



DESIGN & ACCESS STATEMENT

LAKESIDE SCHOOL WELWYN GARDEN CITY



DOVETAIL ARCHITECTS
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INTRODUCTION



INTRODUCTORY TO EXISTING FACILITIES AND CLIENT BRIEF

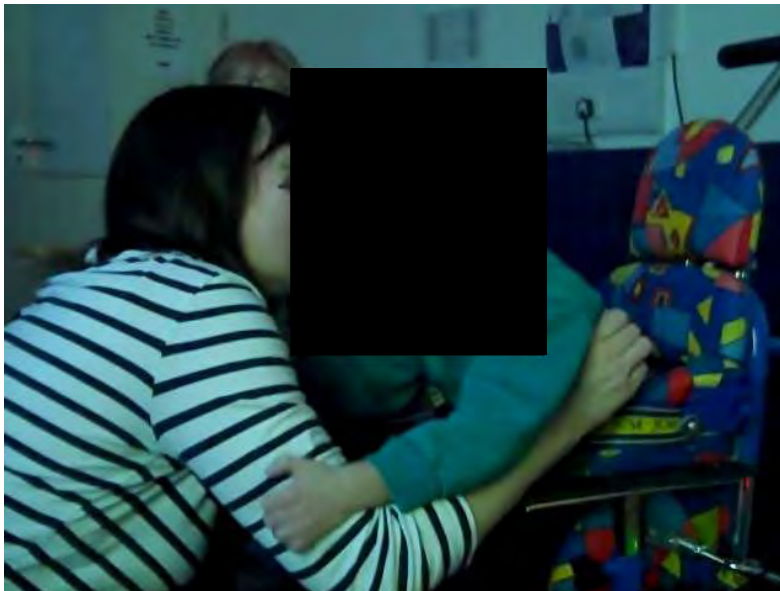
Lakeside school achieves a significant service to young people who have varying disabilities and it is amazing at what they do in a building with such limited space and resources. It is challenging for us to be involved in such a scheme and to explore how one can make a limited amount of money cover as many aspects as possible to improve the young peoples time in the school as well as the teachers working environment. The lack of space makes their role significantly more challenging.

Having been involved in previous schools the normal way of spending money is to think of one item that is needed position it for ease of construction and maximisation of budget which sometimes totally constrains the future development of the overall premises when other monies become available. This often leads to demolishing premises that could have been salvage if a longer term view had been considered for the schools needs.

In the case of Lakeside School there are clear areas of need due to the greater life span of the youngster with improvements in medicine and treatments which then requires greater ancillary equipment, wheel chairs, lifting aids etc. Many of which are large and cumbersome and need increasing amounts of space. A property of this age has undersized classrooms making their proper use limited or affecting other areas where equipment ends up being store during other parts of the day. During a short discussion with the head mistress Judith Chamberlain and a walk around the whole school we have listed the essential areas which require works with some other additions. Generally the staff facilities are limited and we commend Judith and her staffs positive attitude to their limited facilities which does not appear to adversely affect their desire to help young people. We have listed items that Judith has mentioned but include others which we feel are important from a health and safety or means of escape point of view as well as one of self esteem for the young people.

We appreciate that funds are limited but have tried to produce schemes that give an overall long term plan for the school to achieve as many of these items listed overleaf, even exploring the use of the existing hall to provide the core facility that was originally provided and allow monies to achieve more of the items on the list of requirements. This may not achieve the perfect sports facility but by utilising and adjacent storage area hope that we have replicated sufficient area for its day to day use which will always continue to be a dinning area and potential assembly it being at the core of the school. One has to question particularly with the disabilities of the young people to what extent a sports hall would be used on an hour by hour basis compared with many of the other alterations to classrooms and changing facilities, general access around the school via corridors (without disturbing classes in the hall etc) this is not to say that the sport hall is not important but raises the question to give another perspective and overview on the existing and future needs of the school. We believe the proposal if arrived at is a benefit to all children and staff to the same degree.





BELOW WE HAVE LISTED THE ITEMS WHICH ARE REQUIRED:

AN AREA FOR SPORT – The existing hall being partly a corridor and needing to store some chairs and sports equipment within it, makes this difficult to use for many other uses such as training etc.

TWO PRIMARY CLASSROOMS – These are undersized and do not allow all of the equipment that the young people bring with them to be retained within the room much of which has to be stored externally. This is not ideal for the equipment and limits the use of the external space which in itself is at a premium.

SENIOR CLASSROOMS – These all need additional space to expand. Much of the children's equipment brought each day has to be stored outside of the classroom or in corners of the play area.

