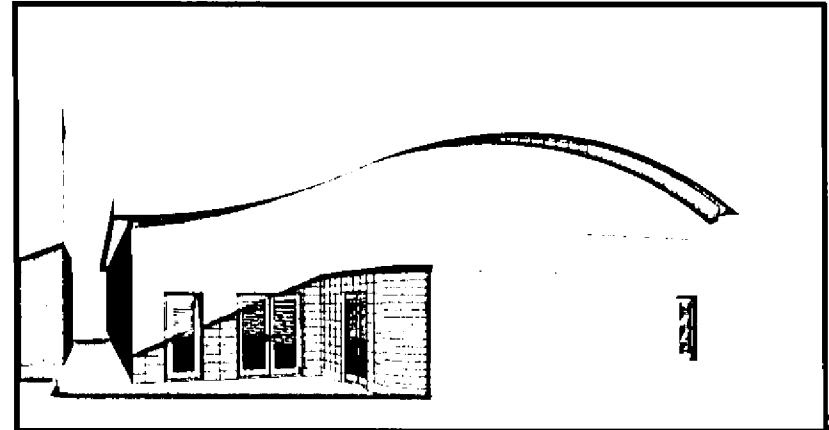


Proposals for a Services Enclosure at Queenswood School

Design and Access Statement - February 2010



This document has been prepared by Squires and Brown Architects to support a Planning Application for a services enclosure attached to an existing swimming pool building within the grounds of Queenswood School.

Queenswood 



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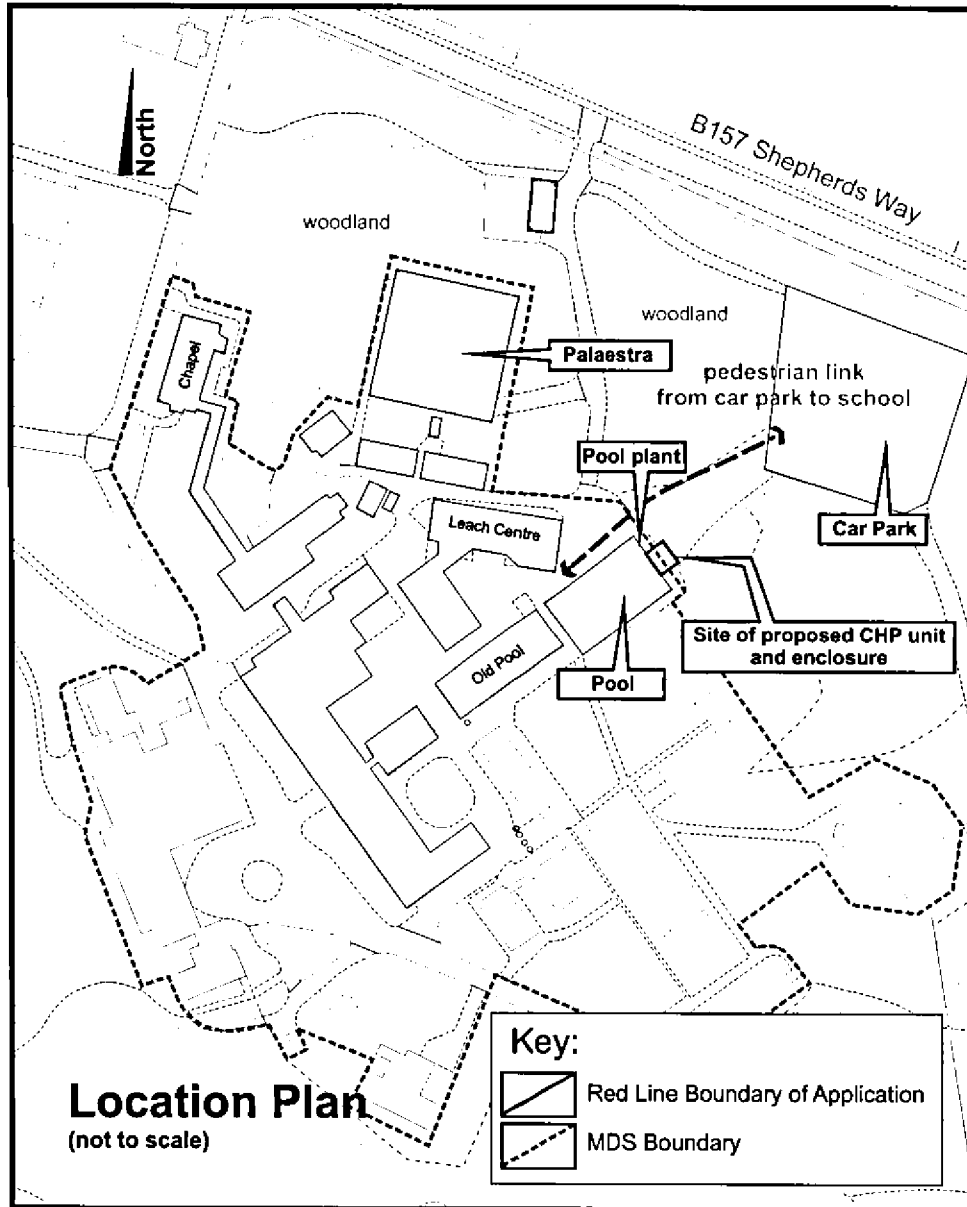
1.00 Introduction

