



Caversham Primary School
Design and Access Statement

March 2018

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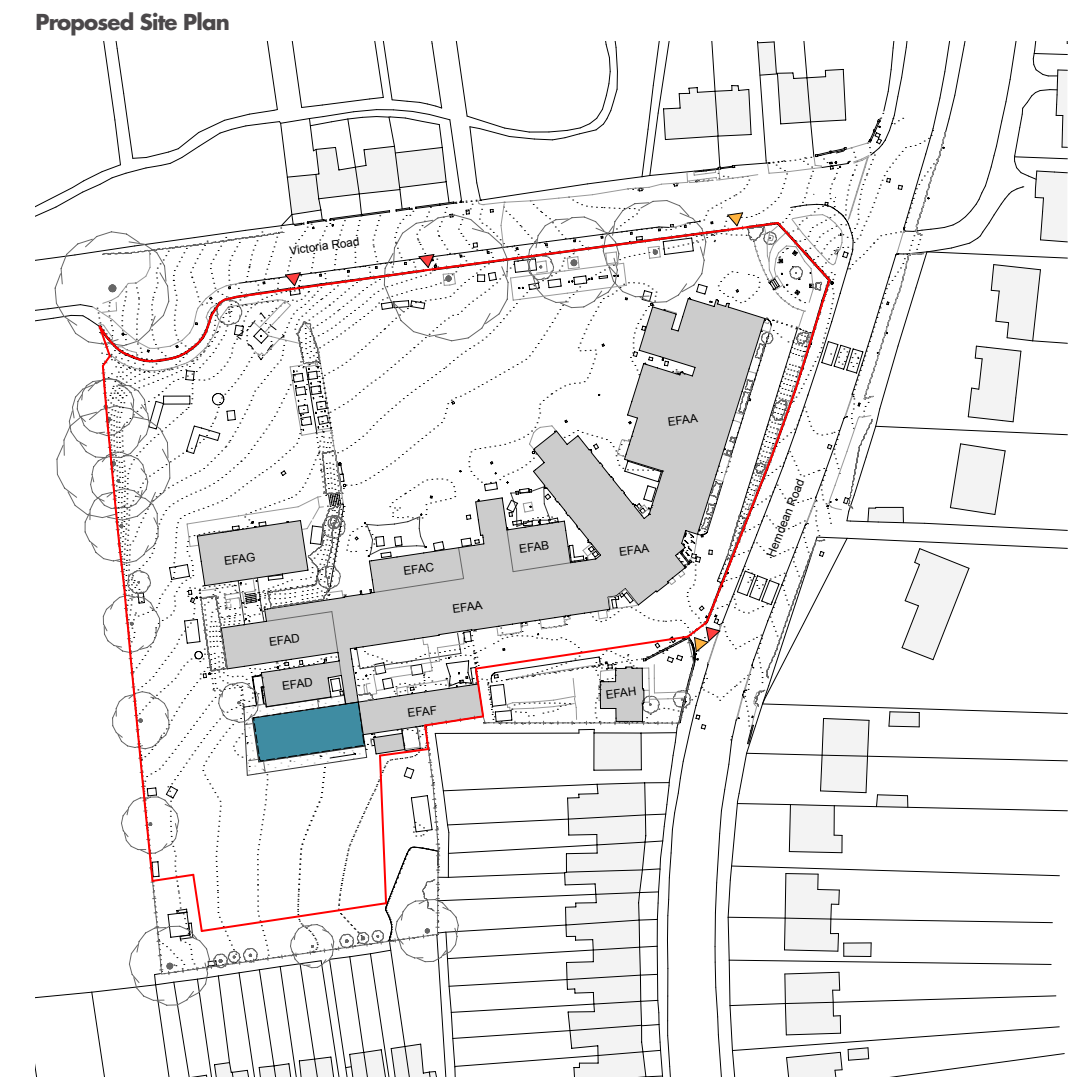
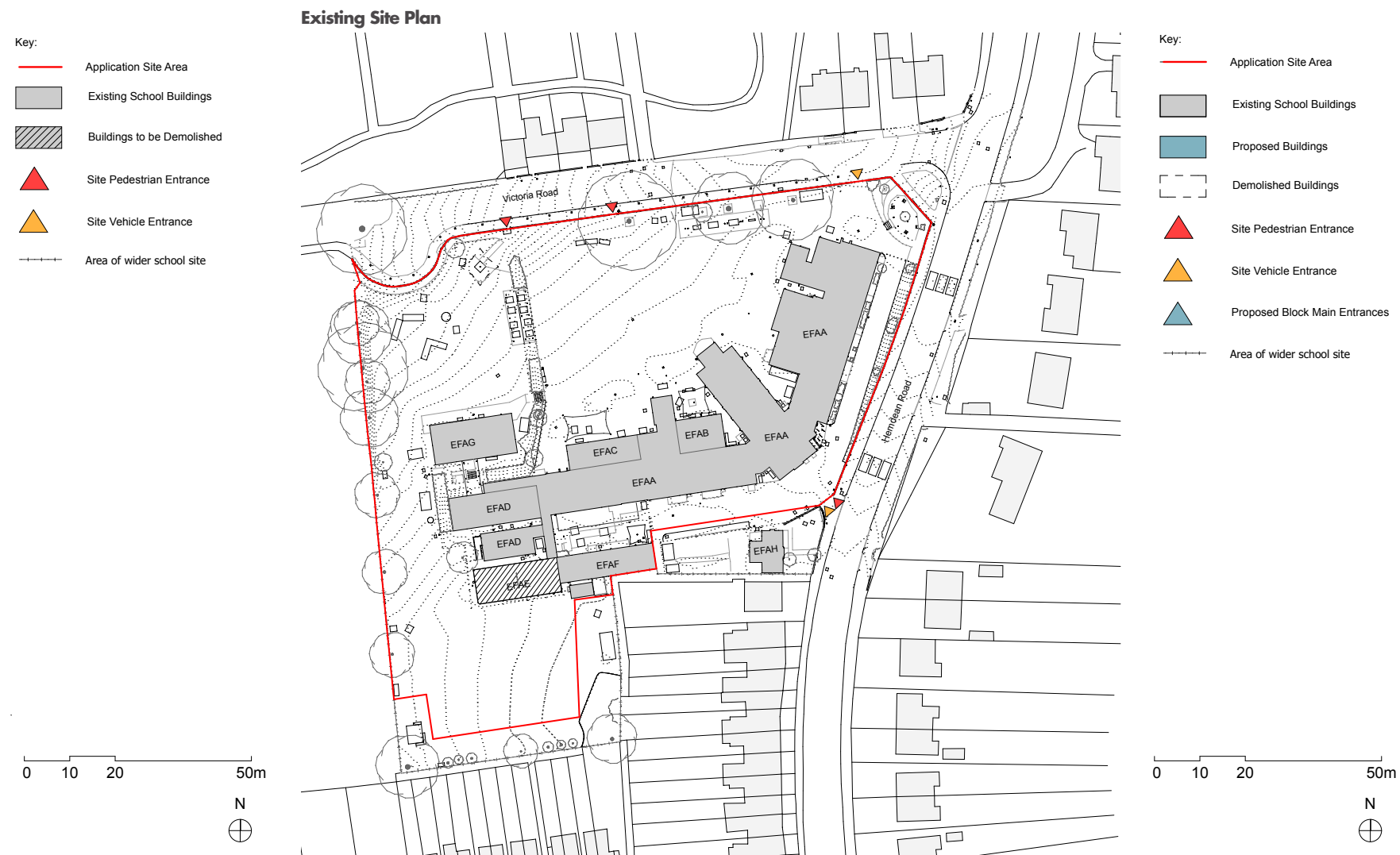
01

