

DESIGN AND ACCES STATEMENT

**KITCHEN & STORAGE EXTENSION AT
COLD FALL PRIMARY SCHOOL
COLD FALL AVE
MUSWELL HILL LONDON
N10 1HS**

Contents

1.0 Introduction..... 3

2.0 Existing Premises..... 3

 2.1 Site Plan/Analysis..... 4

 2.2 Existing Drawings..... 5

 2.3 Existing Photos..... 8

3.0 Design Proposals..... 10

 3.1 Proposed Floor Plans..... 10

 3.2 Proposed Elevations..... 11

 3.3 Proposed Sections 12

 3.4 Proposed Materials..... 13

4.0 Summary 14

1.0 Introduction

Potter Raper are working alongside LB Haringey to facilitate the extension of the kitchen area at Coldfall Primary School, Muswell Hill by virtue of discharging statutory requirements, such as planning permission.

This design and access statement will support the planning application for the demolition of the external storage shed, extension of the kitchen area and the addition of a storage space, adjacent to the Main Hall, that will provide the much-needed space for storing equipment.

The proposal would not harm the openness/ visual character of the adjoining MOL nor harm the amenities of neighbouring occupiers.

2.0 Existing Premises

The application site comprises a large primary school (3 form entry) located at the end of Coldfall Avenue, off Coppetts Road in Fortis Green Ward. The site sits in extensive grounds, most of which are designated as Metropolitan Open Land (MOL). Coldfall Wood, a public open space also designated as MOL, is located immediately to the west of this school site. The site does not fall within a conservation area.

