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DESIGN & ACCESS STATEMENT

Kendrick School, Teaching Block Development

180058-DGL-XX-XX-AS-A-8035

May 2019



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Introduction:

This Design & Access Statement has been prepared by Darwin Group LTD on behalf of Kendrick School for a proposed teaching block development. This document seeks to outline the process of design development and illustration of how the site analysis, research, survey work and consultation processes have informed the final proposals. This document should be read in conjunction with the drawings submitted as appendices to the drawing submission.

Reasons for development:

Kendrick school were successful in a Selective School Expansion Fund (SSEF) application to the Department of Education (DfE). This fund enables the school to increase student numbers starting in the year 2020, and allow the expansion and improvement of existing facilities at the school to accommodate the associated increased capacity.

The applicant:

Kendrick School, the application site falls within the grounds of *Kendrick School, 41-43 London Road, Reading, RG1 5BN.*

The proposal:

Erection of a three storey teaching block - with provision for a dining hall, 9 classrooms and ancillary accommodation – landscaping and access following demolition of a small existing single-storey building.

Pre-Application Advice:

Reference: 190255

Historical Context:

The school is named after John Kendrick, a cloth merchant, who, on his death in 1624, left a charitable bequest to the towns of Reading and Newbury to provide employment and education for the poor. Initially this was used to construct a workhouse, called the Oracle, and the funds were subject to legal challenge. The legalities were resolved in the 1870s and the remaining money used to found both Kendrick Girls' School and the Kendrick Boys' School – which later merged with Reading School – and the Girls' school in its current form was founded in 1877. The school was originally situated at Watlington House in Watlington street, but moved to its current site in 1927, and celebrated its 140th birthday in late 2017. Over the years Kendrick School has built and maintained an impressive record of the highest academic standards and achievements. It is now acknowledged as being amongst the very best state schools in the country, and as such, is severely oversubscribed, with over 7 applications per place.

In the modern day:

In the school's last four OFSTED inspections, Kendrick has been graded an '**outstanding**' school, and OFSTED consider the school "***a thriving community seeking to do its very best for its students. Students in this outstanding school continue to prosper academically and in their personal development.***"

In autumn 2006, the Kendrick Federation was formed, this was a soft federation between Kendrick School and Reading Girls' School. In November 2008 Kendrick School and Reading Girls' School formed a joint trust and the two schools continue to work together to raise the standards of education and achievement of young women in Reading.

Site Location:

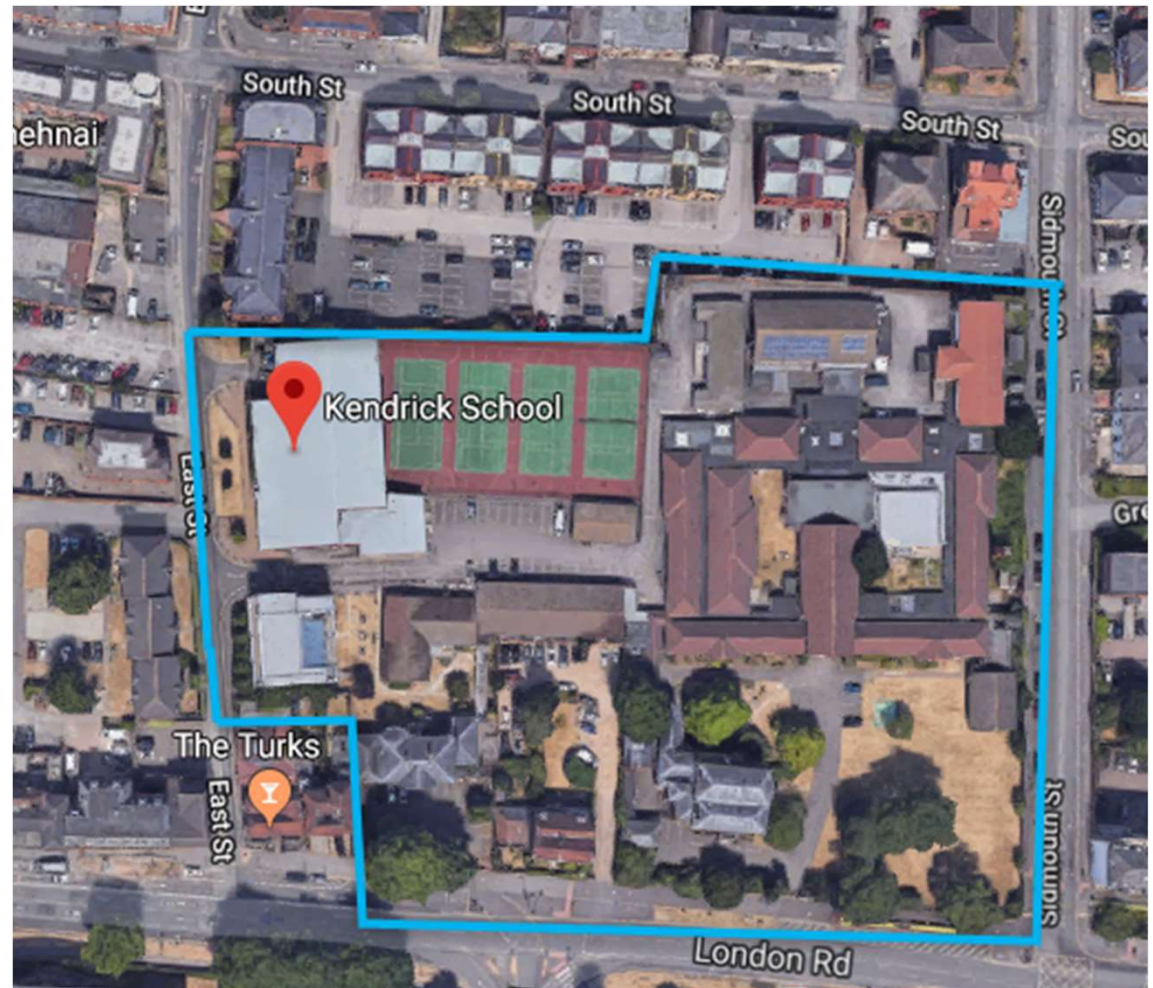
Kendrick School is a selective school for girls aged 11-18 in Reading, Berkshire. The school is located in central Reading, and the school site is bounded by London Road to the south, East Street to the west, Sidmouth Street to the east, and commercial properties off South Street to the north, of these 'boundary roads', London Road and East Street are the main access roads for the school.

