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grainge architects

Design & Access Statement

In support of proposals for a new classroom extension at Five Islands Academy, Isles of Scilly.

PLANNING

Rev A: 13th October 2021

1.0 Introduction

This Design & Access Statement seeks to support the application to construct a new separate classroom building at Five Islands Academy on the Isles of Scilly.

The site of the proposed extension is located within the school's curtilage, at the southern end of the existing building's west wing.

The proposal will be illustrated through the following supporting drawings/information:

- 1647-PL01 - Location Plan
- 1647-PL02 - Existing Site Plan
- 1647-PL03 - Proposed Site Plan
- 1647-PL04 - Proposed Floor Plans
- 1647-PL05-PL06 - Proposed Elevations
- 1647-PL07-PL10 - 3D Views



Fig. 01
Aerial view of site.



Fig. 02
Existing school building.

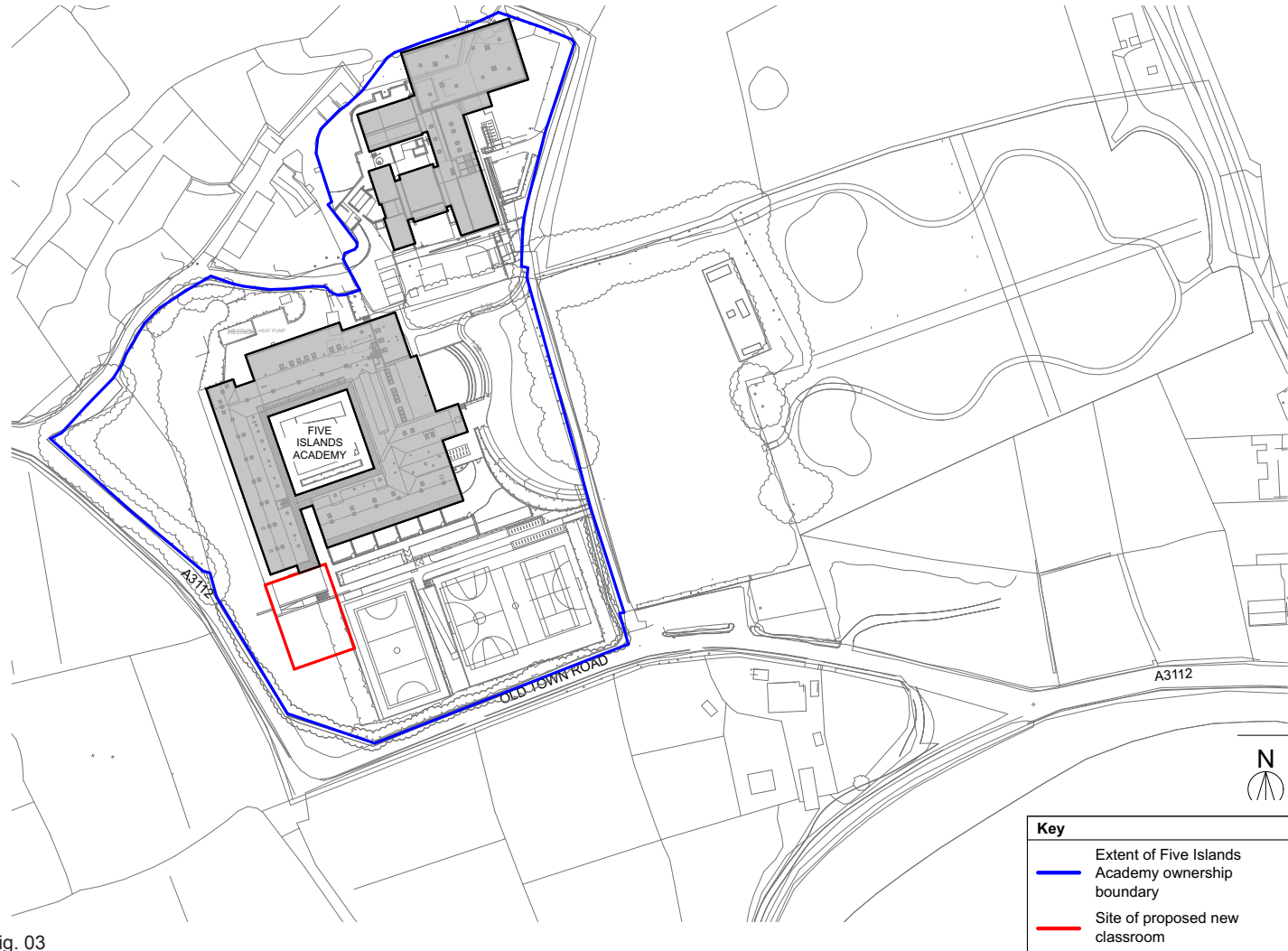


Fig. 03
Site Location Plan.

2.0 Context

The photographs to the right illustrate the existing site conditions and appearance of the adjacent school building.

The identified site is currently unoccupied and slopes steeply down from west to east. This level difference has been efficiently utilised by the neighbouring building to create a plant room within the undercroft. The new development will adopt a similar design approach to provide further valuable storage space for the school at ground floor level.

