

Design and Access Statement

In respect to the Proposed Single Storey Extension

at

Aurora Meldreth Manor School

Royston, SG8 6LG

Image 1 –Bing aerial view



Prepared by Kori Moore

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Job Ref: 8607

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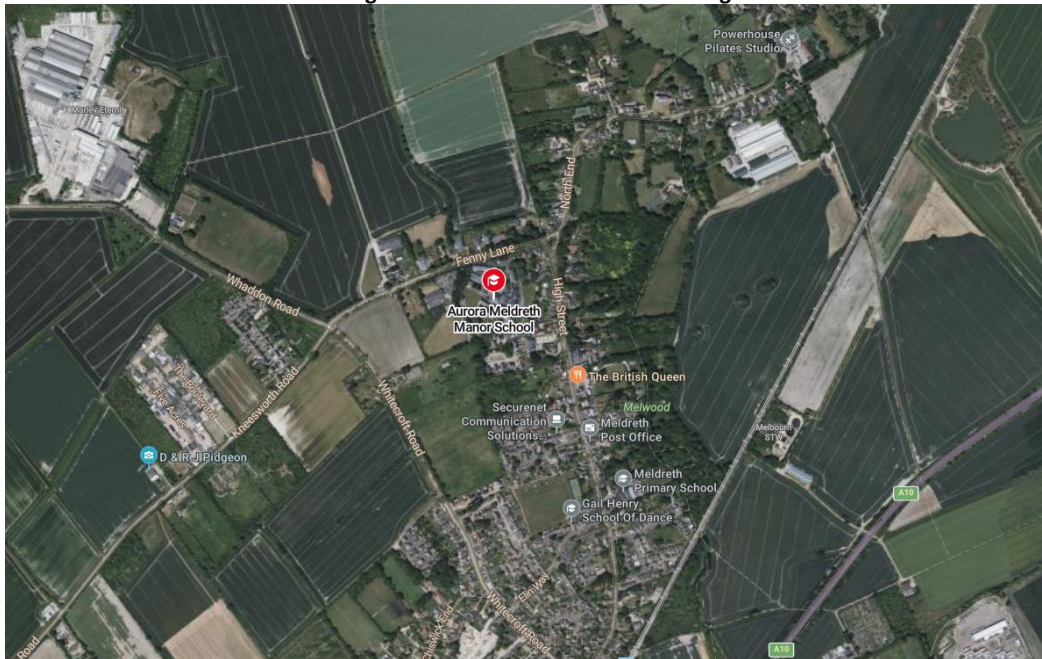
1.00 Introduction

1.01 This Design and Access Statement has been prepared in support of an application for permission to construct a new single storey extension to the Aurora Meldreth Manor School.

2.00 Location and Context

2.01 The site is located within the South Cambridgeshire District Council, and falls under the Meldreth Parish Council.

Image 2 – Aerial satellite wider site image



2.02 The existing buildings on the Aurora Meldreth School campus were primarily built in the 1970s. Existing materials comprise painted brickwork, uPVC and timber windows and doors, timber cladding, and slate tiles.

Image 3 – internal site courtyard view of the surrounding building



- 2.03 The existing area where the proposed extension is to be located has no defined use for the students, staff, or general site. The proposed extension will therefore have no impact on existing site provisions for play area or any other form of amenity.

Image 4 – Existing photo of the extension area



3.00 Proposal and Design

- 3.01 The proposed extension is to increase the internal floor area on site by 3m². The proposed building will be single storey, with a new flat roof that will extend over the existing flat roof area, creating a consistent and in keeping building. The façade will be finished in painted brickwork and uPVC windows and doors to match the existing. The fascia boards are to be black painted timber. Rain water goods are to be black uPVC.

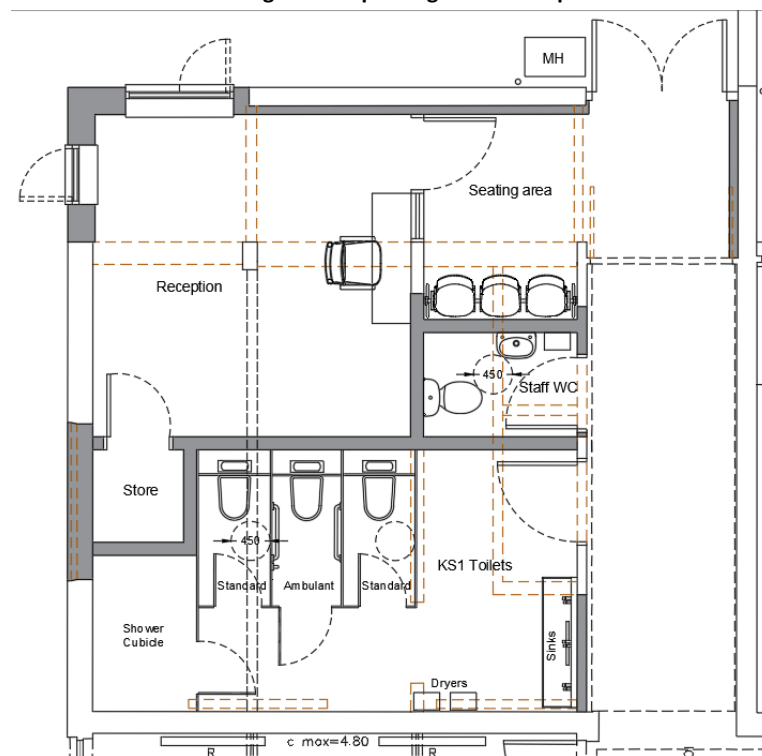
Image 5 – Proposed front west elevation



- 3.02 The proposed extension will be included in the reconfiguration of the internal space of a section of the existing building. The existing internal areas comprise lobby, toilet, office and storage. The new internal area will comprise a lobby, KS1 toilets and shower, staff toilet, seating area, reception, and storage. The proposed internal changes, combined with the small extension will create a far better-utilised, practical, and safer space for the school.

The extension and internal reconfiguration needs to be situated where currently proposed within the site as it is a primary entrance into a classroom block, so is the ideal location for a reception and toilets.

Image 6 – Proposed ground floor plan



4.00 Access

- 4.01 The proposed building will be designed and built, in full accordance with the Building Regulations Part M, ensuring suitable access for all staff, students, and visitors.
- 4.02 Vehicle parking and footway access is already in place across the site and no further changes are required to the existing provisions.

5.00 Drainage

- 5.01 Foul and surface water is to be discharged into the existing site infrastructure. There is an existing manhole located in close proximity to the proposal, which can be seen on the existing and proposed floor plans. The proposed extension will not increase the demand for surface water drainage as the extension is to be situated over an existing concrete slab.

6.00 Conclusion

- 6.01 The proposed extension will create the opportunity to better reconfigure the space around it, and allow for all the rooms the school currently requires to be created in a suitable location on the site.
- 6.02 The proposed location of the extension is highly suitable, and could not be better placed on site. It works with the surrounding buildings and will enhance their appearance, does not increase the hard surfacing area, and will not cause the loss of any viable amenity space.
- 6.03 We recommend this application be looked upon favourably to ensure the Aurora Meldreth School can continue to improve its site and create a better environment that all future students will benefit from.