Introduction

1. Introduction

The proposed new dining area block at Caversham Primary School will replace existing block EFAE, a single-storey modular unit which currently accommodates a dining hall, located towards south-west of the school site. This block is subject to leaking pipework and has large amounts of asbestos in the roof. The proposal is to demolish the block and replace it with a single story building on a similar footprint as block EFAE. The new block accommodates a new dining hall and a small plant room that houses the heat recovery unit to assist the natural ventilation, mechanically. The surrounding areas will be made good as necessary.

The project is to be delivered through the Priority Schools Building Programme 2 and is programmed for completion in 2019.



Key Project Information

Use	Dining Area
Amount	133 m ² Gross Internal Area over a single storey building.
Layout	Single space
Scale	Application site area: 9533m ² Area of wider school site: 10775m ² Gross external area: 146m ² Number of storeys: 1 Height: 3.5m above ground level, 45.2m AOD
Appearance	The proposed block replaces an existing single storey building. It is located to the south-west of the school site. The building is comprised primarily of white render. At low level there is a band of dark Eternit panelling, to provide contrast and protection to the building. Windows are full height, providing large amounts of daylight into the space.
Landscaping	Area around the new building made good. New asphalt surfacing to perimeter of new modular building.

Project Team

Penoyre & Prasad Architects	Architectural Design
Farrer Huxley Associates	Landscape Design
Apply Structure	Structural/Civil engineering
Ridge and Partners LLP	M&E
Barton Wilmore	Planning Consultant
Ribui	ICT Consultant
Space Zero	FF&E
Ashley House PLC	Contractor

02

School Site Analysis

School Site Analysis

Existing School Site Aerial View and Analysis

The school occupies an irregularly shaped site, located on Hemdean Road and Victoria Road. The school site comprises of three individual blocks, hardstanding walkways, soft and hardplay areas, and a grass playing field at the south-west end of the site. The school site is bounded by two-storey residential housing to its North and South boundaries. Hemdean Road has two storey residential developments and is located to the East, whereas to the West, the school site is bounded by the allotment gardens. The school currently operates from three individual blocks. The main block extends from North East to West and comprises of a one-storey building with a mixture of pitched and flat roofs. The independent block located to the West is a single-storey building with pitched roof. The School keeper's house (EFAH), located on Hemdean Road, is a two-storey building. The school is a 2 Form of Entry primary school with one additional bulge class in year 3.

The school can be accessed by both vehicles and pedestrians from the East via an access point on Hemdean Road, leading to a small car park. There are additionally three access points from the North via Victoria Road - two pedestrian and one vehicular.

School Site Aerial View



School Site Analysis



①

Key

Main Access Road

School Site Boundary

Pedestrian Access to the Site

Vehicle Access to the Site

View Location

①

School Site Analysis

Key Site Photographs



1- Block to be demolished, view from the south



2- Interior of block to be demolished



3- Block to be demolished, view from the west



4- Canopy between two existing blocks



5- Outdoor play area



6- View across playground towards the school buildings



7- View across playground towards the bus

Existing Site Plan

The following surveys have been carried out with their results fed in to inform the design:

- Key:
- | | |
|---|----------------------------|
|  | Application Site Area |
|  | Existing School Buildings |
|  | Buildings to be Demolished |
|  | Site Pedestrian Entrance |
|  | Site Vehicle Entrance |
|  | Area of wider school site |