The proposed site is considered to be a sympathetic and unobtrusive location for a new, self-contained classroom extension. The development will have minimal impact upon the established landscaping and circulation routes around the school, and will visually harmonise with the adjacent building by matching its linear form, scale and proportions.

The school require the new extension due to an increase in pupil numbers and to provide new special educational need (SEN) facilities. The existing music classroom, practice rooms and store within the school are proposed to be converted into a SEN classroom, therapy room and sensory room, to be named The Harbour. These conversion works are proposed to be internal only. The Harbour is proposed to be located at the heart of the school and at ground floor level for accessibility. The music facility is then proposed to be relocated within the new detached classroom extension.

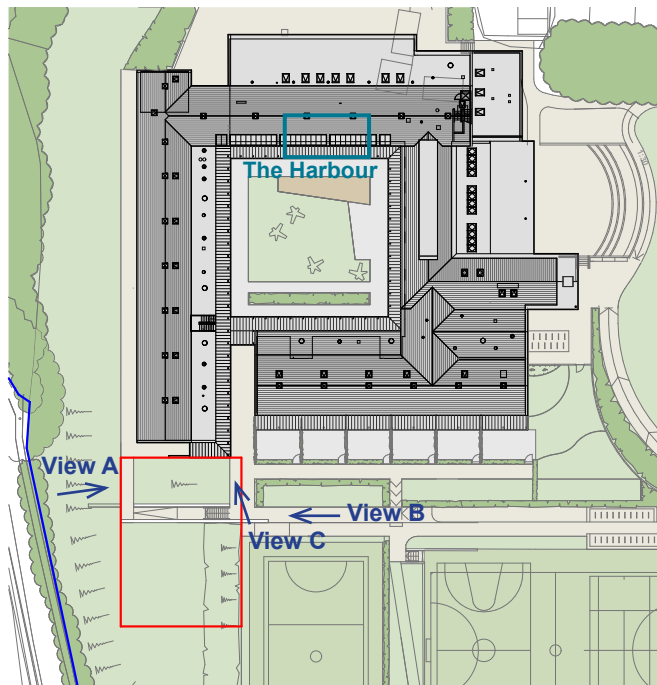


Fig. 04
Existing site plan.



Fig. 05
View A: Existing site context (viewed from west).



Fig. 06
View B: Existing site context (viewed from east).



Fig. 07
View C: Existing site & adjacent school building.

3.0 Use & Amount

The proposed development accommodates the following within its 255.5m² GIFA:

- 2 no. Classrooms to hold 22 pupils each
- 2 no. Practice Rooms
- Office
- Music Store
- Accessible WC
- Cleaners Store
- Storage Area in undercroft

4.0 Layout & Scale

The new classroom accommodation is intended to be viewed as a coherent extension of the existing school, although contained within a separate building. As such, the width of the proposed structure accords with that of the adjacent block.

