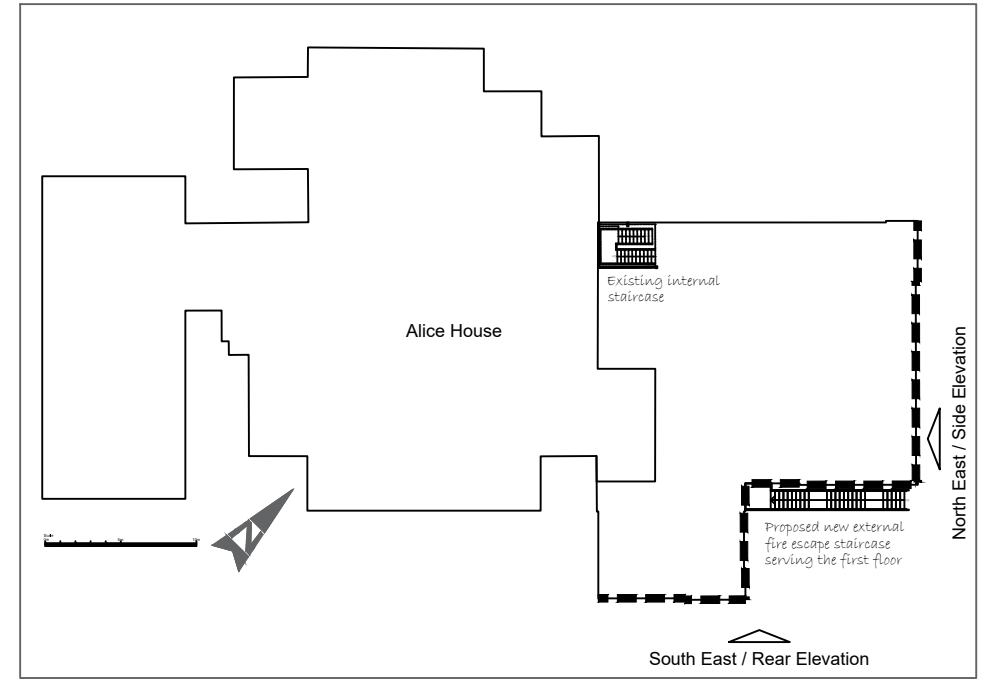
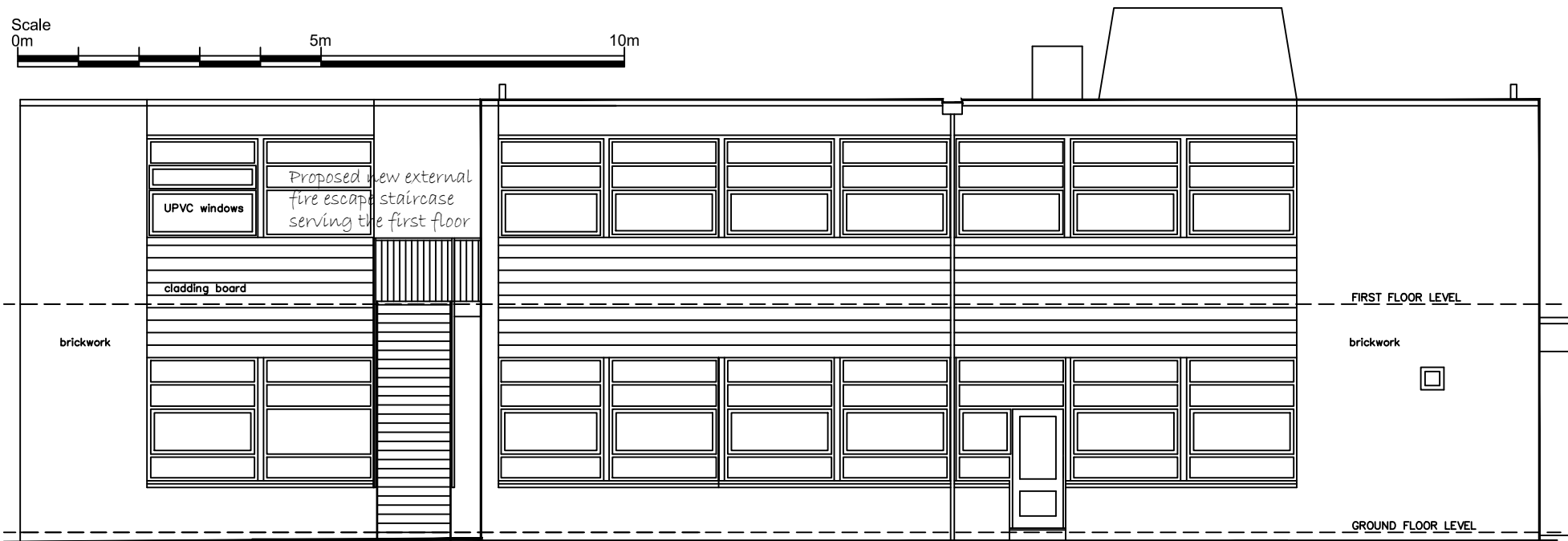