CORRIDORS – The lack of corridor through the existing hall limits the uses of the hall. This is further exacerbated by the use of the corridor outside of the boy's toilets for changing.

EXISTING MEANS OF ESCAPE – The means escape from the sports hall past the senior classrooms requires students and staff to negotiate a very narrow door and to pass through one or other classroom to get to the exterior. This would normally not be entertained within a modern building. Staff and others when leaving the main building to the sixth form block externally have to pass through a classroom disturbing the young people.

LACK OF CLASSROOM SPACE – This has meant that the classroom utilised for science technology or cooking is now an additional class and the students now have the reduced educational provision in this respect. There is an ideal need for two additional class areas and possibly a third to replace the library which is currently an external satellite building.

STAFF ROOM – The 50 staff although take their break in two part shifts struggle within the existing staff room which is very small. When dealing with young people with learning difficulties and disabilities the quality of the break time away from the young people is as I believe important for teachers.

BREAKOUT AREA – An item outlined on a previous scheme highlighted the possible break out area which could provide additional classroom use, teaching training, meeting uses, a breakout area for young people and also a day time and evening community use, bringing in community possibly to assist with some young people, training, awareness and fund raising. This area could also be rented out depending on the internal layout.

EXISTING PLAY AREA – It is clear that this is a limited site area. External play is an important part of education and important in the life of the school. We have tried not to use these areas were possible while also adding to the existing by removing the external ramp areas and raising the existing external play area.

STORAGE – Additional stores have been provided within the existing floor area and via new construction to provide the much needed storage space for equipment and general materials.

TOILETS – New toilet provisions have been included within the existing building to better accommodate the students and staff. Currently portable lifting equipment is used by staff, however the new toilet provisions have been specifically designed to allow for the use of ceiling hoists.





BASIC AIMS OF OUR SCHEMES

- Make the available monies stretch as far as possible to achieve the greater needs of the school for the next twenty years.
- There may not be sufficient money to carry out all of the requirements, but to allow the frame work of the needs to be drawn on a plan and costed will enable the potential of future fund raising and reserve key areas of space for their future implementation.
- We feel it is a basic provision that as much as possible can be achieved, staff and young people should access all parts of the building without having to pass through other teaching space or the external elements.
- Consider security and safety of young people.
- Consider maximising existing space rather than new where possible to allow monies available to achieve more.
- Achieve greater self esteem for students by the facilities provided.
- Try and retain as much of the external play space as possible as the external recreation space is limited.
- Consider build ability, accessibility, cost, programming and other practicalities as part of the design.
- Specification of new space both internally and externally has been considered mainly from a point of view of reducing costs. The building (s) have a limited lifespan so have generally utilised materials that may be maintenance free but are more limited in their lifespan than would be the case for a new school.
- Possible use of space by other evening groups to raise revenue.



EXISTING SITE LAYOUT PLAN



The front of Lakeside School as seen from Lemsford Lane.



The view down Lemsford Lane to the north west.



Lakeside School as seen from Stanborough park to the rear of the site. The trees provide privacy for the staff and pupils.



Stanborough park to the rear of the site provides amenity space that is of benefit to the staff and pupils.



One of the play areas for the pupils at the school, providing a pleasant environment for the pupils to learn and play in.



The existing car park for staff and visitors at the school.



Play area for the younger pupils at the school.



The rear of the school building with ramps to provide easy access for wheelchairs. As shown, space is limited causing equipment to be stored externally.



SITE PANORAMICS



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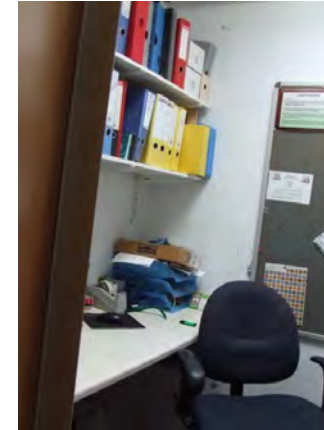


PHOTOGRAPHS

The following photographs highlight the constraints of the existing building while also highlighting the areas which are in need for upgrade, repair and extension. Each photograph is accompanied by a description detailing the context of the photograph and the impact this has upon the school.



Existing external play areas would remain within the scheme allowing continued use of the existing provisions for both P1 & P2.



Small offices are currently used by staff due to the limited space within the school.



An existing corridor is also used as the boys changing area. When in use access to parts of the school are restricted.



Small classrooms limit the possibilities of alternative activities and expansion. As indicated within the above picture sensor / soft play equipment is positioned within the classroom area, reducing the usable space.