The walkway running alongside the gable end of the existing school will be retained and will provide access into the new classroom from the north side. A new set of external steps will separate the existing school and the proposed building, replacing the existing steps which are currently situated within the new buildings desired footprint.

The ground floor is occupied by teaching facilities, with the lower ground floor solely for much needed storage. This undercroft space is enclosed to create an unheated storage room, with a canopy extending out to provide a covered space for cycle racks.

In addition to echoing the proportions of the existing building, the form of the extension is designed with the school's sustainability ethos in mind, incorporating the addition of windcatchers to provide natural ventilation.

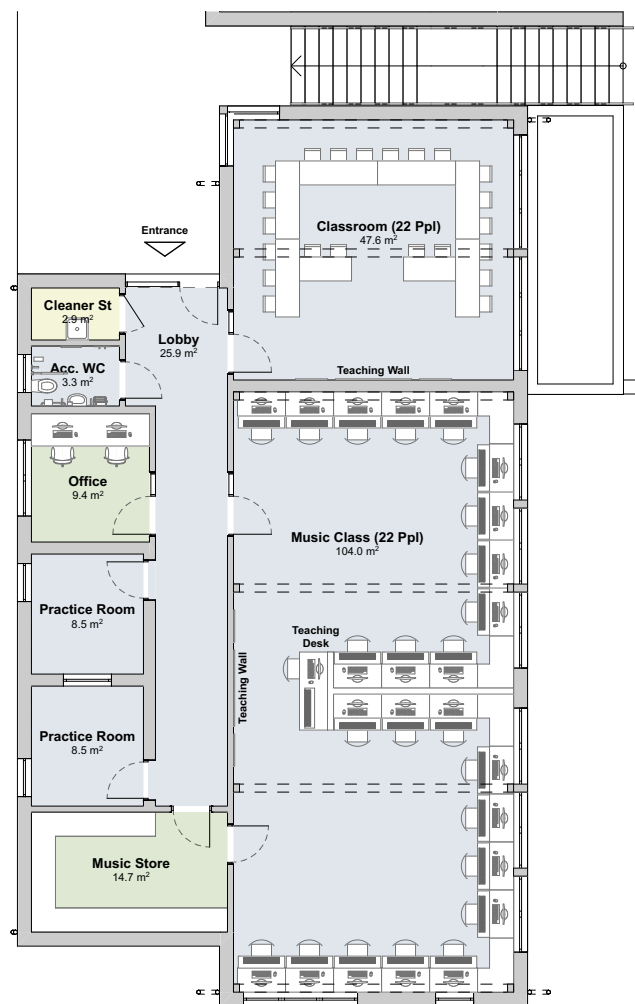


Fig. 08
Proposed ground floor plan.

