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Beths Grammar School
Hartford Road, Bexley, DA5 1NE

**PROPOSED SCHEME AMENDMENTS
APPLICATION DESIGN STATEMENT**

34955-BGL-AX-XX-RP-A-00020 P01



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Prepared by:

Fernando Gimenez

Contact:

Baily Garner LLP
146-148 Eltham Hill
London SE9 5DY
T. 020 8294 1000
F. 020 8294 1320

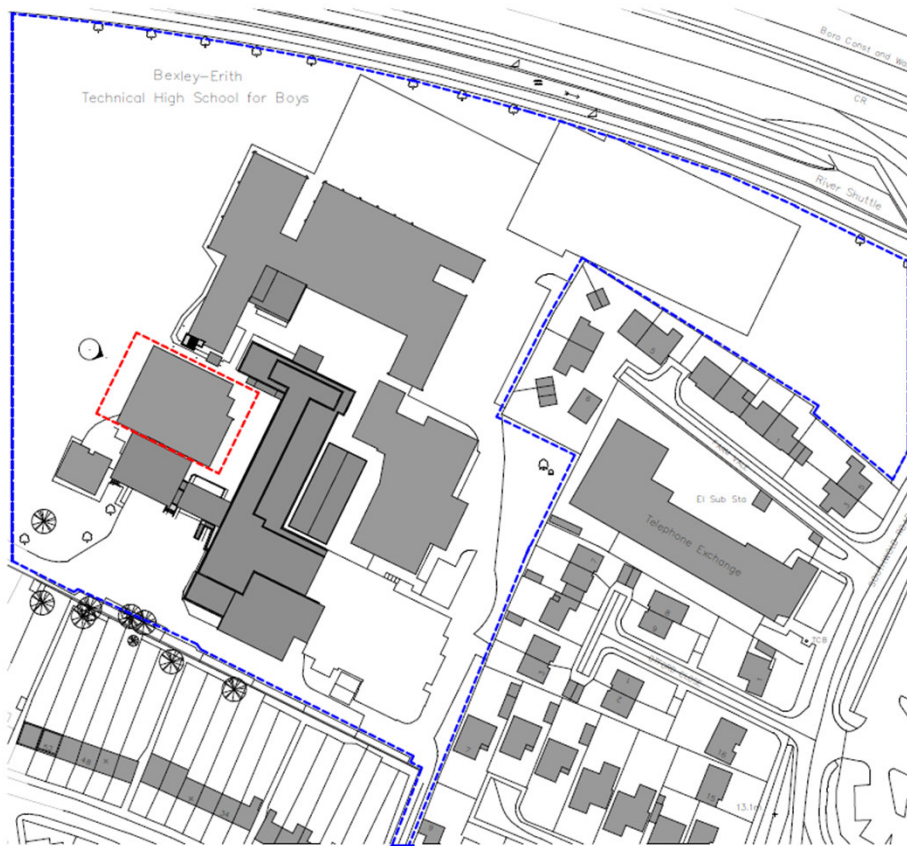
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Authorised For Issue:

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1. INTRODUCTION



This Design Statement has been prepared by Baily Garner LLP on behalf of the applicant, Hutton Construction Group, in connection with the development proposed at Beths Grammar School, Hartford Road, DA5 1NE.

The initial scheme, planning ref. 20/02454/FULM, approved on 10.05.2022, included the demolition of existing single storey building and erection of a part one/part two/part three storey building to provide 7 classrooms, kitchen/dining facilities, learning resource spaces with ancillary facilities and landscaping.

As part of the detailed design development stage, the scheme has introduced some changes to the second floor alignment of walls to assist on construction. The appointed design team and contractor, have worked together with the Client, to ensure that all the applicable statutory standards are met.

This Design Statement is summarizing the proposed amendments, broadly as follows:

- i. Update of internal layouts related to:
 - statutory standard requirements
 - buildability.
- ii. Update to some of the building footprints, due to the proposal impacting on the buildability of the scheme.
- iii. Update of the external elevations, due to:
 - internal layout re-configuration.

The proposed updates are detailed in the next section.