Sports equipment is currently stored within the hall area. Reducing usable space and the use of the hall for other activities. Classrooms are currently lacking store areas and available free space.



PHOTOGRAPHS CONTINUED



The existing sanitary provisions are currently restricted as specialist equipment is required for the students. Once more there is inadequate storage facilities available.



An existing classroom is used as a music area for students. Therefore additional rooms are required to allow the facilities to be extended in the future, and to allow for the growth of the school.



The existing senior classrooms can be extended in the future allowing additional space for the students and staff.



The existing external play equipment will require relocating following the extensions/construction of the proposed classrooms.



EVALUATION & DESIGN



ECONOMIC CONTEXT

This Design and Access statement supports a planning application for extending and improving a day school for pupils with severe learning difficulties. The red outline shows the location of the application site which is currently being used as a school on a daily basis.



EVALUATION & DESIGN – THE PROPOSAL



Staff room extended to provide a better environment for the 60 staff, allowing for training and storage space.

New corridor to the break out area allowing independent use of the area for staff training and other activities.

Renovation of an existing ancillary store to form a break out area.

Soft play area for students (moved from break out area)

Classroom extended to provide a better environment for the pupils and the much needed additional space.

Three new store cupboards constructed externally to sports hall providing more storage space for sports equipment, cleaning equipment etc.

Existing canopy relocated during work.

Existing classroom extended leaving a more spacious environment from which staff and pupils will benefit and includes new WCs for students (size and layout determined by need of pupils)

New WC provisions constructed to replace those lost during the works. Ceiling hoist included as this is a much needed service for the students. This will also allow additional space in classrooms as free standing equipment is no longer required.

Removal of existing WC provisions and store cupboard formed increasing sports hall area for students assembly and other activities.

Extension to existing senior classrooms allowing adequate space for the large equipment required by the students.

Extension to existing classroom including new cupboard to allow existing classrooms to meet the current space standards.

New separating corridor constructed providing a means of escape corridor for emergencies.

Kitchen area re-configured to increase sports hall area to benefit the pupils allowing assemblies and other activities to take place.

Existing external play area raised and retaining wall constructed including new ramps to external play area for easier access for wheelchair users.



SITE CONTEXT

The site is located on Lemsford Lane and runs parallel to Lemsford Lane along the north eastern boundary. The site is surrounded by residential properties to the south east, north west and north east. To the south west of the site is Stanborough park and lakes.

USE

The site is currently used as a day school for pupils aged 2 -19 with severe and complex learning difficulties. It has a wide catchment area and can currently provide for 63 pupils.

The proposal consists of the following work:

1. Extension to the existing P1 and P2 classrooms
2. Construction of new internal WC provision
3. Formation of new internal stores
4. Refurbishment of internal rooms to form storage cupboards
5. Extensions to existing seniors classrooms
6. Leveling of existing external play area and removal of ramps
7. Extension to staff room
8. Refurbishment of ancillary store to form breakout area
9. New external corridor
10. Internal alterations to the kitchen area

AMENITY SPACE

There are 3 existing external play areas within the school grounds and the school also benefits from its close proximity to Stanborough parks and lakes to the rear of the site.

LAYOUT

The layout of the site will remain the same as that of the existing layout. The only differences being that some of the classrooms will be bigger providing a more spacious environment for staff and pupils. There will be a new soft play area to benefit the pupils and new WCs and store cupboards. In addition to this there will be two new corridors, one of which will be a means of escape in any emergencies.

COMMUNITY

The development will improve the facilities that are already available at Lakeside school therefore improving the environment for the pupils and staff of the school.

SCALE

The surrounding buildings on Lemsford Lane, Handside Lane, De Soissons Close and Sefton Court are all similar in scale. They comprise of semi detached and terraced houses two storeys in height. The proposed building will remain single storey with only minor external extensions.

LANDSCAPING

Existing landscaping around the site boundary will be kept to provide the site with privacy from the park to the rear of the site and the footpath to the side of the school.

APPEARANCE

The proposed works will be constructed so that the finishes match that of the existing building. The existing building and surrounding ones in the area incorporate the use of brick, timber and aluminium.



ACCESS ON SITE

Access to all parts of the building will be gained easily from within the site. The entrance doors to each part of the building will be well lit. Level thresholds will be provided at all new entrances. New corridors will improve the existing facility's means of escape to, through and out of the building.

