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Design and Access Statement (DAS)

PCW 11157 Llanfair Primary School
School Extension & Roof Works

RECEIVED

JUNE 2014

09 JUL 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

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In preparation of this document the following guidance documents have been used:

Part 1 Policies: 1, 2 and 14

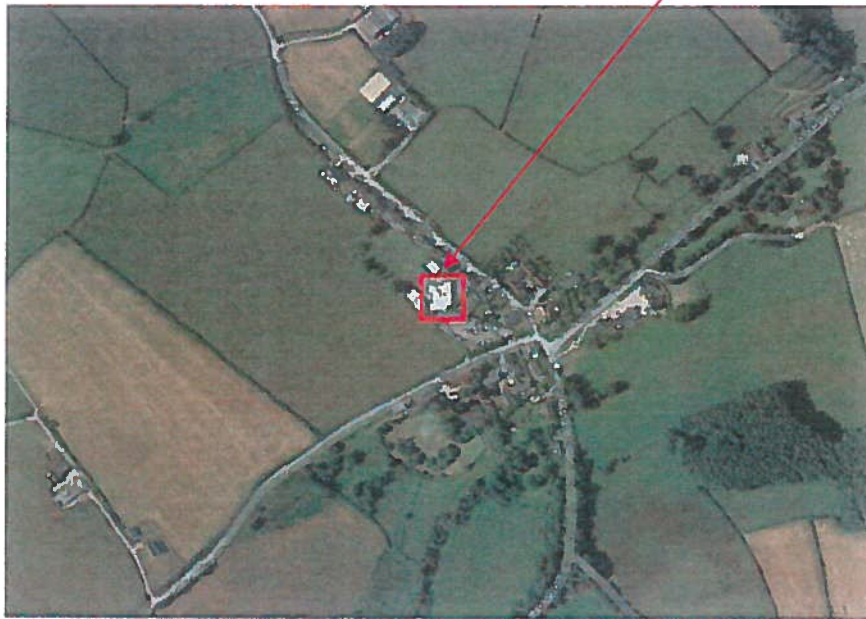
ENV 28 – ACCESS FOR DISABLED PEOPLE

ENV 29 – PROTECTION OF ENVIRONMENTAL QUALITY

Planning Policy Wales (4th Edition) 2011

Technical Advice Note 12 – Design

Site Location



Photograph 1 – Existing Site

INTRODUCTION

The existing site, which can be seen in Photograph 1, is located within the village of The Herberts, Cowbridge.

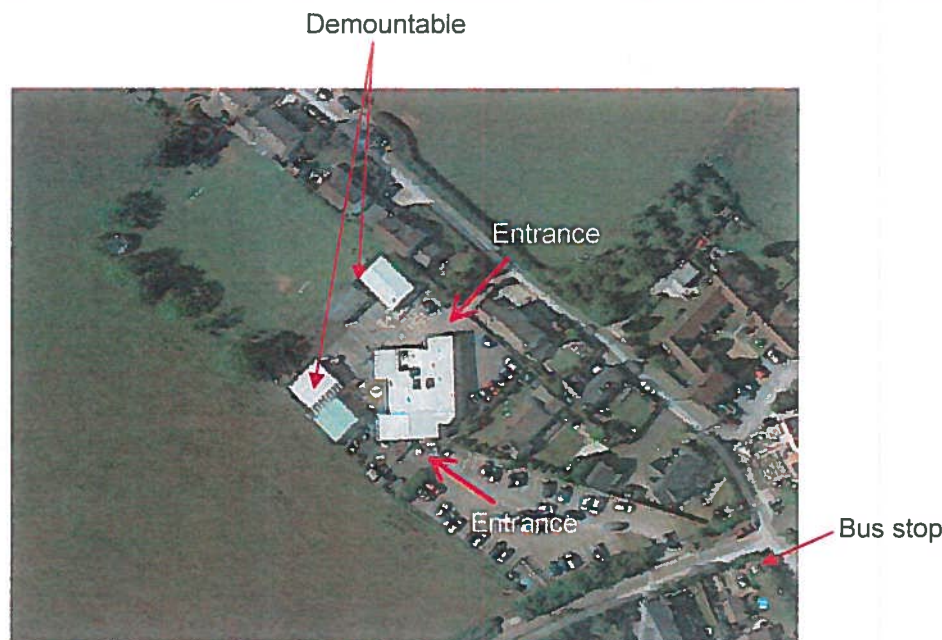
The Primary School has a main school building and four demountable buildings around the school these can be seen in Photograph 2.

The works that will be carried out is to extend the school by providing a larger classroom and a meeting room. A new storage room will be formed which will combine the two existing stores into one large store room.