— Site Location Plan - Site Boundary
NTS

2. TECHNICAL CONSIDERATIONS SUMMARY:

Architecture:

- Update of internal layouts, related to statutory standard requirements, development and implementation of servicing strategy.
- Update of some of the building footprints, due to the proposal impacting on the buildability of the scheme.
- Update of the external elevations, due to internal layout re-configuration and development of servicing strategy.

Landscaping:

There is no impact to external arrangements.

Daylight/Sunlight:

The changes on the second floor will not impact negatively on the surrounding buildings.

Energy Strategy:

There is no update on the building fabric as previously approved.

Car Parking and Transport:

There is no impact to the car parking or transport overall provision.

External Lighting:

There is no impact to the external lighting strategy existing within the school or previously approved.

Arboriculture:

There is no impact to external arrangements.

Flood risk:

There is no impact to external arrangements.

Fire Strategy:

The specialist consultant confirmed that the building performance requirements and configuration principles remain the same as per previous Fire Strategy Report.

3. SUMMARY OF AMENDMENTS (LAYOUTS):

Ref.No	Subject / Consented design	Proposed Amendment	Justification	Consented Drawings Affected	Proposed Drawings	Proposed Drawings Changes Mark-up
L1	Building layouts	Previous wall alignment as per application 20/02454/FULM	To assist on buildability and achieve required space standards	32169-BGL-A1-02-DR-A-1202-P 32169-BGL-A1-R1-DR-A-1203-P	34955-BGL-A1-02-DR-A-12002-C05 34955-BGL-A1-03-DR-A-12003-C03	34955-BGL-A1-02-DR-A-12052-P02 34955-BGL-A1-03-DR-A-12053-P02
L2	Building layouts	Additional AOV as per Fire Engineer's request	To accommodate fire requirements to comply with Part B	32169-BGL-A1-R1-DR-A-1203-P	34955-BGL-A1-03-DR-A-12003-C03	34955-BGL-A1-03-DR-A-12053-P02
L3	Building layouts	Lift overrun removed	Removal of lift overrun is due to new manufacturer selected	32169-BGL-A1-R1-DR-A-1203-P	34955-BGL-A1-03-DR-A-12003-C03	34955-BGL-A1-03-DR-A-12053-P02
L4	Building layouts	ASHP added as per MEP requirements	Introduction of air source heat pumps (ASHP) on the roof following advice to achieve required energy strategy values as per planning approval	32169-BGL-A1-R1-DR-A-1203-P	34955-BGL-A1-03-DR-A-12003-C03	34955-BGL-A1-03-DR-A-12053-P02
L5	Building layouts	PV panels added as per MEP requirements	Introduction of photovoltaic panels (PV) on the roof following advice to achieve required energy strategy values as per planning approval	32169-BGL-A1-R1-DR-A-1203-P	34955-BGL-A1-03-DR-A-12003-C03	34955-BGL-A1-03-DR-A-12053-P02