PART M

The school has level thresholds and ramps for easy wheelchair access. The school will provide toilets suitable for disabled people. These will incorporate taps suitable to be operated by closed fist. All internal doors within the building will be wide enough for wheelchairs to fit through with simple ironmongery suitable to be operated by closed fist. All switches and sockets will be at a height accessible by all (as required by part M). The proposal also allows for the existing facilities to be upgraded where necessary to be made compliant.

ACCESS BY VEHICLES

The entrance and exit points for vehicles on site will remain the same as that of the existing ones. There is currently a one way system in place around the site. Cars enter by an access point to the south east of the site and leave by a designated exit to the north east of the site. Some minor alterations will be made to the parking area to allow for the reconfiguration of the existing vehicles.

ACCESS BY PEDESTRIANS AND CYCLISTS

Access to the site by pedestrians and cyclists will remain the same as that of the existing arrangements. Pedestrians enter the site by the vehicle exit point to the north east of the site.

PARKING SPACES

The number of parking spaces remains unchanged to that of the existing building.



VALIDATION DOCUMENTS NOT REQUIRED

	REQUIRED	COMMENTS
AFFORDABLE HOUSING STATEMENT	X	An element of affordable housing is not required.
AIR QUALITY ASSESSMENT	X	The proposed application does not propose any impact on air quality.
BIODIVERSITY SURVEY	X	The proposed development will have no impact upon the existing wildlife or biodiversity as the proposal is for minimal extensions over existing used external hard paving.
CHALK MINING GEOPHYSICAL REPORT	X	The application is not within Hatfield or proposing a development on a site at risk.
DAYLIGHT / SUNLIGHT ASSESSMENT	X	There is no potential adverse impact upon the current levels of daylight/sunlight enjoyed by adjoining properties. The application does not seek permission for a tall building breaking the established building grain and street pattern.
ECONOMIC STATEMENT	X	No new jobs will be created within the proposal, with no additional uses being proposed.
ENERGY STATEMENT	X	The application is not for a development of 10 or more dwellings or is it for a residential scheme of more than 0.5 hectares.
ENVIRONMENTAL STATEMENT	X	The development does not fall under development listed in schedule 1.
FLOOD RISK ASSESSMENT	X	A flood risk assessment is not required as the site falls outside of the flood risk area.
FOUL SEWAGE AND UTILITIES STATEMENT	X	The proposal is for extension to existing buildings and therefore does not require separate connections to foul and water sewers.
HERITAGE STATEMENT	X	Development is not within conservation area or where there is significant archaeology.
LAND CONTAMINATION ASSESSMENT	X	Contamination is not known to exist and the application site is not within an area of vulnerability.
LANDSCAPING DETAILS	X	The application is not classed as major and therefore a landscaping scheme is not required.
LIGHTING ASSESSMENT	X	The application is not classed as major and is not for a major leisure and residential and where external lighting is a key issue.
MARKETING ASSESSMENT	X	The application is not for a change of use of an agricultural building within the green belt



VALIDATION DOCUMENTS NOT REQUIRED

	REQUIRED	COMMENTS
NOISE AND VIBRATION IMPACT ASSESSMENT	X	The application will not raise issues of disturbance or is considered to be a noise and/or vibration sensitive development
OPEN SPACE ASSESSMENT	X	The proposal does not seek to develop within an open space.
PARKING PROVISION	X	The development does not propose to increase parking provisions.
PLANNING OBLIGATIONS DRAFT	X	Will not be required with the type of development/extension
PLANNING STATEMENT	X	The proposal is not for a major application of residential or commercial use and therefore a planning statement is not required.
REFUSE DISPOSAL	X	The application is not for a new residential and/or commercial development
SOUND INSULATION ASSESSMENT	X	The application is not for a conversion of a buildings for residential use, new commercial development sited on a classified road or new commercial development within use classes B1 or B8
STATEMENT OF COMMUNITY INVOLVEMENT	X	The application is not for a major application.
STRUCTURAL SURVEY	X	The application is not for the demolition of a building and / or extension to a listed building.
TELECOMMUNICATIONS DEVELOPMENT	X	The application is not for a telecommunications use.
TOPOGRAPHICAL SURVEY	X	The application is not classed as major
TOWN CENTRE USE	X	The application is not for a commercial use within the town centre.
TRANSPORT STATEMENT	X	The development will not increase the number of staff or pupils attending the facilities and will therefore have no impact upon the existing highways network.
TRAVEL PLAN	X	As above
TREE SURVEY	X	Existing trees will not be affected by the development
VENTILATION EXTRACTION EQUIPMENT	X	Application is not for a3, a4 and a5 uses