A new fire exit door will be located in the new classroom extension which will provide an easier and quicker access into the play area.

As well as this document the following drawings are being submitted in support of the Planning Application form:-

- AL(90)01 Site Location Plan
- AL(00)02 Existing Base Plan
- AL(00)03 Proposed base plan
- AL(01)04 Existing & Proposed Elevations



Photograph 2 – School entrances.

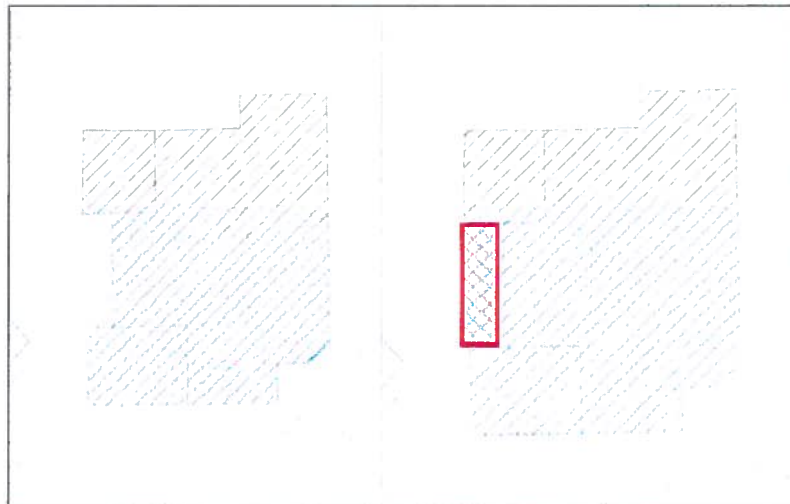


Illustration 1 – New extension, approximately 27m²

1. ACCESS AND MOVEMENT

1.1 Site Location

The existing site location is shown in Photograph 1. The school is located in the Village of The Herbert, Cowbridge. The school can be accessed from two entrances which can be seen in Photograph 2. Llanfair is approximately 22 miles away from the closest town.

1.2 Inclusive Design

The growth of the school has increased and the extension will provide more space for the pupils. The proposed extension will match the existing building brick and block construction. The extension will provide access straight onto the play area with the new exit provided. The new store room will combine the existing two store rooms into one larger store room.

The contractors will be located at the car park and will be using a minimum of four parking spaces for their vehicles to load and unload. This will not affect the car parking facilities neither the access to the building itself.