3. SUMMARY OF AMENDMENTS (ELEVATIONS):

Ref.No	Subject / Consented design	Proposed Amendment	Justification	Consented Drawings Affected	Proposed Drawings	Proposed Drawings Changes Mark-up
E1	Building elevations	Previous windows/doors alignment as per application 20/02454/FULM	As a result of the design development and to ensure the building is constructed to brick dimensions, some windows and doors had to be repositioned or slightly amended to suit requirements.	32169-BGL-A1-XX-DR-A-1400-P 32169-BGL-A1-XX-DR-A-1401-P 32169-BGL-A1-XX-DR-A-1402-P 32169-BGL-A1-XX-DR-A-1403-P	34955-BGL-A1-ZZ-DR-A-14012-P03 34955-BGL-A1-ZZ-DR-A-14013-P03	34955-BGL-A1-ZZ-DR-A-14100-P03 34955-BGL-A1-ZZ-DR-A-14101-P03
E2	Building elevations	Brick colour changed from red to grey	Required by the client to minimize the look of the second floor	32169-BGL-A1-XX-DR-A-1400-P 32169-BGL-A1-XX-DR-A-1401-P 32169-BGL-A1-XX-DR-A-1402-P 32169-BGL-A1-XX-DR-A-1403-P	34955-BGL-A1-ZZ-DR-A-14012-P03 34955-BGL-A1-ZZ-DR-A-14013-P03	34955-BGL-A1-ZZ-DR-A-14100-P03 34955-BGL-A1-ZZ-DR-A-14101-P03
E3	Building elevations	Brick colour changed from grey to red	Required by the client to create a cohesive design with item E2	32169-BGL-A1-XX-DR-A-1400-P 32169-BGL-A1-XX-DR-A-1401-P 32169-BGL-A1-XX-DR-A-1402-P 32169-BGL-A1-XX-DR-A-1403-P	34955-BGL-A1-ZZ-DR-A-14012-P03 34955-BGL-A1-ZZ-DR-A-14013-P03	34955-BGL-A1-ZZ-DR-A-14100-P03 34955-BGL-A1-ZZ-DR-A-14101-P03
E4	Building elevations	New plant room doors added as per MEP requirements	New electrical plant room required internally together with external access required for the plant room	32169-BGL-A1-XX-DR-A-1400-P 32169-BGL-A1-XX-DR-A-1401-P 32169-BGL-A1-XX-DR-A-1402-P 32169-BGL-A1-XX-DR-A-1403-P	34955-BGL-A1-ZZ-DR-A-14012-P03 34955-BGL-A1-ZZ-DR-A-14013-P03	34955-BGL-A1-ZZ-DR-A-14100-P03 34955-BGL-A1-ZZ-DR-A-14101-P03
E5	Building elevations	Toilet high-level windows removed	To avoid clashing issues with internal cubicles	32169-BGL-A1-XX-DR-A-1400-P 32169-BGL-A1-XX-DR-A-1401-P 32169-BGL-A1-XX-DR-A-1402-P 32169-BGL-A1-XX-DR-A-1403-P	34955-BGL-A1-ZZ-DR-A-14012-P03 34955-BGL-A1-ZZ-DR-A-14013-P03	34955-BGL-A1-ZZ-DR-A-14100-P03 34955-BGL-A1-ZZ-DR-A-14101-P03

4. DOCUMENT LIST:

Appendix 1a – Architecture Consented Drawings

32169-BGL-A1-00-DR-A-1100-P02 Proposed Site Plan
32169-BGL-A1-00-DR-A-1200-P02 Proposed Ground Floor Plan
32169-BGL-A1-01-DR-A-1201-P Proposed First Floor Plan
32169-BGL-A1-02-DR-A-1202-P Proposed Second Floor Plan
32169-BGL-A1-R1-DR-A-1203-P Proposed Roof Plan
32169-BGL-A1-XX-DR-A-1400-P Proposed East Elevation
32169-BGL-A1-XX-DR-A-1401-P Proposed North Elevation
32169-BGL-A1-XX-DR-A-1402-P Proposed West Elevation
32169-BGL-A1-XX-DR-A-1403-P Proposed South Elevation

Appendix 1b – Architecture Proposed Drawings

34955-BGL-A1-00-DR-A-11010-C02 Proposed Site Plan
34955-BGL-A1-00-DR-A-12000-C04 Level 00 – Proposed Ground Floor GA Plan
34955-BGL-A1-01-DR-A-12001-C05 Level 01 – Proposed First Floor GA Plan
34955-BGL-A1-02-DR-A-12002-C05 Level 02 – Proposed Second Floor GA Plan
34955-BGL-A1-03-DR-A-12003-C03 Level 03 – Proposed Roof GA Plan
34955-BGL-A1-ZZ-DR-A-14012-P03 Proposed East and North Elevations
34955-BGL-A1-ZZ-DR-A-14013-P03 Proposed West and South Elevations

Appendix 1c – Architecture Changes Mark-up

34955-BGL-A1-02-DR-A-12052-P02 Level 02 – Marked up Proposed Second Floor GA
34955-BGL-A1-03-DR-A-12053-P02 Level 03 – Marked up Proposed Roof GA Plan
34955-BGL-A1-ZZ-DR-A-14100-P03 Mark-up Proposed East and North Elevations
34955-BGL-A1-ZZ-DR-A-14101-P03 Mark-up Proposed West and South Elevations

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INDEPENDENT CERTIFIER
PROJECT MANAGEMENT
QUALITY CONTROL INSPECTORS

LONDON (HEAD OFFICE)

146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk

BIRMINGHAM

55 Charlotte Street,
Birmingham B3 1PX
T. 0121 236 2236
E. reception@bailygarner.co.uk

www.bailygarner.co.uk