The school campus is located adjacent to two Conservation Areas – Market Place / London Street and Kendrick Road – and there are five Grade II listed buildings along the northern frontage of London Road, two of which form part of Kendrick School (The Cedars – directly south of where works are proposed – and Sidmouth House – further to the south east). The site is located outside, but adjacent to, Reading Borough's Local Development Framework Central Area Action Plan.

The proposed teaching block will be constructed directly next to, and parallel with, the existing sports hall in the north-western corner of the site. This area is currently occupied by a single netball pitch, with a further pitch to be removed as to allow landscaping works. The 'removed' pitches will be relocated to the south of the remaining pitches, and the remaining pitches reconfigured to suit this.

The light blue line indicates the approximate site boundary, the area bounded by this line is 21,178.61m² or 2.18 Hectares.

SITE LOCATION



SITE ASSESSMENT

Site location:

The main school campus covers approximately 2.18 Hectares (highlighted in light blue on page 02). The proposed teaching block is located in the north-western corner of the site, directly next to & parallel with the existing sports halls. The proposed area of development is bound by the existing sports hall to the west, the site boundary to the commercial properties off South Street to the north, and existing school buildings to the south and east. The area of development is highlighted in red on page 3. The site is accessed via both London Road and East Street, and egress is in the same manner as the roads do not meet in the school site.

Topography:

The existing site of the proposed building is primarily flat, with very little level change across the site. The site boundary on the north side, to the commercial property, includes a considerable level change of $\approx 3\text{m}$, which has been retained. This area is not part of the Darwin Group LTD construction site, and has not been surveyed.

The finished floor level of the building will be governed by the topography, and after the area has been levelled out prior to the construction of foundations, the floor level will be set as 150mm above the desired external levels. It is proposed that the FFL is to be set at 100.00.



Existing Sports Hall, to the west of proposed building



Access road off East Street to the west of the site boundary



Level change and retaining element past the northern boundary



Existing courts which the proposed building will look out on

Existing use:

The proposed development is located directly next to and parallel with the existing sports hall, the area is currently occupied by a single netball court which would be relocated to the area of demolition previously referenced, and the existing courts reconfigured to suit.

Character & Materials:

The existing sports hall the proposed building will be located against is finished in a mixture of red architectural panelling, white architectural panelling and buff brickwork, with dark grey aluminium frame fenestrations. The existing classroom buildings situated east of the proposed site are of traditional, red facing brick, construction with gable ends, with white frame fenestrations. The existing classroom buildings south of the proposed site consist of a lightly coloured pebble dash with a shallow sloping roof. The newer building off East Street, and across the access road from the sports hall building, is finished in white render and light grey / silver architectural panelling, again with dark grey aluminium frame fenestrations to match the sports hall. The finishes across the school site are fairly varied based on the function, size and age of the buildings in question. To match the sports hall and the newer build across the access road (off East Street) the elevational treatments of the proposed build would consist of a mixture of white render, architectural panels in red, white and grey, and anthracite grey aluminium frame fenestrations.