This Design and Access Statement accompanies a Planning Application for a new build enclosure to mask a Combined Heat and Power unit.

Background

Planning Permission for a new Multi-Purpose Hall (Queenswood Hall) was granted in May 2009 (ref: S6/2009/481/MA). The school intend to start construction of this project in September 2010. This project will include air source heat pumps which will provide in excess of 10% of the building energy.

The school are keen to promote an environmentally conscious approach to energy usage. A Combined Heat and Power (CHP) unit associated with the pool was explored as a method of generating electricity for use within the school and in particular Queenswood Hall. It is predicted that a CHP unit will generate significant amounts of energy on site within a short payback period.



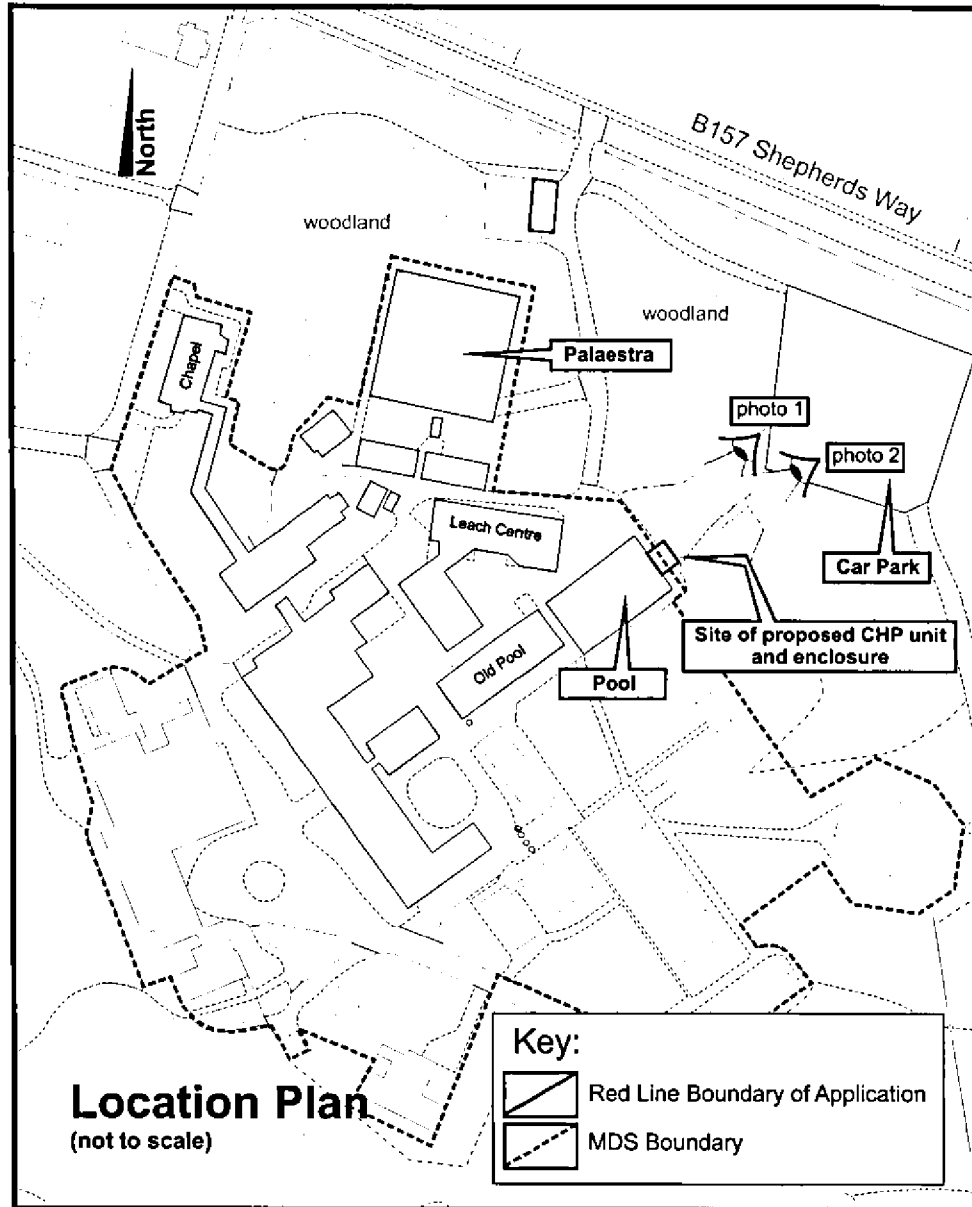
2.00 Location

A CHP unit comprises a gas driven engine and alternator similar to a standby diesel generator. The purpose is to drive the gas driven engine so that the alternator provides electricity to serve the swimming pool loads. The heat generated by the engine/radiator system is utilised to provide heating to the pool water system so the CHP unit acts as the prime boiler serving the facility, in this way the electricity generated is effectively free. The unit is required to be connected directly into the Swimming pool building boiler circuit system, as a retrofit without space in the boiler room it needs to be located as close to the swimming pool building as possible to reduce any losses. With this in mind the choice of location is limited to the Northern end of the pool. It was felt that an enclosure which adjoined the pool was more appropriate than a freestanding enclosure.

