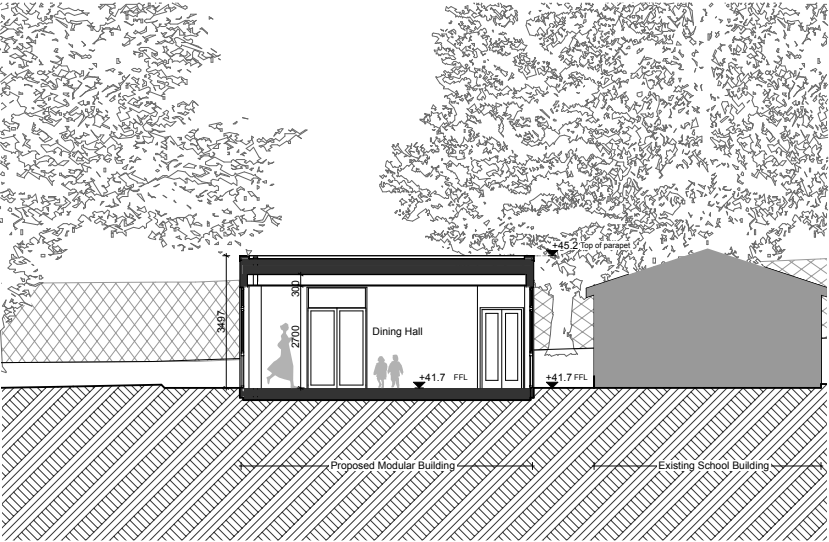
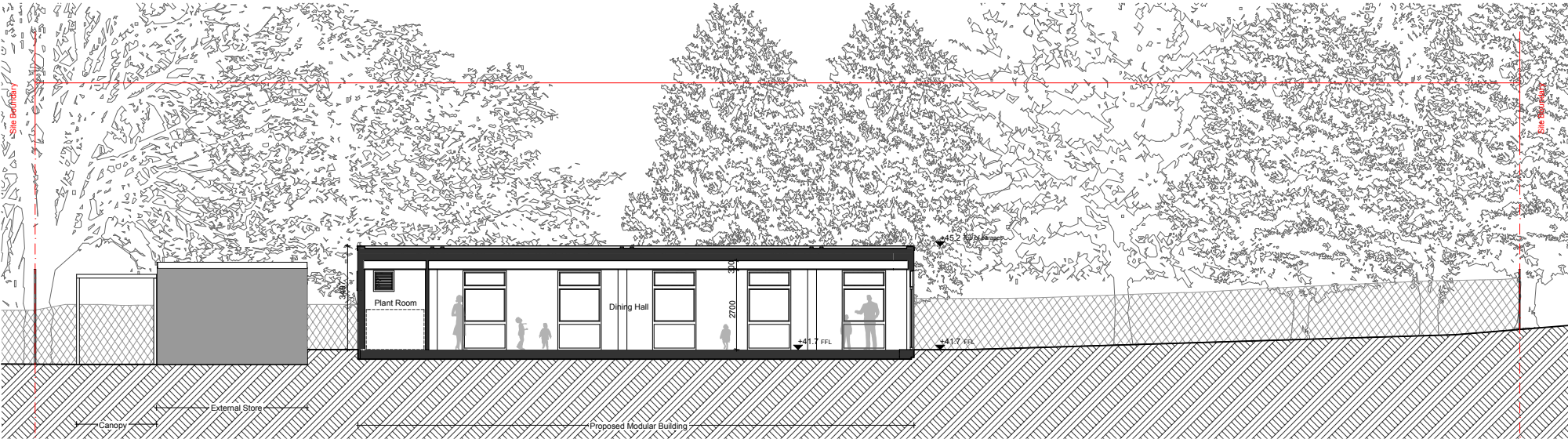


Proposed Design
Proposed Building Sections



Section CC



Section DD

Building Height

The new building is 3.5m, comprable to the existing adjacent buidling.



