

**DESIGN AND ACCESS STATEMENT**

**Planning application for the erection of a small detached timber framed single storey classroom block at the rear of the @Worle building**

**INTRODUCTION**

The existing @Worle building, built circa 2012, is located alongside the New Bristol Road (B3440) at the entrance to Worle Community School. The B3440 is a main route in and out of Weston super-Mare for Bristol commuters.

This is a community building offering recreational facilities to the general public and specifically the Worle Community. The building also provides a base for the Brandon Trust, a charity supporting adults and children with learning disabilities and autism. In addition housed within the accommodation there is the “Meals on Wheels” kitchen providing meals to the elderly on a daily basis with the fleet of electric cars delivering those meals to the district.

There is vehicular and pedestrian access to the site from the B3440. There is parking on site. There is also extensive additional “Out of school hours” parking available in the Worle Community School grounds.

**USE**

The objective is to purchase a small refurbished single storey timber framed classroom unit and install it at the rear of the @Worle Building. The intent is to use the facility for the educational needs of the Brandon Trust, as an extension to their present facilities within the @Worle Building. The @Worle team are also to have use of the accommodation for staff training purposes.

**HISTORY**

The site is presently occupied and operated by @Worle. The @Worle site is leased from North Somerset Council. The overall @Worle site area including 3G pitch and surface parking is some 1.43 hectares. (See North Somerset Council @Worle Land Transfer Plan dated 20 September 2016.)

The existing building is a single storey timber framed structure built circa 2012. The building is multi-functional. There are hard surface car parking facilities and grassed areas. The 3G hockey / football pitch is part of the current facility and available for hire.

The original @Worle building was modified in late 2019 to provide an extension to the gym and a coffee area. (North Somerset Council Planning Consent reference 18/P/4861/FUL refers. North Somerset Council Building Control approval 19/B/0410/FP also refers)

**DESIGN AND CONSTRUCTION**

The proposal is to purchase and erect a refurbished single storey classroom unit. (footprint some 9 metres x 7.2 metres) Subject to satisfactory negotiations the supply of the unit will be from a locally based manufacturer / supplier.

The design and scale of the classroom unit will be akin to similar structures within the Worle Community School.

The proposed timber framed classroom structure is to be located on the available grassed area between the @Worle building and tennis courts. This is deemed to be the most appropriate site since the location is immediately adjacent to rooms within the existing building currently occupied by the Brandon Trust.

The materials deployed on the external fabric are selected to provide low maintenance. The interior accommodation will be lined and insulated to conform to current building regulations. The new unit will be subject to Building Regulations and will be constructed for disabled access regarding the approach to the unit and internal circulation.

The roof slopes of the proposed unit have potential for the installation of photovoltaic panels. The orientation of the unit is apt for this initiative and there is no likelihood of overshadowing. It is to be noted the existing @Worle building has the benefit of photovoltaic panels.

**DRAINAGE STRATEGY**

There are separate foul and surface water drainage systems on site.

There is an accessible toilet in the proposed classroom block. There is also a kitchen. The foul drainage will be connected to the existing underground foul drainage system serving the @Worle building. There is the opportunity of making a connection in the foul water manhole located just a few metres from the proposed location of the classroom unit.

The surface water from the roof area (some 63 square metres) will be collected and discharged into the existing underground surface water drainage system. Again connection can be made in the surface water manhole some 2 metres from the unit.

There are no hardscaped areas proposed around the classroom. As at present the rain falling on the grassed area surrounding the unit will percolate into the ground.

**FLOOD RISK**

The Environment Agency (EA) flood map indicates the site is within Flood Zone 3. Hence, as part of the Full Planning Application, a separate Flood Risk Assessment has been prepared for the new detached classroom unit.

**ACCESS / TRAFFIC AND HIGHWAYS**

Pedestrian: There is a hard surface footpath around the perimeter of the @Worle building. This provides an escape route for the rooms on the perimeter of the building. The footpath is to be retained. Furthermore, the footpath provides a level pedestrian approach to the single entrance to the proposed classroom block.

The finished floor level of the new detached unit is to be the same as that of the existing @Worle building namely 6.46 AOD. This is at least 300mm above the 100 year return period flood level. There will be a short ramped access from the path to the entrance of the new classroom block.

Vehicular: No direct vehicular access to the unit is proposed. However the delivery yard to the north of the @Worle building is just 10 metres away so facilitating drop off and collection point for wheelchair users. Also the delivery yard provides ready access for emergency vehicles.

The current vehicular and pedestrian access to the site from the B3440 will remain unaltered. The present hard surface parking facility around the site is to be retained. Due to site limitations no increase in the parking provision is proposed. Additional “Out of school hours” parking is available in the Worle Community School grounds.

The design proposals and documentation that form the planning application have been prepared by Bespoke Architects in consultation with the Management / Trustees of @Worle

**END**

14 September.2023

**REFERENCE**

Documentation submitted with this application

Drawings

* Topographical survey 23.258 PL01
* As existing - floor plan, site and location plans 23.258 PL02
* As proposed - floor plans, elevations, site and location plans 23.258 PL03
* North Somerset Council @Worle Land Transfer Plan dated 20 September 2016

Reports

Flood Risk Assessment dated 14 September 2023