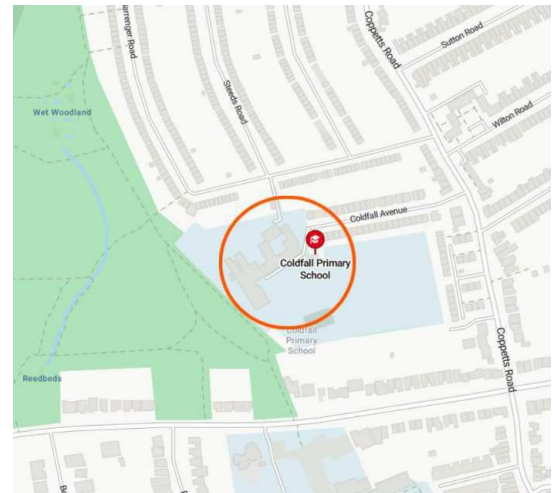
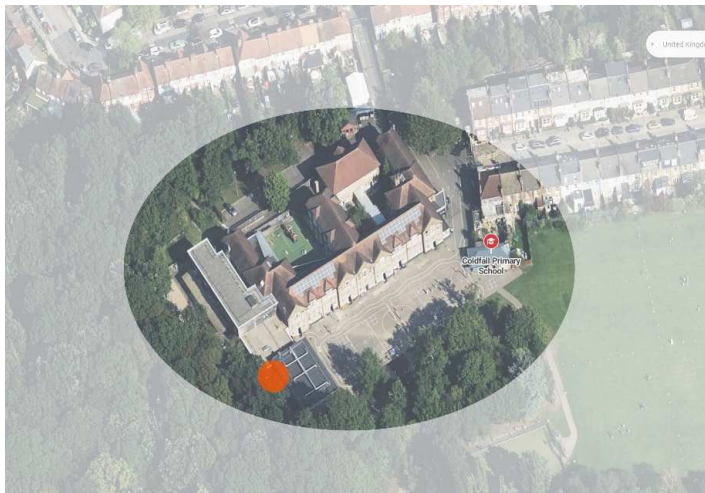
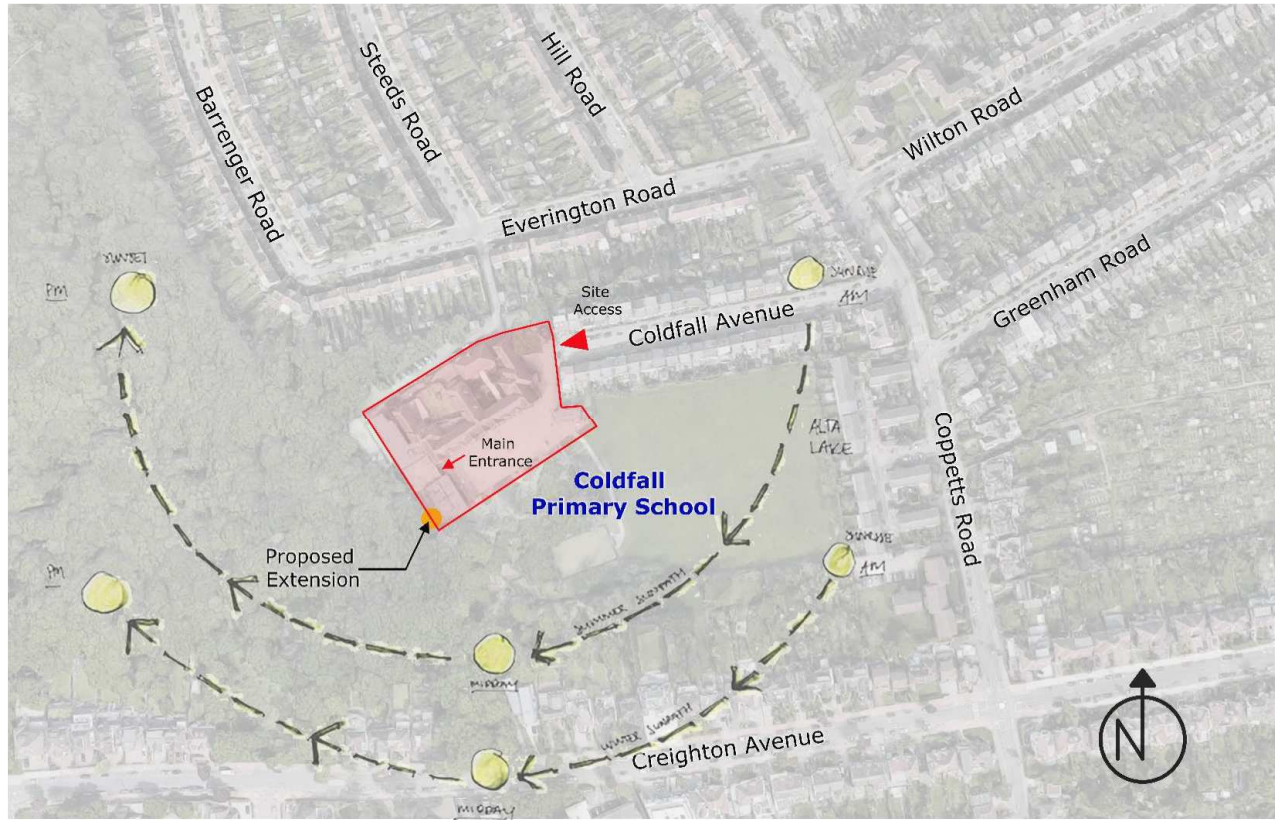
The school comprises of an original two storey 1920s brick-building.(possibly 1927/28) The school has been previously extended on several occasions, with the building on which the new extension is being sited being built in 2008. This large modern extension was constructed on the western side of the site immediately adjacent to Coldfall Wood and comprised of six new classrooms, a dining / sports hall, kitchen and staff room.

As the extension will be located on the southwestern corner of the school building, adjacent to Coldfall Wood, there will be a significant distance from the nearest residential properties to the north on Everington Road and the east on Coldfall Avenue. The proposed extension will be out of sight of the residential properties.