SITE ASSESSMENT & PHOTOS



Existing classrooms to the south of the proposed site



Existing classrooms to the south of the proposed site



Sports Hall East Street Entrance



Existing sports hall and proposed site area



Modern school development off East Street



Modern school development off East Street

Strategy:

An initial Transport Assessment has been undertaken on site to determine the impact of the proposed works. This statement shows that the proposed development and access proposals are considered to be wholly acceptable in terms of highway safety, capacity and sustainability. The car parking and servicing provision is also considered acceptable in regards to the nature and scale of the development and the character of the local area. As noted within the Transport Assessment, it is considered that the proposed development will not result in a severe impact on the operation of the transport network. Consequently, in line with the National Planning Policy Framework, there are no highway grounds why the development proposals should not be granted.

TRANSPORT & PARKING

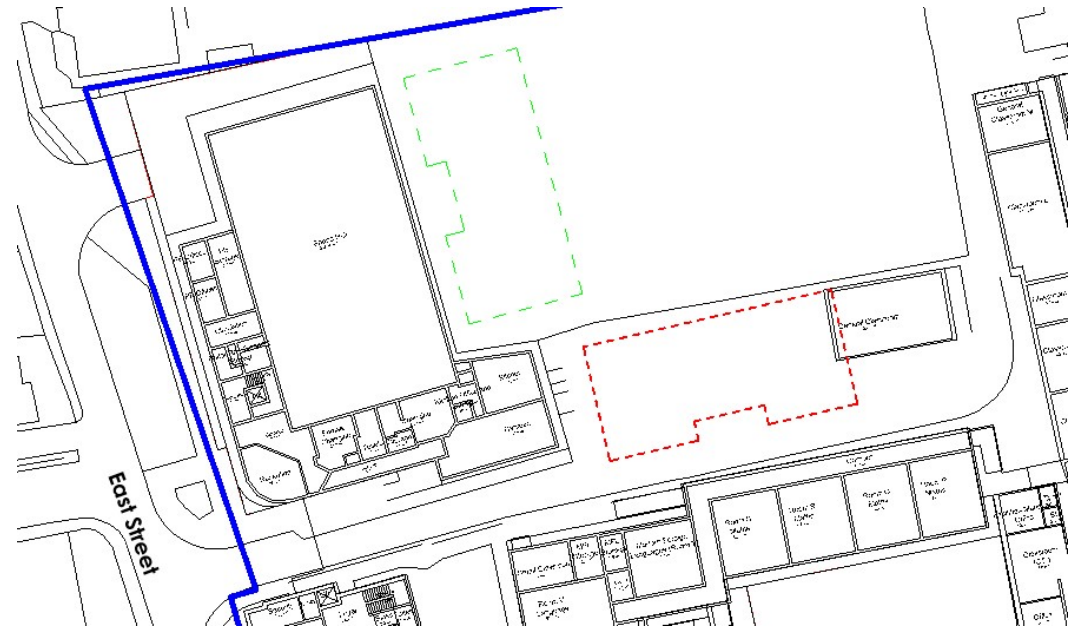


Building Location Options:

During preliminary discussions with the client two building location options were considered within the school campus. Option 1 proposes the new classroom block in a central location along the main access into the site, opposite the maths and MFL block in an area currently used for car parking to the south of the existing x3 netball court. Option 2 proposes the classroom block directly next to and parallel with the existing sports hall in the north-western corner of the site. This area is currently occupied by a single netball court which would require relocating to the south of the remaining two courts to the southwest after the demolition of the existing single classroom building. The location of option 1 is highlighted in **Red dash**. The location of option 2 is highlighted in **Green dash**.

After further discussions with the client and after receiving pre application advice from the LPA, it was decided that option 2 would be the final area in which the proposed building would be situated.

LOCATION DEVELOPMENT



Option 2 was preferred for a number of reasons, including;

- Option 2 makes use of the land directly adjacent to the blank eastern side elevation of the sports hall, whilst also maintaining the amount of south facing sunshine onto the netball courts. Option 2 would also focus a three story building into the north-western part of the site which already benefits from a building of a similar scale, rather than the central portion of the campus which has much lower profile buildings
- Option 2 works well in heritage terms as it concentrates the proposed and existing modern developments within one part of the site, it also allows greater separation between the new developments and the Listed Building / Conservation Area.

