

DESIGN AND ACCESS STATEMENT FOR:

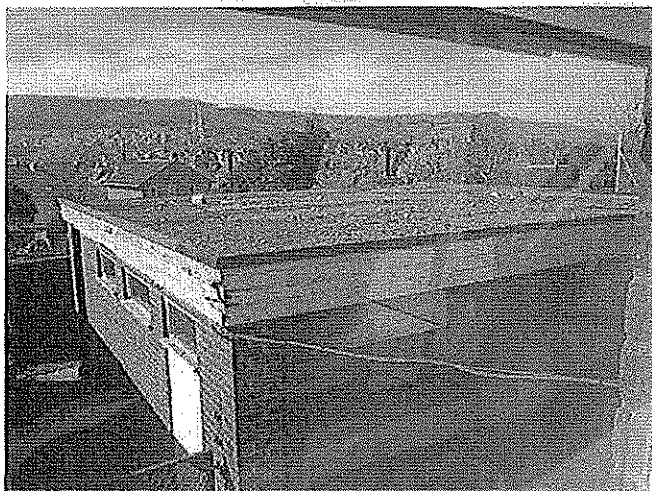
**ALTERATION OF A GARAGE TO A SET
OF NEW CLASSROOMS**

Situated at:

CAVENDISH SCHOOL,

EASTBOURNE,

EAST SUSSEX.



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1 History

- 1.1 Hamson Partnership was requested to undertake the project management of the conversion of a garage into a useable classroom block.

2 Overview of project

- 2.1 The proposed conversion will provide two new classroom areas with a single toilet facility to the rear of the block.
- 2.2 External works will include the removal of the existing roof covering and fascias including their complete replacement, construction of an external access ramp, removal of a disused door and blocking up using bricks and the removal of the metal shutters which will allow the installation of new PVCu windows. To the top of the boundary wall a new timber fence will be erected.
- 2.3 Internally the area will be divided up into two classroom areas, an office, kitchenette and a new toilet.

3 Site Use

- 3.1 Currently site is used for educational purposes.

4 Construction Density

- 4.1 There will be no increase in the building mass on site, other than the construction of the ramp.

Design

Layout

- 4.2 The existing building is a square block with garage doors to the front and high level windows to the sides. At the side there is a door which is disused.
- 4.3 The internal layout of the garage will be altered to provide a small entrance lobby and corridor. Leading off the corridor there will be two small classrooms an office and at the end of the corridor will be single toilet and kitchenette.

- 4.4 Externally the metal roller shutter doors will be removed and new PVCu windows installed. Leading up to the entrance door there will be an access ramp.
- 4.5 To the top of the external boundary wall a vertical close boarded fence will be erected to a height of approximately 1.2m.

Parking

- 4.6 Parking will not be affected by this development.

5 Scale (size of development and impact on local environs)

- 5.1 The majority of the proposed works are internal with. The external ramp will be approximately 8m² of the development.

6 Landscaping

- 6.1 The landscaping surrounding the building will not be affected.

7 Appearance (visual appearance on environs)

- 7.1 The external finish of the proposed classroom is as the existing garage block, brick walls with felt covered flat roof and white PVCu fascias. The existing garage doors will be replaced with PVCu double glazed full height window units to match that fitted to the adjacent main building. The ramp will be constructed, in concrete and brick.
- 7.2 The south elevation will have the existing blocked up door replaced with brickwork to match.
- 7.3 To the rear west boundary, the existing brick wall will be surmounted with a vertical close boarded fence of 1.2m high.

8 Access - Vehicular and Transport Links

- 8.1 Access to the building will remain unchanged.

9 Inclusive Access

External Access

- 9.1 As previously mentioned there will be an access ramp that will lead to the main entrance constructed in concrete and brick.

Internal Access

- 9.2 Within the subject building access to all parts will be level and any openings not less than 930mm in width with efforts made to 'design out' any obstructions.

10 Summary

- 10.1 Careful consideration has been taken into designing the new classroom areas to provide suitable access for persons with disabilities.
- 10.2 Throughout the design of the building we have strived to meet the requirements of the DDA and have taken advice from Accessibility Design Guides, Building Regulation Approved Documents, Health and Safety Regulations and current Codes of Practice.
- 10.3 We believe that the design that has been put together meets the needs of service users without compromise or disadvantaging any through the relaxation of Health and Safety legislation.

