

John Stebbing Architects

Unit2b Barton Road Retail Park Bury St Edmunds IP32 7BE
01284 704546 johnstebbing@architectatwork.co.uk www.architectatwork.co.uk

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DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION @

BEIS MALKA GIRLS SCHOOL, 93 ALKHAM ROAD, LONDON, N16 6XD

Single storey extension to existing teaching block, providing additional staff areas, wc facilities and storage.

Introduction

The Beis Malka Girls school are assessing ways of expansion and are currently looking at ways to redevelop their current school site in the future. JSA have been appointed to undertake the work to explore these options and the school have recently engaged with Hackney in pre-app discussions for large scale redevelopment of the school site. In the interim period the school are looking at ways to improve staff and pupil facilities. One way immediately identified is small scale extensions to a teaching block located at the south of the site.

The works proposed are small scale and utilise an area of the school grounds currently used for storage. The works do not reduce the size of the playground spaces and replace portacabins currently situated in area of the proposed works.

There is no increase in staff or pupil numbers. The proposals merely improve facilities for current staff and pupils with a small scale single storey extension.

Use

State what the proposed new buildings and spaces will be used for and explain why.

- A single storey extension is proposed to an existing teaching block located at the



south of the site

- The extensions will provide additional staff areas, wc's and storage areas.

Amount

State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.

- 82sqm of floor area is to be added.
- This creates additional 1no. staff kitchenette and wc's, 2no. additional pupil wc's and 2no. storage areas (replacing storage areas currently situated in portacabins on site).
- A classroom is also moved to accommodate the additional new ancillary spaces. This classroom increases in size from 24.7sqm to 42.4sqm.
- There is no increase in staff or pupil numbers

Layout

State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.

- The layout is adequately described on the accompanying drawings
- The proposed works are a logical extension to the teaching block and infill a under-utilised space.
- The location of the extension has been carefully considered and does not impact upon any neighbouring property.

Scale

State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).

- The proposed extension is small scale and matches the height of existing single storey element to building.
- The extension is completely hidden from view as it is situated by a 3.2m high boundary wall.
- The extension itself is less than 3m in height. And can not be seen from any neighbouring property.

Appearance

State what the new buildings and spaces will look like. Explain and justify the appearance of

the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.

- The appearance of the temporary building is adequately described on the drawings
- The new extension is only seen from the north within the playground, and abuts the boundary walls to the south.
- It is to be finished in self coloured render matching the existing.

Landscaping

Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.

- There are no major changes to the landscaping.
- The area where extension is to be placed is not used as playground and is currently utilised for storage.

Access a)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.

- There are no changes

Access b)

State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.

- The proposals will not discriminate against any users regardless of age, disability, ethnicity or social grouping.