

HERITAGE & DESIGN STATEMENT

For

Remodel and extension works to provide additional classroom accommodation and improve safeguarding to the School site.

at

Birstall Primary Academy, Chapel Lane, Birstall, Batley, WF179EJ



Introduction

This statement has been prepared to support planning application 2017/91063 for the construction of a new external fire exit staircase and handrail, external kitchen delivery ramp including a handrail and lean to extension to incorporate new classroom and circulation space.

The Site

The site is approximately 2521m² (0.2521 hectares) in size and is situated within the Birstal Conservation Area which is characterized by a range of uses such as; family homes, Churches, commercial and domestic industrial buildings. The existing areas where works are proposed are currently hard standing areas as such the extension/works will not increase the net hard standing area.

National Planning Policy Framework

Conserving & Enhancing the Historic Environment

(126) Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

The subject property and site are not listed, and there are no significant architectural features to the existing property which would require attention / protection. In this case, the only 'heritage asset' to the property is that it falls within the Birstall Conservation Area.

Existing Building

The property is built of traditional stone masonry, which is a stone locally sourced. The property shows architectural elements local to the area it is situated in (i.e. stone cills heads and mullions, stone parapets, and detailed stone quoins), however these are of no significance and will not be affected by any of the proposed works.



Proposals

The school requires additional teaching accommodation to meet pupil demand in the Birstall area. It is therefore proposed that the existing school hall building be remodelled to provide additional classroom accommodation, an improved school kitchen facility and dedicated safeguarded and DDA Compliant access.

The proposed design allows for dedicated external safeguarded access to the new kitchen improving health and safety for kitchen staff and safeguarding provision for the pupils.

The proposed remodelling works includes minor external works required to execute the new internal layout. This includes a new dedicated external ramped access to the school kitchen, a new fire escape access off the school hall, and a small extension to provide additional classroom accommodation and safe access.

The proposed works will create a functional and safe school building which in turn will considerably improve the overall learning environment while incurring minor external changes to the existing building and fabric.

The proposed lean to extension has been designed to reflect the style of the existing building and will be constructed of matching materials. The overall footprint of the extension is 4m² which is minimal when compared to the overall school area. The form of the extension mirrors the construction of the existing property with matching uPVC fascias, rainwater goods and roof slate tiles. The new windows and doors will be of the same colour and material as existing.

The new kitchen delivery ramp will be constructed of a flag on end to support the load of the inclined ramp and a steel painted powder coated hand rail. The ramps surface will be tarmac to match the existing surface covering already in-situ.

As part of the internal works it is essential that an external fire exit staircase is installed to improve fire safety and as per building control requirements. The staircase will consist of a steel powder coated construction with steel treads, risers and steel elevated level platform with hand rail.

Conclusion & Summary

The proposed extension has been designed to match the existing property which will reduce the impact on the existing street scene, and due to the nature of the site, the extension will have a minimal impact upon the neighbouring properties.

Due to the design considerations taken, it is not thought that the proposals will have any impact upon the conservation area. It is thought that the compliance of the proposals with Kirklees planning policies has been demonstrated and request the approval of the application.

