

DESIGN & ACCESS STATEMENT

For

Classroom Extension

At

Pocklington Infant School, Maxwell Road,
Pocklington, YO42 2HE

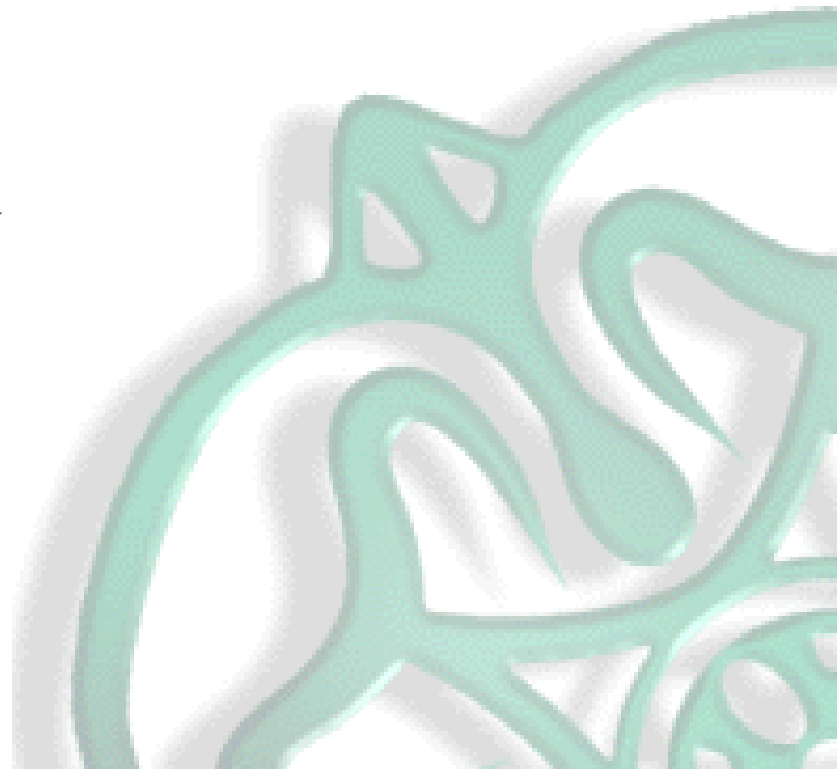
Project No. 54825

March 2024



EAST RIDING
OF YORKSHIRE COUNCIL

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Application Details

Site Address: Pocklington Infant School
Maxwell Road
Pocklington
YO42 2HE

Applicant details: East Riding of Yorkshire Council
County Hall
Cross Street
Beverley
HU17 9BA

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1.0 Proposed Use

The objective of the project is to provide a single classroom extension to accommodate a forecast increase in pupil numbers.

2.0 Context

The site is used as a Primary School. Once complete, the works will provide additional teaching space required due to increased pupil numbers due in September 2024.

3.0 Planning Policy Analysis

- The scale of the proposed development is not incompatible with the character of the immediate surroundings or the wider urban context.
- The development will not detract from the character, appearance, or amenity of the surrounding area.
- There will be no adverse effect on space of a recreational, nature conservation or amenity value.

Other Key Issues

- The development will not cause harm to issues of residential or visual amenity.
- There will be no additional activity or operations on the site as a result of the development.
- In our opinion the proposed work respects the scale, proportion and design details of the existing building.

4.0 Flood Risk

The area of the proposed extension does not lie within a flood risk area, therefore no flood risk assessment is required.

5.0 Amount

Area of demolition	=	0m ²
Area of new build	=	89m ²

6.0 Scale & Appearance

The proposed extension is to be constructed in a modular timber frame with external timber cladding. It shall be finished with slate grey flat roof coverings, white aluminium framed doors and white aluminium framed windows.

The new extension has been designed to minimise the impact on the site as far as possible, however, operational requirements have dictated the overall size of the building needed to increase to meet current minimum areas for teaching spaces.

7.0 Landscaping

The proposed extension is to be sited on an area of hardstanding, not formed part of the playground. Upon completion, the tarmac footpath around the building will be reinstated and a gradual approach formed to the east elevation, provide level access to the two external doors.

8.0 Access

8.1 Statement of Intent

The school as best as possible offers inclusive access to all facilities in line with central and local government policy and guidance, and current law including the Equalities Act.

8.2 Access to and within the site

There is currently wheelchair access to all the buildings on the site and access to the classrooms will be via a level access, with the exception of a slight fall away from the entrance to prevent water ingress.

Horizontal circulation around the site will remain as existing. The proposals will not compromise the requirements of Approved Document M of the Building Regulations. The construction will not be detrimental to external access.

8.3 Internal Circulation

The proposed entrance and circulation areas have been designed in accordance with Part M of the Building Regulations (Internal Circulation) to be fully accessible and to create manoeuvrable spaces.

8.4 Toilet Facilities

Proposed toilet facilities have been designed in accordance with the relevant Building Regulations.

8.5 Décor.

All internal and external décor employed in this development will match that which is already existing on site.

8.6 Means of Escape

Means of escape will be via the external doors which are designed to be in accordance with Approved Document M.

8.7 Travel / Traffic Plans

The proposal will not affect local travel or traffic plans in any way.

9.0 Planning Statement

The primary objective of the project is to provide the school with additional teaching space.

No new development will be significantly higher than any existing structure on the site. The scale and style of the proposed development is compatible with the size and character of the immediate surroundings as well as the wider urban context.

The development will not detract from the character, appearance or amenity of the surrounding area and there will be no adverse effect on space of a recreational, nature conservation or amenity value.

It is our opinion that the development complies with policy SP5 Joint Structure Plan for the following reasons:

- a. The scale of the proposed development is compatible with the size and character of its immediate surroundings as well as the wider urban context.
- b. The development will not detract from the character, appearance, or amenity of the surrounding area.
- c. There will be no adverse effect on space of a recreational, nature conservation or amenity value.
- d. The proposals represent an efficient use of the land.
- e. The development will not cause harm to issues of residential or visual amenity.
- f. There will be limited additional activity on the site.

10.0 Conclusion

All areas have been considered in the design of the extension. It is considered that the installation complies with all local and national planning policies and that all issues relating to accessibility have been considered. It is believed that the extension will not affect the building or its surroundings in a negative manner.