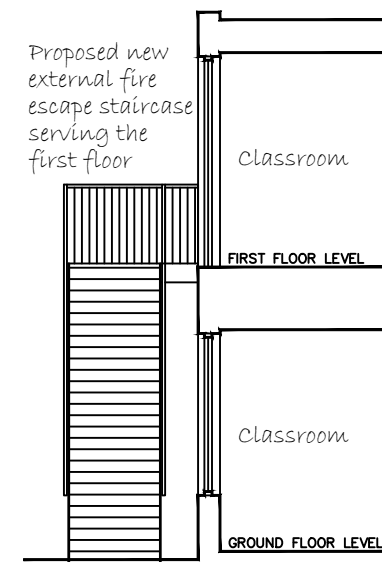
South East / Rear Elevation - Scale 1:100



Alice House Block / Roof Plan 1:500

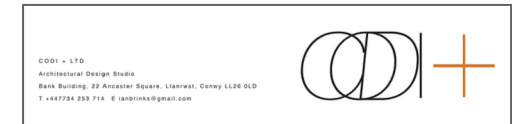


North East / Side Elevation - Scale 1:100



Section - Scale 1:100

Rev:	Description:	Date:
P1	First Issue	23.01.2024
P2	D&A Updated	29.01.2024
P3	D&A Updated	29.01.2024



Client:
Solihull School

Project:
Solihull Preparatory School
Alice House

Project No:
2024/SS/01

Drawing No:
105

Date:
January 2024

Revision:
P3

Drawing Title/Description:
Proposed New External Fire Escape
Proposed Elevations, Section and
Design & Access Statement

Scale:
1:100 & 1:500 @ A3

Drawn by:
IB

Drawing Status:
Planning

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All written/scaled dimensions and floor areas shown are approximate and subject to verification by Contractor(s) on site prior to commencement of any construction or fabrication works.

Design & Access Statement

Application Description:
New external fire escape to serve existing classrooms within Alice House.

Applicant: Solihull School
Site Location: Brueton Avenue, Solihull B91 3EN
Date: January 2024

Context to the Development:
Alice House is a two storey classroom block located adjacent to the recently completed vehicular access road and remodeled playing fields within the campus of Solihull Prep School.

The building was constructed approximately in the early 1970s and is comprised externally of red facing brickwork with UPVC windows & doors, panels of horizontal cladding and wide fascias with flat roofs.

The existing first floor classrooms are served by a single internal staircase located adjacent to the main entrance on the north west elevation.

The existing classroom block accommodates the nursery, reception, infant 1 & infant 2 classes and provides children from 3 to 7 years of age with an abundance of exciting learning opportunities, based upon a varied and exciting curriculum.

Alice House is located outside the Malvern Hall and Bruetone Avenue Conservation Area CONA/011.

The application site is approximately 170m² / 0.017 Hectare / 0.042 Acres.

Proposed Alterations
The proposal is to construct a new external fire escape to serve the existing first floor classrooms. The staircase would be accessed at first floor level via a set of double doors which is formed by removing the existing windows/cladding locally.

The current use of the first floor classroom accommodation is limited due to having a single staircase. The introduction of a new external escape staircase would allow the accommodation to be used more regularly.

The Applicant had commissioned an independent Fire Risk Assessment by a specialist consultant which has identified that the current means of escape provisions should be reviewed and improved by the introduction of a new additional fire escape staircase which would reduce the means of escape travel distances from the most remote classrooms on the first floor.

The fire evacuation routes within the corridors would also be improved with the introduction of new fire doors which would provide lobbies between the staircases and the classrooms, thus allowing both staircases to be used in an emergency evacuation situation.

Due to the internal layout of the existing building it would not be possible to insert a new staircase within the existing building envelope as this would compromise the classrooms and ancillary support spaces.

The external fire escape staircase would be constructed of external grade galvanised steelwork which would be painted black. The staircase would comply with Part K & M of the current Building Regulations.

The staircase would be in close proximity to the existing building, thus ensuring minimal projection and visual impact.

Ecology
The proposals would not impact upon the existing ecology within the application site.

Arboricultural
There are no trees within the application site.

Landscaping
The proposals will not impact upon the existing landscaping.

Consultation
The Applicant has not undertaken a pre-application consultation with the Local Authority. The Applicant has consulted with an Approved Building Inspector.

Conclusion
The introduction of the new external fire escape staircase would address the Health & Safety concerns currently experienced on the first floor of the building which limits its practical use to the school. The new escape will reduce the travel distances and means of escape from the classrooms to a safe place of evacuation which will allow the school to better utilise the space across the whole building for the education of young people.

The proposals would have no impact upon the immediate locality or the Conservation Area.