

## DESIGN & ACCESS STATEMENT

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**Project:** Infill Extension below Science Block  
**Site:** Woburn Road, Croydon, Surrey CR9 2EE  
**Location:** St Mary's Catholic High School  
**Date:** January 2021

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### 1. Details of Proposal

The construction of an extension infilling the existing underpass area between two existing school building parts.

The construction of this building will result in the permanent removal of an existing pedestrian right of way underneath the existing school building. The exterior appearance will match the existing building to blend in architecturally.

### 2. Reason for Proposed Development

This extension will create a secure walkway between the two school building parts, improved means of escape in case of fire provision, provide additional toilet facilities and additional teaching space.

Due to this area encompassing a public right of way, students and staff have been subject to abusive behaviour from the general public and this development will also ensure comply with the Schools obligations in terms of Safeguarding and protection of staff and pupils.

Additional teaching space and additional toilet facilities will also be provided in the enclosed area, that will enhance teaching provision and ensure compliance with health and hygiene Regulations.

### 3. Description of External Materials

The external materials will match that of the surrounding buildings which at low level are exposed brickwork (painted in some areas).



The windows incorporated will be of ribbon style to match those currently incorporated within the building at ground level:



#### **4. Impact on Existing Features**

This extension is designed to blend into the existing building, using similar construction details and window units. No parts of the existing building are required to be demolished.

#### **5. Parking Provision**

The school currently has 19 car parking spaces and 1 disabled parking space. These spaces are for the use of staff, visitors and the number of spaces will not change. Spaces to the West of the proposed development will be accessed via the existing vehicle entrance way from Wellesley Road and the spaces to the East of the development will be accessed through Tavistock Road and Woburn Road as is currently the case.

#### **6. Scale of Buildings**

The proposed elements will fill the void below the existing building – no additional lateral or vertical projection from the existing building is proposed.

#### **7. Landscaping**

Given that all areas around the proposed development are currently used as either pedestrian walkway or vehicle transit there will be no impact on any landscaping, only minor repairs to the asphalt covering to make good around the development once construction is complete.

#### **8. Access to the Development**

There is no proposal to introduce additional access to the school buildings as part of the development. The development is to enclose a currently open passage between school buildings.

Access for emergency services remains the same and is not affected by these proposals.

#### **9. No. of Persons Involved**

The development is not intended to increase the number of staff or students attending the school.

#### **10. Hours of Use**

The school day will remain unchanged.

#### **11. Alternate Locations**

Due to the nature and reason for this development there are no alternate locations.

#### **12. Boundary Treatments**

No works or adaptations are proposed to the existing boundaries.

#### **13. External Lighting**

No additional external lighting is proposed