Planning considerations

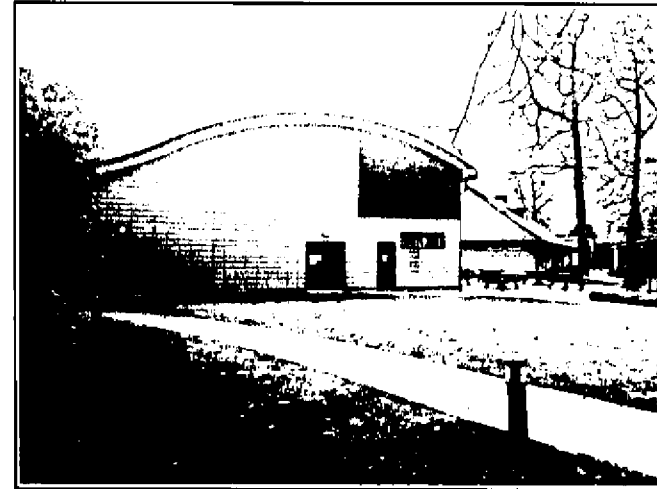
For the reasons set out above, the proposed CHP unit will be located at the eastern end of the swimming pool. The Major Development Site Boundary embraces the swimming pool building and, indeed, was amended through the last local plan to do so, in accordance with the Master Planning Brief for the site which remains as extant Supplementary Planning Guidance. The enclosure will be partly within the MDS boundary, whilst approximately 3.5m will be outside of the defined MDS area and would therefore fall to be considered under general Green Belt policy. In this context, however, the quantum of development outside of the MDS boundary is clearly very small. The site is well enclosed from all surrounding views from outside of the site and the proposals will therefore have no impact on the function or purpose of the Green Belt as set out in PPG2.

Moreover, any assessment on the basis of Green Belt policy must be considered alongside the very considerable benefits of the proposal in the generation of low carbon energy. Given the minimal impact in Green Belt terms and the significant benefits of the scheme together with the lack of alternative locations, it is considered that the proposals accord with established planning policy.

