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**DESIGN AND ACCESS STATEMENT**

**PROPOSED REPLACEMENT DETACHED  
CANTEEN/DINING HALL AND FACILITIES**

**AT ST HEDDA'S PRIMARY SCHOOL  
EGTON BRIDGE, WHITBY**

NYMNPA  
21 SEP 2012

  
imaginative architecture + engineering design

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**ST HEDDA'S SCHOOL, EGTON BRIDGE**

**PROPOSED NEW CANTEEN**

**PROBLEMS WITH THE EXISTING CANTEEN**

- The existing structure was erected on the site circa 1947. It was designed as a temporary building and it was recovered from a wartime military establishment.
- In 2011 Jacobs downgraded the status of the building to 2b.
- Following the severe winter the asbestos cement sheeted roof has started to disintegrate.
- Over the course of the last two winters the brick retaining wall has become badly spalled. Our consultant civil engineer advises that it now needs reinforcing with a further retaining wall.
- The exterior wall of the building comprises of a single half-brick skin. As a consequence areas of the building are vulnerable to water penetration and consequential damp and mould problems. During their last inspection Environmental Services raised concern about these problems.
- Despite our best efforts the insulation in the building is still ineffective. The heat loss is great, the electricity bills are large and the cold air causes condensation and burst water pipes.
- The building is at the end of it's life and cannot be revived by refurbishment.
- The cook is currently working in uncomfortable conditions.
- The school roll is continuing to rise and the dining area will soon be too small for our needs.

**ADVANTAGES OF THE PROPOSED NEW DESIGN**

- The design meets all the current building regulations.
- The problems with damp, mould and inadequate insulation would be resolved at a stroke.
- The heating bills would be dramatically reduced with improved insulation and a more economical heating system.
- The scheme provides a new kitchen.
- The new dining hall would permit lunch to continue to be served at one sitting and this would mean that we would not be obliged to employ additional midday supervisors.
- The new dining hall would provide a bigger and safer space for indoor PE (in line with current initiatives around child health), school plays and authorised community use.
- The new building would enable us to house a library for the community.

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## **CONTEXT**

St. Hedda's Primary School at Egton Bridge is over 100 years old and has a long history of provision of excellent education for children in the Esk Valley. It is a Voluntary Aided State School, supported by and within North Yorkshire Country Council Education system. The property is owned by the R. C. Diocese of Middlesbrough.

A detached building was erected at the rear of the site around 1947 to provide a kitchen and dining facility for pupils and staff.

This building consists of concrete frames with half brick infill panels plus an asbestos sheeted roof. Whilst various improvements have been made to the building over the years in terms of insulation and decoration the basic structure and roof coverings have reached a stage whereby it has exceeded its life span and requires such significant repair that this is not a viable option. North Yorkshire County Council's Building Surveyors, Jacobs, have down graded the status of the building due to its poor condition.

Therefore the school are at a point where a replacement building is the most appropriate way forward the school roll is continuing to rise and the need for a larger Dining Hall is becoming ever more pressing. Hence the submission of this application.

## **SITE**

The proposed building will sit on the same footprint as the existing building which is at the rear of the site and at a lower level. This ensures that it will be within the existing boundary of the school, church and presbytery and largely unseen due to the difference in levels and wooded nature of the surroundings.

The existing building and site is only accessible from the rear of the school playground and not from elsewhere.

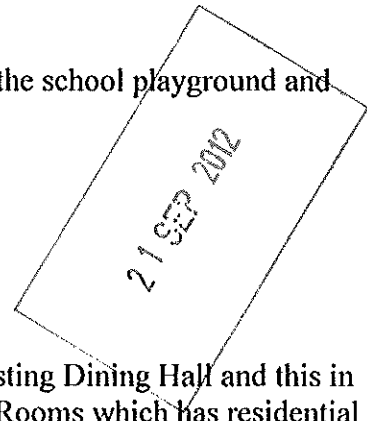
## **LOCATION AND NEIGHBOURING PROPERTIES**

As noted above the building is to be located on the site of the existing Dining Hall and this in turn is approximately 8 metres away from the School and Parish Rooms which has residential accommodation above to the East.

Station Cottages are approximately 35 metres away to the North West and 75 metres away from Bridge Holme to the South West.

Chapel Garth is some 40 metres away to the South East.

Therefore given the distances involved and that the usage of the building remains the same, the proposal is not considered to have a detrimental impact upon the neighbouring properties.



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## **DESIGN**

The proposed building design is “conservatively contemporary” in its appearance whilst incorporating slate clad pitched roofs in order to reflect the adjacent buildings.

The exterior walls are proposed as being a mix of timber boarding and render plus glazing.

The timber boarding will provide a sustainable product to the scheme and sit neatly in the wooded setting. The render will provide a colourful contrast to the timber and “a resonance” for the pupils, with vibrancy and life. By use of natural traditional materials this will form a breathable finish to the structure. The structure is to consist of highly insulated timber framed walls and roof which will provide a speedy and sustainable method of construction.

The design and layout of the rooms are such that the Dining Hall will benefit from the large glazed gable to the South and the solar gain will assist in heating this room.

The kitchen is to be located at the North end of the building which will be cooler for staff and for storage.