Proposed Design

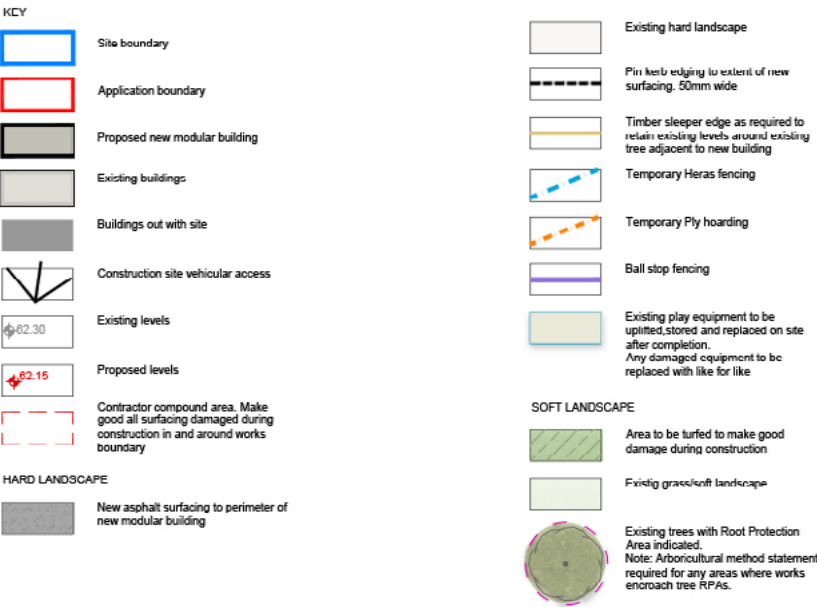
Proposed Landscape Plan

Landscaping

Very little landscaping will be required. The area around the new building will be reinstated with tarmac.

Trees

An arboricultural survey has been conducted and there are no protected trees that will be affected by the building works or contractor's compound.



Proposed Design

Existing Building Materiality



Brick on main school buildings



Modular Block



Modular Block



Building to be demolished



Building to be demolished adjacent to brick building

Proposed Design
Elevations - South & West

Appearance

The new Dining Hall building is to be constructed using modular methods and largely constructed off-site prior to being delivered to the site and installed.

The external materials will be dark grey Eternit panelling to the 900mm height of the ground floor and white textured render above it. To achieve a more robust façade, adjacent to the sports pitch, the dark grey cladding continues to the top of the windows. Windows are full height and provided to the north and south of the building. The West elevation facing the playground will have a escape door and no windows.



South Elevation

Key

- 1. Sto Render or similar
- 2. Aluminium coping (PPC - dark grey)
- 3. Fully glazed full height external windows (PPC aluminium with PPC aluminium trims to reveals - dark grey)
- 4. Fully glazed external door (PPC aluminium - dark grey)
- 5. External louvre (PPC aluminium - dark grey)
- 6. Zone for manifestation
- 7. Marley Eternit, Equitone, Fibre Cement Cladding, Tectiva, Pebble (Dark Grey) - Or Similar
- 8. Painted Concrete Plinth



West Elevation

Proposed Design
Elevations - North & East



North Elevation

Key

- 1. Sto Render or similar
- 2. Aluminium coping (PPC - dark grey)
- 3. Fully glazed full height external windows (PPC aluminium with PPC aluminium trims to reveals - dark grey)
- 4. Fully glazed external door (PPC aluminium - dark grey)
- 5. External louvre (PPC aluminium - dark grey)
- 6. Zone for manifestation
- 7. Marley Eternit, Equitone, Fibre Cement Cladding, Tectiva, Pebble (Dark Grey) - Or Similar
- 8. Painted Concrete Plinth



East Elevation

Proposed Design

View from South

Existing View from South



Proposed View from South



Proposed Design

View from West

Existing View from West



Proposed View from West



Proposed Design

Inclusive Design Statement

The proposed block at Caversham Primary School will be designed to be an accessible and inclusive environment meeting the needs of all potential users, placing people at the heart of the design process. The following measures have been incorporated into the scheme:

- The principal entrance is identifiable and accessible, with suitable means of access for all people, with level thresholds. All entrances into the building are fully glazed and will conform to the provision of Approved Document M providing 1000mm effective clear opening width.

