



**Kewstoke Primary School
Kewstoke Road
Kewstoke
Weston-super-Mare
BS22 9YF**

Extension and Alterations – Planning Application

**Design and Access Statement
February 2023**

CONTENTS

- 1.0 Introduction**
- 2.0 Proposal**
- 3.0 Layout and Design**
- 4.0 Scale and Massing**
- 5.0 Materials**
- 6.0 Access**
- 7.0 Sustainability**
- 8.0 Conclusion**

1.0 Introduction

This Statement supports a planning application proposal, to undertake works at Kewstoke Primary School, Kewstoke Road, Weston-Super-Mare. The works proposed include an extension and associated internal alterations.

Kewstoke Primary School is a well-established part of the local village of Kewstoke, serving the immediate area and parts of Worle and Sand Bay. The original school building at the western edge of the site dates to the early 20th century, with other small buildings forming the school complex having been added at various stages since its inception. The main, original school building is used mainly for administration, assembly and library access, with the main teaching areas accommodated in detached classroom buildings. A caretaker's store and dedicated pupil toilet block are also housed in a detached building.



View showing the original section of the school with classroom accommodation to the right and beyond. The existing white rendered staffroom section to be removed is shown in the centre. The small pitched roof of the administration office which will be replicated in the new extension is shown to the rear of the picture.

The school is accessed from the north, from Kewstoke Road. The north elevation is significantly elevated from the road. East and west elevations can be viewed from adjacent land only. The southern part of the site is bordered by woodland rising towards Worlebury.



View from Kewstoke Road showing the level of elevation from the lower level.

To form an opinion on the likely success of this proposal, the scheme documents have been thoroughly appraised, alongside site visits with views of the site from all available vantage points, as well as considering the immediate surrounding area.

As a result of this assessment the opinion is that (mainly due to the location of the works), the scheme presents no significant impact on the surrounding area. The proposal will enhance the existing premises and present an improved approach to this valuable community asset. As well as providing an improvement to the appearance of the school, the enhanced accommodation will provide a greatly improved environment to staff, pupils and visitors. The proposed works will also provide improved thermal efficiencies and will therefore help to preserve the longevity of the building.

2.0 Proposal

This application seeks approval to undertake essential improvements to existing, office, circulation and toilet accommodation. To achieve the necessary standard of provision, a small single-storey extension is to be placed to the side and rear of the existing administration office, which will also link the main school building with the detached pupil toilet building.

The proposal will also create a new entrance to the school, between the existing office and proposed extension.

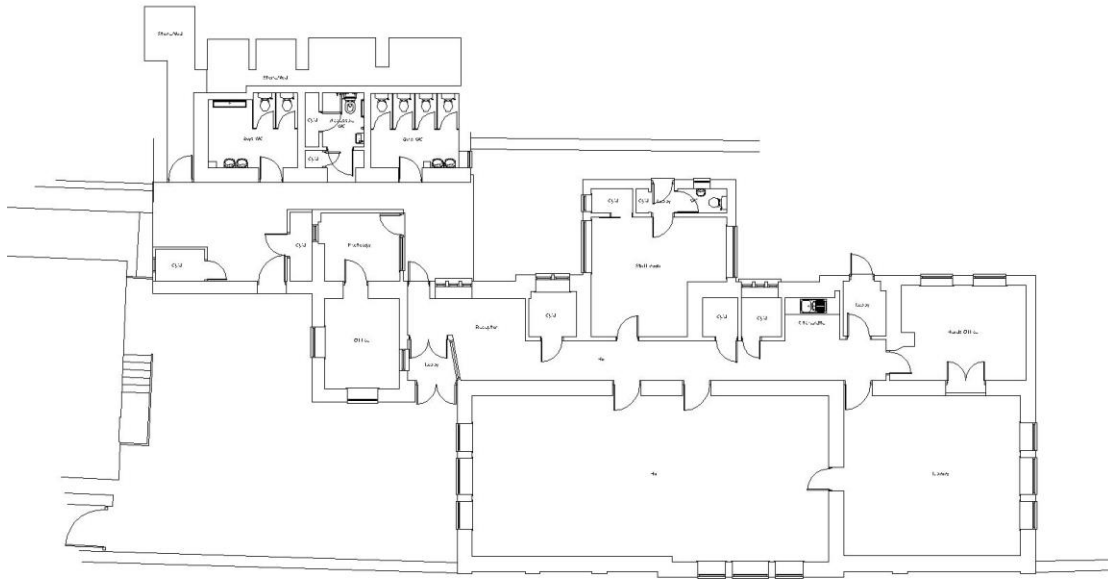


View of the main area of works as seen from the front of the school (north side). The new main entrance will be located to the left of the existing stone faced administration office.

