classroom unit has a detached modular Library next to the Infant school teaching block. The Library structure will be relocated into a Junior School tarmac courtyard to allow classroom unit to be accommodated as shown on the proposed site plan.

Proposed:

The proposed development comprises of a temporary double modular classroom unit which measures approximately 19.5m x 8.5m and approximately 3.9m height. The unit will be fabricated/ upgraded off site by the specialist modular fabrication company and erected on site complete with all the internal and external finishes. Please refer to drawing 2015/D/147/P/03 Rev A plan and elevations.

The existing modular Library structure which measures 8.5 x 6m and approximately 3.9 m in height has factory finished cladding panels.

Please refer to drawing 2015/D/147/P/03 Rev A.

Amount:

The classroom unit comprises of a teaching space, lobby, toilets and stores which amounts to gross internal area of 165 m² excluding the associated external works such as the ramp and steps.

The relocated library amounts to gross internal area of 51m²

3.3 **Layout:**

The layout of the classroom unit is based on the manufacturer's standard prefabricated modular units. The entrance and internal layout are shown on drawing number 2015/D/147/P/03 Rev A.

The existing layout of the Library unit is as shown on the drawing number 2015/D/147/P/04.

3.4 Scale:

The temporary modular classroom unit will be single storey with a flat roof. Its scale and impact is negligible from street scene as the unit hidden between the infant and junior school buildings.

The relocated Library unit is a single storey with flat roof and will be well shielded from the street or houses.

3.5 Landscaping:

The proposed location of the classroom has been amended following discussion with the Council's Green Spaces Team to retain existing tree as shown the site plan.

3.6 Appearance:

The single storey modular unit is with a flat roof finished in felt covering and cladded with factory finish textured panels and all windows and doors will be in white powder coated aluminium framework. The design is shown on drawing no. 2015/D/147/P/03 Rev A.

The relocated Library unit is with flat roof is finished with felt covering and cladded with factory finish smooth panels in white shade with all windows and doors in white powder coated aluminium framework. The design is as shown on drawing number 2015/D/147/04.

4.0 ACCESS

4.1 Accessibility Statement:

The proposal will comply with the Disability Discrimination Act 1995 (amended 2005) has now been substantially replaced by The Equality Act 2010. This fact does not alter the obligation to provide compliance with Part "M" Building Regulations, Part "B" Building Regulations, or application of access design codes as best practice.

Level access thresholds are incorporated at main entrances.

The main entrance structural opening for the classroom unit will be 1950mm; the door will be leaf and a half which is wide enough for wheelchair-access. For the relocated library building the opening will remain the same as existing, which is 1000mm structural opening.

5.0 TRANSPORT

- 5.1 There will be a likely increase of 30 pupils who will require additional 2 full time staff. These 2 staff will require 2 new parking spaces which have been provided in the new proposal.

The current population of the infants school is 341 pupils of which 49% (168) travel by car and 51% (173) walk (figures obtained from School). By extrapolation this implies that there will be an 8.9% increase in those that travel by car which is within normal daily fluctuations of traffic flow as advised by the Highway Officer, therefore the temporary development will have a minimum impact on the road systems.

6.0 STATUS OF THIS STATEMENT

- 6.1 The owners and the managers of the premises will be responsible for the safe keeping of this statement to prove that all reasonable care has been taken in procuring the proposed works. This design and access statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the project.

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