



THE GREEN RETREATS GROUP

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DESIGN AND ACCESS STATEMENT

All Saints Primary School
Brownlow Road
Reading
RG1 6NP

All Saints C of E Primary School is for children 5- 7 years of age.
The school was (built between 1865 -1866 and is predominately single Storey,
it is situated on the east side of Brownlow road adjacent to All Saints Church the rest of
the road is mainly residential.

Summary of Proposal

The Erection of a single Storey timber clad contemporary building to be used as a Classroom. This will replace three existing shed

Design

The new building is a contemporary design the materials used are highly efficient to give excellent superior thermal insulation, the size of the internal floor area of 30 sq. meters. The building is single Storey with a Mono roof, the insulated kingspan roof height at the front of 2.5m sloping to the rear. The external door sets & window will be Graphite Grey UPVC and white on the interior with Double glazed units.
The Building will be faced with vertical Tanalised Redwood to all elevations

Landscaping

Three sheds need removing but No landscaping is required.
The building will be placed onto the existing tarmac area already in place.

Vehicle Access

The existing vehicular and pedestrian access are unaffected by the proposal.

Statement of Need

The school's facilities are inadequate for current teaching requirements.
The proposed Building will be an additional classroom and will give the much-needed space required at the school now and for the future. The school currently only has two classrooms which means they must cross classes which can impact on learning.
As space is limited within the school grounds In addition to the playground the school lease the field to the rear of the school to provide an all-weather green play area.



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National Planning policy

. The NPPF also states It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with schools' promoters, delivery partners and statutory bodies to identify and resolve key planning issues.

Local Planning Policy

OU1: NEW AND EXISTING COMMUNITY FACILITIES

Configured drawings of proposed Buildings





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Proposed Location -sheds to be removed



View from front of proposed Building