Proposed Building Layout:

The proposals were developed in collaboration with the school and the school's consulting architect to establish the requirements of the project, which informed the overall building layout and the building footprint. The new building is primarily classroom spaces as to account for the increase in pupil intake. The design incorporates ancillary accommodation to compliment the classroom areas, such as dining halls, WC areas and storage areas. Where possible, large areas of glazing have been incorporated to introduce as much natural light as possible, and as the building is largely single aspect, including large areas of glazing has taken priority, with the advantage of increasing solar gain and reducing the energy consumption. A large curtain walling element is incorporated across the south elevation, which would be the 'main' elevation facing out onto the tennis courts, providing an aesthetic focal point to the building, especially when viewed against the architectural panels which tie in to the modern developments on the school site.

The ground floor GIFA is; 310.72m²

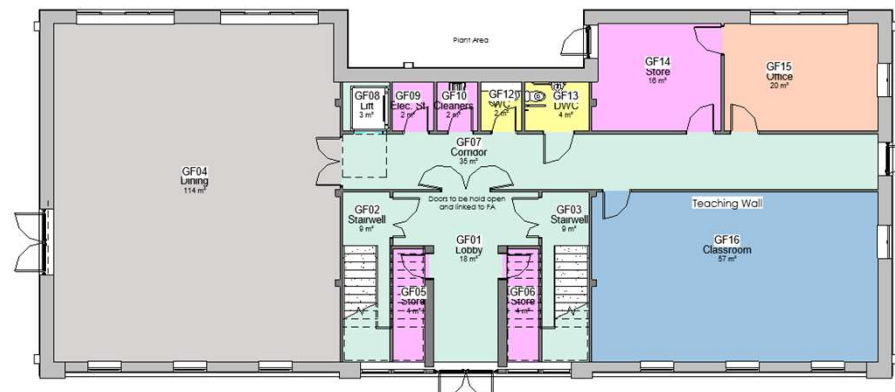
The first floor GIFA is; 301.42m²

The second floor GIFA is; 301.42m²

The total GIFA is; 913.56m² ~ 914m²

The design has developed following comprehensive discussions and input from the school. The building work has been sited as to not directly impact any non-designated heritage assets, as per pre-application advice from the LPA. Please see 3D visual representations of the proposed teaching block and the complimentary landscaping proposals.

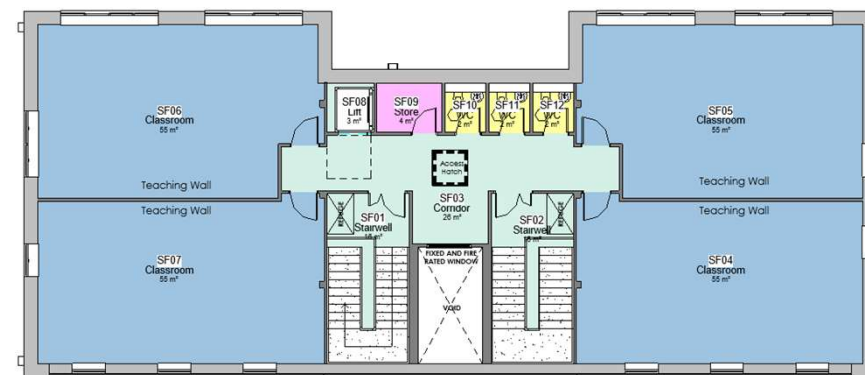
LAYOUT & ORGANISATION



Ground Floor Plan



First Floor Plan



Second Floor Plan

Elevational Treatments:

Blue Engineering Brick – to the plinth of the building. Brickwork will be constructed in a traditional stretcher bond method with a natural mortar between bricks, finished with recessed 'bucket handle' joints.

Textured Render – Finished in a 'white' colour. The render will be finished to have a minimal texture of approximately 1.5mm grain, providing an equal level of shading, texture and depth across the surface.

Curtain Walling – Aluminium framed, Anthracite Grey – RAL 7016. Infill panels to be RAL 7016 to match the frame or RAL 3004 to match the red architectural panels

Architectural Panels – Metal-faced architectural cladding boards, RAL 3009 (Oxide Red), RAL 7016 (Anthracite Grey at 'banding')

Windows – Aluminium Framed, Anthracite grey – RAL 7016. Infill panels to be RAL 7016 to match the frame or RAL 3004 to match the red architectural panels

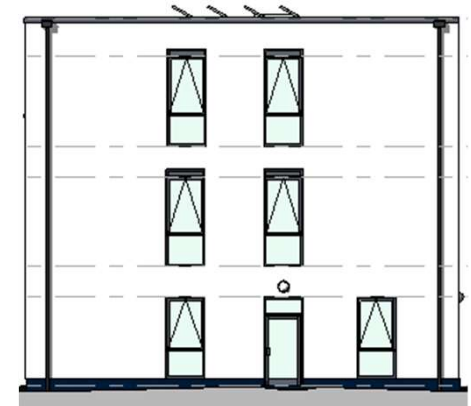
External Doors – Aluminium Framed, Anthracite Grey – RAL 7016.