- Sufficiently wide routes and access ways to allow people to pass each other, with no level changes. Doors will be sized to accord with AD M.

Inclusive design issues will be addressed in accordance with the objectives of the following:

- Equality Act 2010
- Building Regulations 2000 (England and Wales) and associated Approved Documents, including Part M
- Planning and Compulsory Purchase Act 2004

Reference has been and will continue to be made to the following documents during the development of designs for this project. This list is not exhaustive but indicative of the standards and guidance that will inform the developing design:

- Building Bulletin 103: area guidelines for mainstream schools
- Building Bulletin 99: building framework for primary school projects
- Building Bulletin 102: designing for disabled children and children with SEN
- Building Bulletin 100: Design for fire safety in schools
- BS 8300:2009+A1:2010 Design of buildings and their approaches to meet the needs of disabled people – Code of practice, British Standards Institution, 2010
- BS 9999: 2008 – Code of practice for fire safety in the design, management and use of buildings

Internal finishes, fixtures and fittings

As the design develops particular attention will be paid to visual contrast, lighting and materials for features such as walls, ceilings and floors. Fixtures and fittings, including ironmongery and controls will visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.

Acoustics

The provision of a good acoustic environment will enable children to learn with less distraction or difficulty. The building is designed using passive design principles, with

opening windows, but to meet seasonal ESFA standards during winter months, a hybrid ventilation strategy is adopted through heat recovery units that can provide tempered fresh air efficiently throughout the year. Within the building itself, the design will ensure that:

- noise from doors and mechanical systems are minimized.
- sound insulation reduces echo and restricts airborne noise.
- resilient flooring deadens impact noise.

04

Access &
Phasing

Access & Phasing

Phasing Diagrams

Access

Access into the site to remove the existing buildings and bring in and install the proposed building will be via Victoria Road, to the North of the site. Access can therefore be gained directly from a public road without detriment to residential amenity.

Once complete, access to the new building will be available to school teachers and pupils only who would access from within the school grounds as existing. Any other individuals, who may access the building following agreement with the school, would access in the same way.

The new building would have the main entrance, through the existing corridors that come from EFAA and EFAD.

Key:

Application Site Area

School Site Area

Heras Fencing

Ply Hoarding

Site Access

Welfare/Office

Trackway or Stone

Alter Fire Strategy

Modify Fire Escape

Move Play Equipment

Demolish

Proposed Block

Phase One - Set up contractor compound

This site plan for Phase One shows the school grounds with buildings labeled EFAG, EFAC, EFAB, EFAA, EFAD, EFAE, EFAF, and EFAH. A large area on the left is enclosed by a red line, indicating the Application Site Area. Within this area, a green hatched section represents the contractor compound. A blue line indicates Heras Fencing, and a red line with a circle indicates Ply Hoarding. A red triangle marks the Site Access point. A yellow rectangle indicates an area where the Fire Strategy is altered. A blue rectangle indicates the Proposed Block. The plan also shows Victoria Road to the north and Hemdean Road to the east.

Phase Two - Demolition of existing dining hall

This site plan for Phase Two shows the same school grounds as Phase One. The contractor compound (green hatched area) remains. The existing dining hall, located between buildings EFAE and EFAF, is now marked with a red cross-hatch pattern, indicating it is to be demolished. The rest of the site plan, including the Application Site Area, Heras Fencing, Ply Hoarding, Site Access, and other buildings, remains the same as in Phase One.

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Access & Phasing
Phasing Diagrams

Phase Three - Construction of proposed building

Completion

Key:

Application Site Area

School Site Area

Heras Fencing

Ply Hoarding

Site Access

Welfare/Office

Trackway or Stone

Alter Fire Strategy

Modify Fire Escape

Move Play Equipment

Demolish

Proposed Block