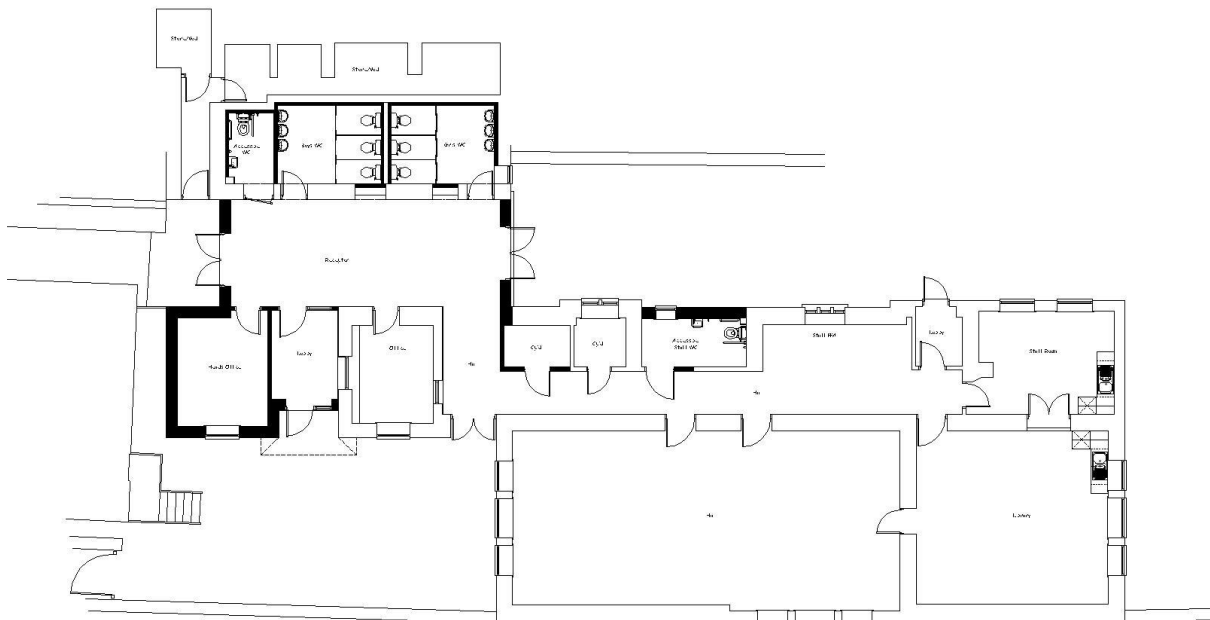
A section of the extension will allow relocation of the headmasters office to a more central location, enabling reorganisation of existing areas within the existing building to improve staffroom and circulation areas.

Most of the area allocated for the proposed works is already developed/occupied by either buildings or covered walkways. Any new development is contained at the front of the site forming the new entrance.

To offset the proposed new area, sections of existing, uninsulated structure are proposed to be removed to create additional playground space.



Existing plan in the location of the planned works



Proposed plan in the location of the planned works, showing new enclosed circulation areas, new main entrance and adjusted internal layout.

3.0 Layout and Design

The works will comprise a mixture of internal and external alterations, with the areas of activity spread across the non-classroom sections of the school. Aside from a minor fire escape alteration, the primary classroom areas will remain untouched.

The proposal seeks to improve the existing layout, where external detached toilets are presented with some disconnection between buildings. The extension will connect these areas together and bring the entrance and admin office to a more central position.

Supported by reorganisation of the internal layout, the removal of the existing staffroom will provide an increase in external play area.

4.0 Scale and Massing

The extension proposed includes pitched and flat roof construction over a masonry superstructure. The proposal carefully considered the existing buildings and seeks to match all relevant parts in height, and scale where deemed necessary. The proposed headteachers office has been designed to match the height and mass of the existing admin office, with the low flat roof maintained to the area behind to the south. It is hoped that the new construction will blend into the existing setting.

5.0 Materials

The existing structure is predominantly masonry, with either a stone finish to the exterior or painted render. The existing windows and doors are a mixture of timber or PVCu. Roof finishes are also a mixture of types, comprising profiled or plain tiling to pitched roofs, and GRP, mineral felt or lead to flat roof areas.

The proposal will look to match existing materials where required, with clay plain tiles to the new pitched roofs, and grey coloured GRP membrane to the flat roof areas. New walls will be masonry cavity construction with stone finish to the front elevation and rendered finish to match the existing elsewhere. New windows will be PVCu, with patterning to match the existing where required.

6.0 Access

Due to the elevated position of the school above Kewstoke Road, there is no vehicle access to the site. Pedestrian access is limited to the ramped pathway to the open front courtyard at the centre of the school to the north.

The existing approach is to be retained. The new centrally placed entrance will be accessed from the same ramped pathway, but will provide a more visible and accessible way into the school.

7.0 Sustainability

The existing structure comprises a mixture of single-skin masonry and/or uninsulated solid wall construction. The works proposed will provide new generously insulated construction using modern, high-grade materials, alongside necessary upgrades to existing retained elements.

Some works to the existing heating and electrical systems will be undertaken as part of the works, with energy efficiency upgrades undertaken where the opportunity exists. Appliances associated with water services will be specified to achieve reduced consumption.

8.0 Conclusion

To form an opinion on the likely success of this proposal, the scheme documents have been thoroughly appraised, alongside site visits with views of the site from all available vantage points, as well as considering the immediate surrounding area.

As a result of this assessment the opinion is that (mainly due to the location of the works), the scheme presents no significant impact on the surrounding area. The proposal will enhance the existing premises and present an improved approach to this valuable community asset. As well as providing an improvement to the appearance of the school, the enhanced accommodation will provide a greatly improved environment to staff, pupils and visitors. The proposed works will also provide improved thermal efficiencies and will therefore help to preserve the longevity of the building.