Rainwater Goods – External downpipes will be flush fitted coloured in RAL 7016 to match fenestrations.

Roof Access Hatch – Grey UPVC.

Fascia – Roof Profile GRP Fascia, Anthracite Grey – RAL 7016.

LAYOUT & ORGANISATION



Landscaping:

The landscaping alterations will be fairly limited, the levels will be kept as close to the existing as possible and the existing courts will be kept as intact as possible. If any making good is required in the site area after construction then this will be done, as well as the making good works indicated on the proposed landscaping plan, including in the footprint of the building to be demolished. The primary new areas of landscaping consist of two timber edged areas of topsoil to be seeded, and tarmac pour if required in the previous area tennis court area. The other works are complimentary to the landscaping, such as provision for planters and benching in the indicated areas, and the reinstatement / extension of a timber knee rail to ensure a boundary between pedestrian areas and the reconfigured parking layout.

LANDSCAPING



Sustainability:

The new teaching block is proposed to be constructed using offsite modular construction techniques.

The environmental benefits of offsite factory produced building are generally well understood and documented in authoritative published reports

Environmental Benefits are:

- Reduced material waste (Typical good factory <1.5% compared with 10% for construction sector generally Source WRAP)
- More efficient factory labour which has been shown to be 300% more efficient than the same operation on site (Source WRAP)
- Lower embodied energy compared to traditional build methods
- Better thermal performance of the building with elemental U values better than 0.15 W/m²K at comparatively lower cost than traditional build
- Better air tightness; factory assemble can readily achieve an air tightness of better than 3 m³/m²/hr, compared with 5 or greater for traditional construction (Source NHBC)

Reduction for the need of Building Services & Energy Use:

- Low carbon/renewable energy considerations with photovoltaic panels to be installed on the roof of the building
- Carefully designed glazing to allow both air movement and good daylight, where possible reducing the need for artificial lighting and mechanical ventilation
- Artificial lighting with good lumen efficiency
- Energy efficient HVAC plant & controls
- Low water use measures throughout the building

Access Statement:

The purpose of this section is to set out the measures that have been employed to ensure inclusive access throughout the proposed development. We have adopted an approach that will ensure access and successful usage of the building by all persons, regardless of any mobility, sensory or cognitive impairments.

Accessibility:

Key objectives in developing the scheme have been to ensure that the building is fully accessible to all potential users, regardless of age, gender or any disabilities they may have.

Building Entrances:

The proposals also ensure that the external building environment, including location and orientation of entrances, will be legible and not act as an impediment to any potential users. All thresholds between the building and external spaces will be flush, with visually contrasting materials to highlight the threshold for those with visual impairments. It will be completely accessible to users with mobility, hearing and visual impairments as well as those with learning disabilities. They will also be assisted by the choice of lighting and colours with the development.

Policy & Approach:

The building is designed to comply with the Disability Discrimination Act 2004 and meet the requirements of the Building Regulations and relevant British Standards including BS 8300 (2001) 'Design of buildings and their approaches to meet the needs of disabled people'. The design of the building interior will be fully DDA compliant and in accordance with Approved Document M of the Building Regulations.

Accessible toilets have been incorporated into the building. The interior has been designed with highly legible circulation routes.

ACCESS

Emergency Service Access:

Emergency and maintenance access is unaffected by the design.

Finishes:

A colour scheme will be developed to ensure sufficient modelling of interior spaces is achieved, particularly focusing on the wall and floor contrast and door and wall contrast for example. Fixtures and fittings will contrast with background colours.

Internal Doors:

Doors will be provided with compliment vision panels and suitably specified clear opening widths and arrangements with adjacent and flank walls.

Ironmongery (Door Furniture):

Ironmongery will provide suitable contrast to the door veneer background. Where glass sidelights to doors are provided suitable manifestation will be included and ironmongery bold enough to identify the door from the adjacent glazed screens specified will be included for.

Ramps & Stairs:

Staircases, ramps and hand rails will be designed in accordance with BS 8300, Approved Document M and Approved Document K. Handrails, nosing's and finished will be discussed and agreed.

Thank You

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