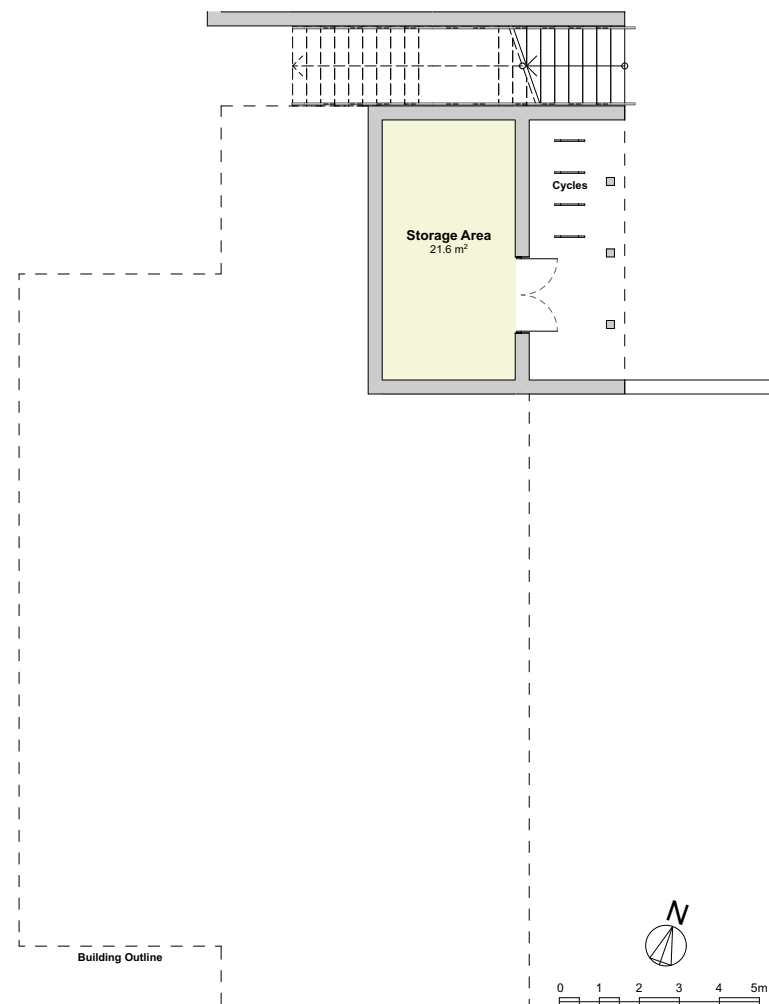


Fig. 09
Proposed lower ground floor plan.

5.0 Appearance & Materials

The design intent for the new build is for it to be harmonious with the existing adjacent school building, but to have a slightly more contemporary take on the current form and material palette to give this extension its own identity.

As mentioned previously, the depth of the building matches that of the existing and the canopy extends to the same distance as the schools external walkway. Timber posts to the undercroft mirror those of the walkway in appearance and uniformity, as do the windcatchers to the roof but with a welcomed splash of colour.

Timber cladding to the rear ties in with the corresponding elevation of the existing school (Fig. 14), shifting then to a contemporary charred timber cladding for the main bulk of the building. The main roof echoes the pitch of the existing school whilst the material choice of corrugated roof sheets take inspiration from the local agricultural buildings of the islands, as well as that used on the Technology classroom of the main school. Sections of green roof aid and promote the fantastic local biodiversity alongside their sustainable benefits.



Fig. 14
Existing building.



Fig. 10
Proposed south elevation.



Fig. 11
Proposed north elevation.



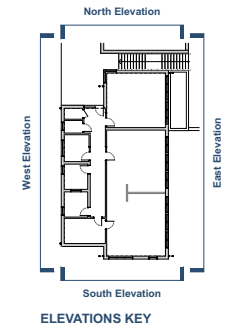
Fig. 12
Proposed east elevation.



Fig. 13
Proposed west elevation.

MATERIALS KEY

- 1 Roof - Fibre Cement Profiled Roof Sheet, Black to match Existing School
- 2 Roof - Sedum Roof
- 3 Walls - Black / Dark Grey Timber Cladding
- 4 Walls - Timber Cladding to Match Existing School
- 5 Plinth / Undercroft - Blue Engineering Brick with Light Grey Mortar
- 6 Windows - UPVC with Timber Reveals
- 7 Posts - Timber to Match Existing School
- 8 Rainwater Goods - Half Round Metal to Match Existing School
- 9 Windcatcher - Natural Ventilation Turret
- 10 Landscape Walls - Dark Grey Render
- 11 Brise Soleil - Timber



0 1 2 3 4 5m

6.0 Landscape

Alterations to the hard and soft landscaping surrounding the proposed extension are minimal.

The new building's entrances will connect to existing paths around the site. The existing surface treatment to the east of the building will be extended to provide suitable access to the undercroft space and new cycle racks.

As previously mentioned, the existing external steps will be demolished and rebuilt between the school and proposed extension to provide access from the lower path to the new classroom building's entrance.

The bank and mature vegetation to the west of the site will remain unaffected by the development.

7.0 Access

The proposed extension will be approached via established circulation routes around the campus. It will be suitably signposted and the primary entrance made identifiable by clear signage. All entrances will have level thresholds and disabled access can be achieved via lifts within the main school. The accessibility of the adjacent building will not be affected by the proposal.

The building layout, external/internal gradients and surface treatments will be provided in accordance with the Building Regulations and BS8300. Due regard to DDA requirements will enable all users to access the proposed building on equal terms without discrimination.