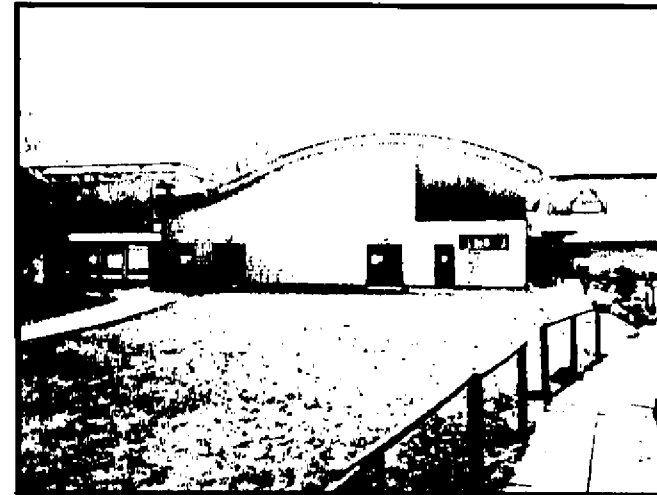


3.00 Context

The photographs below show the existing pool building.

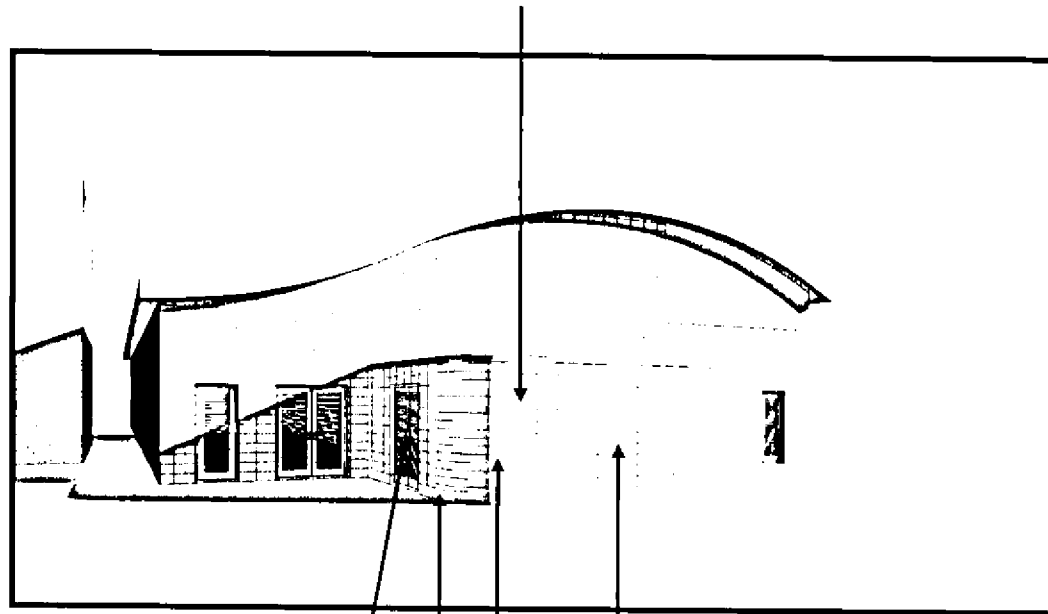


Photograph 1 view from car park



Photograph 2 view from footpath

New enclosure highlighted in orange



Terracotta tiles to match pool building

Louvres in grey polyester powder coated aluminium to match to pool building

Base in grey brick to match existing pool

Doors in grey polyester powder coated aluminium to match pool building

4.00 Design & Access Statement

Siting

As previously described the siting must be adjacent to the pool plant room for the CHP unit to work most efficiently.

Design Principles

The design is simply to replicate the existing pool materials. The pool has only recently been completed (2006) as such the terracotta tiles, brick and grey colour of trims is well documented and easily replicated.

Access

The CHP enclosure will only be used by maintenance staff. Access will be off existing pathways through a pair of double gates.

5.00 Contacts

The Design Team for Queenswood Hall is carried forward to deal with the services enclosure.

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