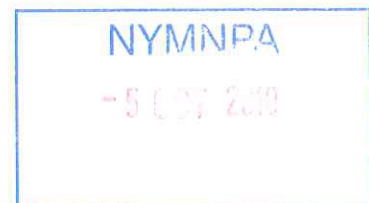


NYM / 2010 / 0 8 2 2 / E T L

DESIGN & ACCESS STATEMENT
FIRST FLOOR EXTENSION TO CLASSROOM
FOR
FYLINGHALL SCHOOL, ROBIN HOODS BAY



b h d partnership ltd
Airy Hill Manor, Whitby, North Yorkshire. YO21 1OR

1.0 INTRODUCTION

- 1.1 Fylinghall is a Co-Educational independent School situation approx 1½ miles from Robin Hoods Bay and 6 miles from Whitby. The School was originally founded in 1923 and continued as an asset to this rural area ever since.
- 1.2 This document supports the Planning and Listed Building Applications made on behalf of Fylinghall for additional classroom accommodation.

2.0 SITE AND CONTEXT

2.1 The Building

The subject building forms the Western edge of the site immediately adjacent to the public highway.

It is currently in serious need of repair and refurbishment in particular the roof which is clad in asbestos diamond shaped tiles.

2.2 Opportunity

The building by virtue of its position, state of repair and existing height offers an ideal opportunity to create additional classroom space without extending the site or and keeping the same general massing of the development area.

2.3 General Proposals

The development comprises of refurbishment of the building and provision of a new roof. The new roof will be one metre higher than the existing roof with the same pitch and re-use of existing stone copings, clay ridge and hip tiles.

This lifting of the roof by 1m will allow a full upper floor to be installed with independent access offering a new classroom area.

2.4 Policies

The proposals are likely to be considered in the context and sprint of Local Plan Policies:

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- BE1 BE3 BE4 - The Built Environment
- E2 - Economy
- C3 - Community Facilities



3.0 **DESIGN**

3.1 **Selection**

Primary consideration is given to the effect on the traditionally constructed subject building and also the setting of Fylinghall School in general.

The pressure to create additional classroom space is very strong with a variety of options viewed. However utilising an existing building is usually the best option with the least effect on the surrounding area and minimal impact on visual amenity from within or without the site.

3.2 **Appearance**

The roof will be the major element of the scheme as it is at the moment. As previously mentioned the pitch will be identical to existing with the stone verge copings, clay hip and ridge tiles re-used where possible. The roof will be covered using clay non-interlocking pantiles flashed with lead to the copings and bedded on mortar at eaves.

Initial designs included conservation style rooflights on the inward (east) roofslope. Following advice from the Conservation Officer these were changed for a less domestic approach and the four strips of glazing incorporated.

The walls have been left exactly the same to retain visible evidence of the buildings evolution. The increase in height will be created using matching coursed natural stone.

3.3 **Internal Layout**

Currently the building is a single room and this will be retained with another single room added at first floor area.

The only compartmentation proposed will be to enclose a staircase to ensure compliance with fire regulations.

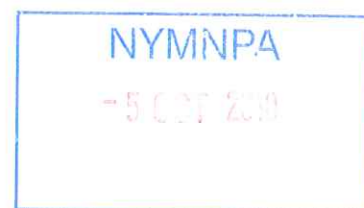
4.0 **Access**

4.1 **General**

Existing access points to the building will be retained in the form of two personnel doors on the side (east) elevation.

Access to the upper floor will be provided by an ambulant disabled stair i.e. a stair designed with a gentle gradient to allow I high level of inclusion.

All floor levels will be smooth and the steps that form the split level will also be ambulant.



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