The ground floor will also include a facility for the small local community library and also use of the larger hall facility for physical exercise and dance etc.

The first floor will provide additional storage space for the school along with some “quiet” rooms for “one-to-one” teaching and meetings.

An entrance lobby and WC will be provided on the approach to the building (that is the east side) room behind and accessed alongside the entrance lobby.

The store will replace the existing timber storage sheds currently in this location.

To the west side it is proposed that the existing waste land is utilised to form some raised beds for gardening purposes and an area of timber decking and steps down to the lower ground level will be accessible either from the main hall by means of a pair of glazed doors or via a path around the north end/kitchen.

The dining hall will be constructed directly off the existing concrete floor slab which is approximately 12.8 metres long x 6 metres wide.

The kitchen on the north end is to be approximately 5.2 metres wide x 3.6 metres long and this will sit on the site of a former timber storage shed which has been removed due to the extent of rot.

However the proposed store on the south end of the building which is to be some 3.6 metres long x 2.95 metres wide will site in the same position as the existing timber storage shed.

The existing brick retaining wall which supports the floor slab has deteriorated badly over the years and our engineer reports that this should be strengthened by constructing a new external masonry skin to the south and west elevations in concrete blockwork and this is then to be also clad in timber boarding or painted.

The windows and doors are to be double glazed and in dark grey or black coated steel frames, with velux rooflights at first floor level.

**SERVICES**

There is a mains water supply to the existing kitchen at the south end of the building and which also was connected to a former outside WC which was removed some years ago for sanitation reasons. This supply will be suitable for the proposed building and relocated to the north end of the building.

The electricity supply enters the building via an overhead supply to a pole at the south end of the building.

It is proposed to relocate the supply so that it enters the new building at the north end which will reduce the length of overhead cable and remove the potential hazard of the existing cable over-hanging the length of the existing building.

**HEATING**

The existing heating system is totally inadequate and consists of a couple of electric storage heaters. Therefore by use of either an air source heat pump and underfloor heating or an electric central heating boiler with radiators, a much more efficient and effective system can be provided.

This will be linked to solar panels on the roof and at ground level on the south elevation.

Please note that the rural location of Egton Bridge does not have mains gas.

**SUSTAINABILITY AND RENEWABLES**

The above topics have been extensively discussed and considered by the applicants who have also had meetings with NYCC specialist advisor Bob Chicken.

The starting point is the use of as much insulation as possible in the walls, floors and roof areas in order to maximise this and to use zero carbon insulation or recycled materials as far as possible.

This combined with double glazing to windows and to the external doors will also assist in minimising heat loss and energy consumption.

The heating system as proposed is to consist of an air source heat pump and will be highly efficient, have a COP of 4.02 (402% efficient) or alternatively an electric boiler which would be very "clean", and "green" and also offer high efficiency in providing both heating and hot

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water and which would be connected to solar panels on the south facing roof and also some at ground level.

The combination of these factors will provide a massive improvement compared with the existing building and significant reductions in energy consumption and cost.

The rainwater will be discharged to soakaways on the boundary which will alleviate any additional flow to existing drains.

### ACCESS

The existing dining hall/canteen building is accessed from the west end of the playground via seven low steps down to the lower level. The possibility of a ramp or external lift is to be considered for the future. However due to the special restrictions a platform lift is the preferred option.

Level access will be provided into the building and to all ground floor rooms.

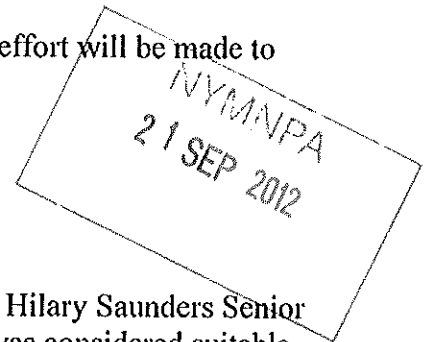
A WC will be provided which will provide suitable access and facilities for all, including a baby change facility.

A suitable staircase within the main hall will provide access to the first floor which will comply with Building Regulations for use in a building of this type. Provision for a future lift is included in the design.

All doors will be a minimum of 1 metre wide in order to provide easy access throughout the building.

All light switches and sockets will be at an appropriate height to allow use by all.

This new building will be a reflection of the schools ethos and every effort will be made to make this and the access to it as inclusive as possible.



### POLICIES AND PRE-APPLICATION CONSULTATION

A site meeting and discussions regarding the proposals was held with Hilary Saunders Senior Planning Officer on 16<sup>th</sup> October 2011 where the project and design was considered suitable. A copy of the letter dated 20<sup>th</sup> September 2011 is attached.

The proposal is considered to comply with the following policies:

- |               |   |
|---------------|---|
| Core Policy A | Delivering National Park Purposes and Sustainable Development |
| Core Policy G | Landscape, Design and Historic Assets                         |

Development Policy 3

Design

Development Policy 4

Conservation Areas

Core Policy I

Community Facilities

Planning Policy Statement 7

Sustainable Development in Rural Areas

Therefore taking all of these factors into consideration in order to improve the quality of facilities for the children, staff and local community approval of the application is respectfully requested.