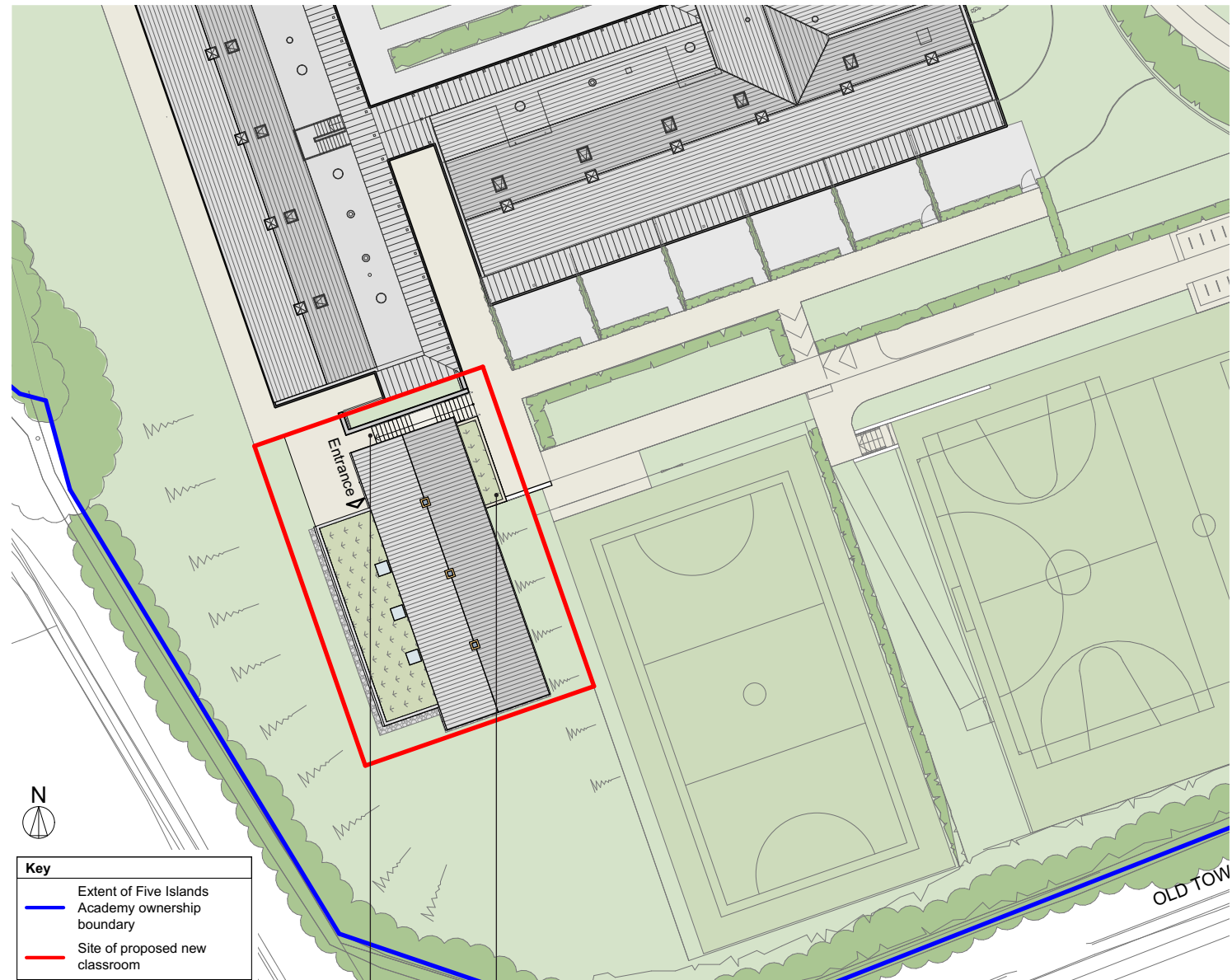


Fig. 15
Proposed site plan.

Relocated
external steps.

Cycle storage below
canopy.