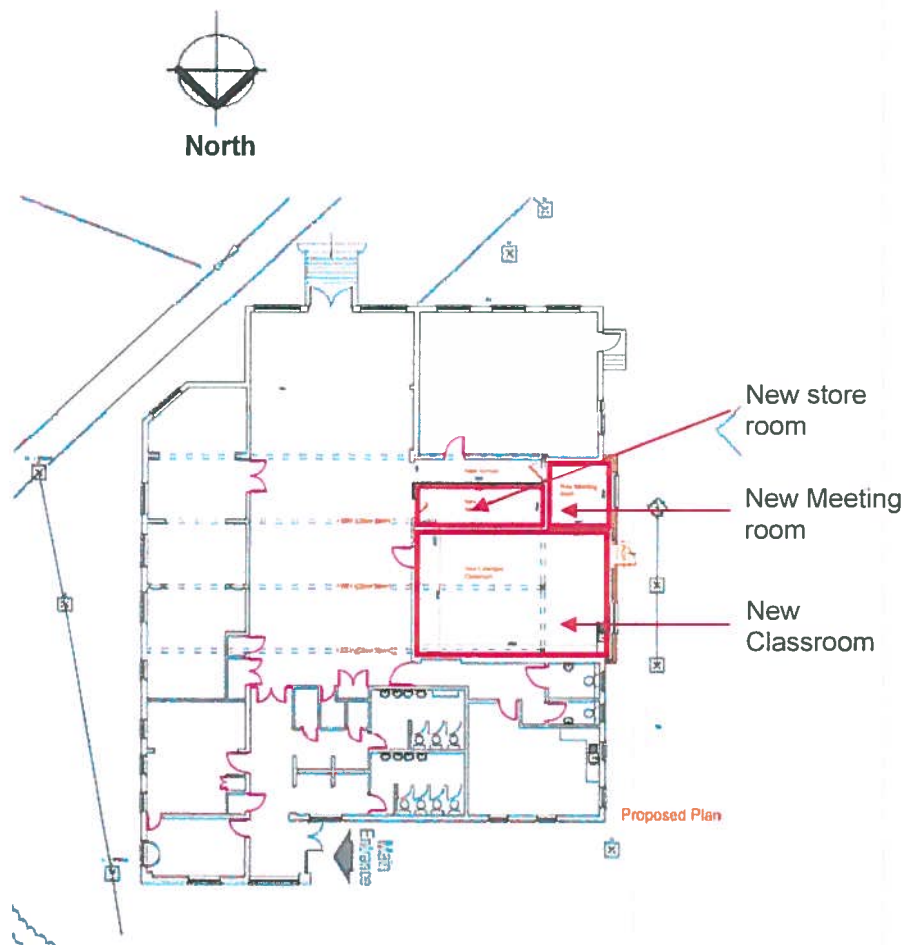


Illustration 2 – Proposed Extension

2. APPEARANCE AND CHARACTER

2.1 Layout

The new extension will be within the constraints of the existing school building as shown in Illustration 1. The extension is on the West Elevation.

2.2 Scale

The extension will be approximately 27m². It will provide approximately 18m² of extra classroom space and approximately 9m² for the new meeting room. The store room will increase to approximately 10m². These can be seen in Illustration 2 and in AL (00) 02 Proposed Works.

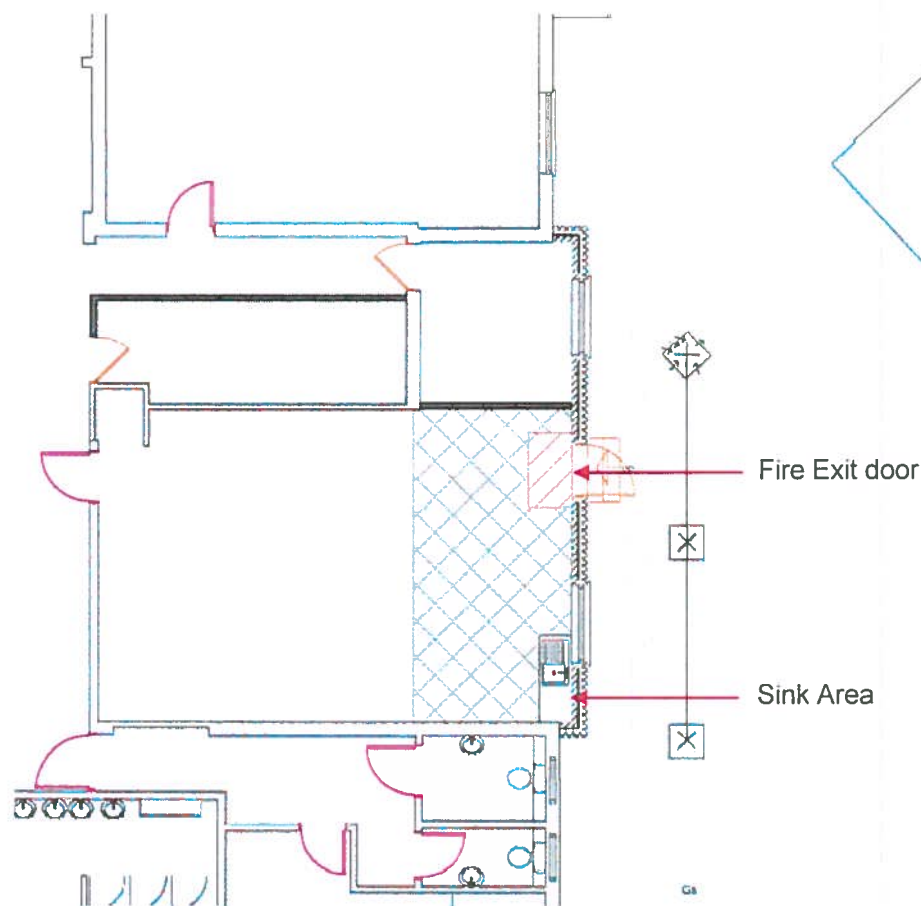


Illustration 3 – Classroom Layout

2. APPEARANCE AND CHARACTER

2.3 Density, Mix & Use

The proposed extension will provide more space for several parts of the school which is seen in Illustration 2. The classroom will be able to accommodate more pupils and help with the layout of the classroom.

There will be a fire exit door in the new classroom which will provide access to the play area.

There will be a sink which will help the pupils have more activities in the classroom rather than going to the kitchen or using other facilities.

The new meeting room will give access to private meetings or for teachers who would like some privacy other than the staff room.

The store room will combine two store rooms into one large store room with shelving area and more space for storage.

2.4 Architectural Design

The finishes will match the existing building to blend in.

There will be no intrusion on the surrounding properties as the extension is within the middle of the site with other buildings surrounding the works.



3. PUBLIC SAFETY

3.1 Public Safety

There is no impact on the existing site or surrounding properties.

Access to the site will be done from the parking area where there is plenty of space for the contractors to access the site without blocking any roads or paths around the school.