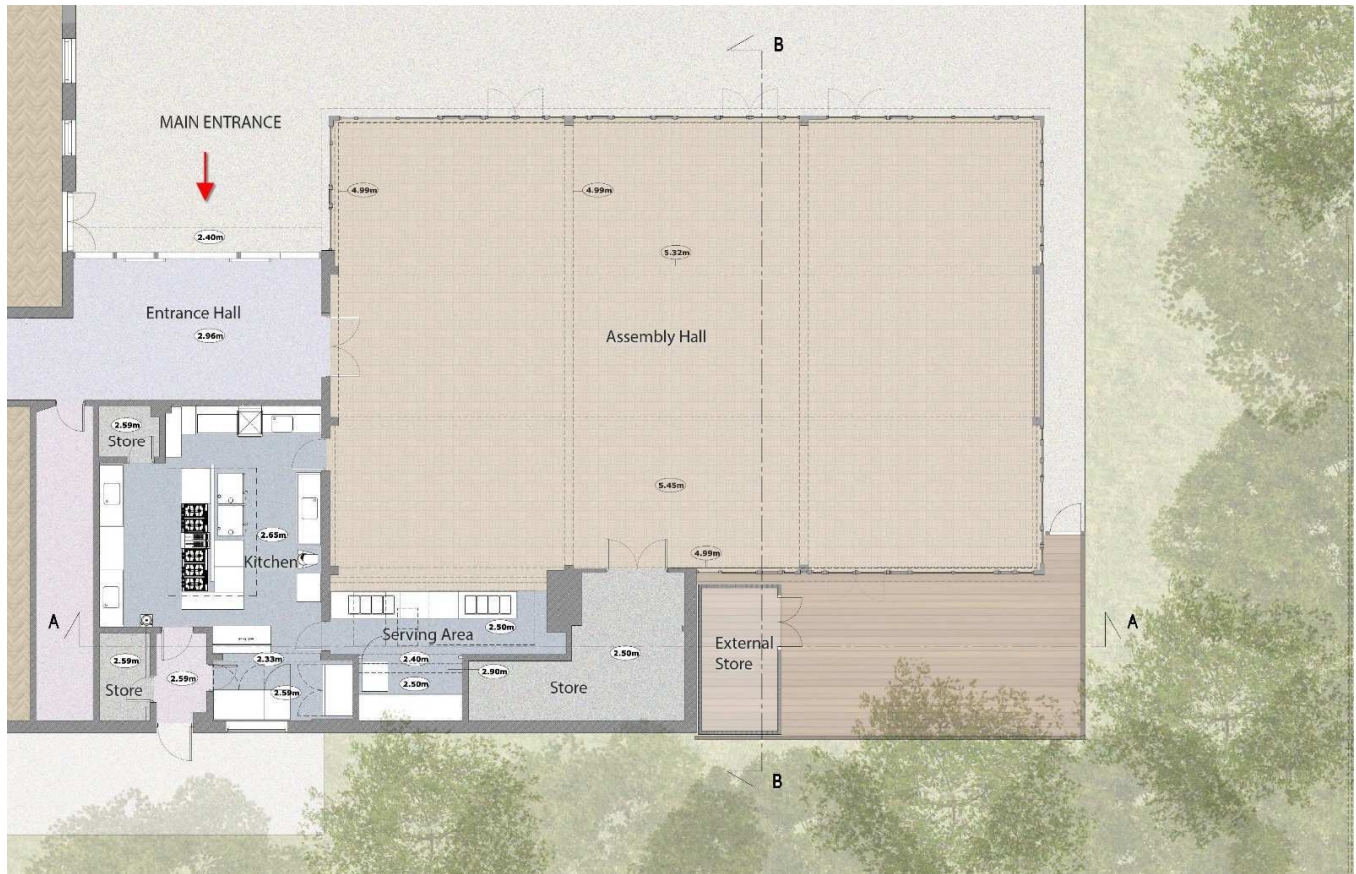
Given the modest size of the proposed extension and it being contained within the footprint of the existing building in addition to matching the design and appearance of an earlier modern extension, the visual character of the site and the openness of the MOL will not be affected.

Overall, it is considered that the extension would not harm the amenities of neighbours and would protect the visual character and openness of the adjacent MOL.

2.1 Site Plan/Analysis



2.2 Existing Drawings



Existing Ground Floor Plan



Existing South-West Elevation



Existing South-East Elevation



Existing Section A-A



Existing Section B-B

2.3 Existing Photos



1 Terrace and Storage Shed - view looking North-West



2 Main Hall and timber shed Storage - view from the Terrace



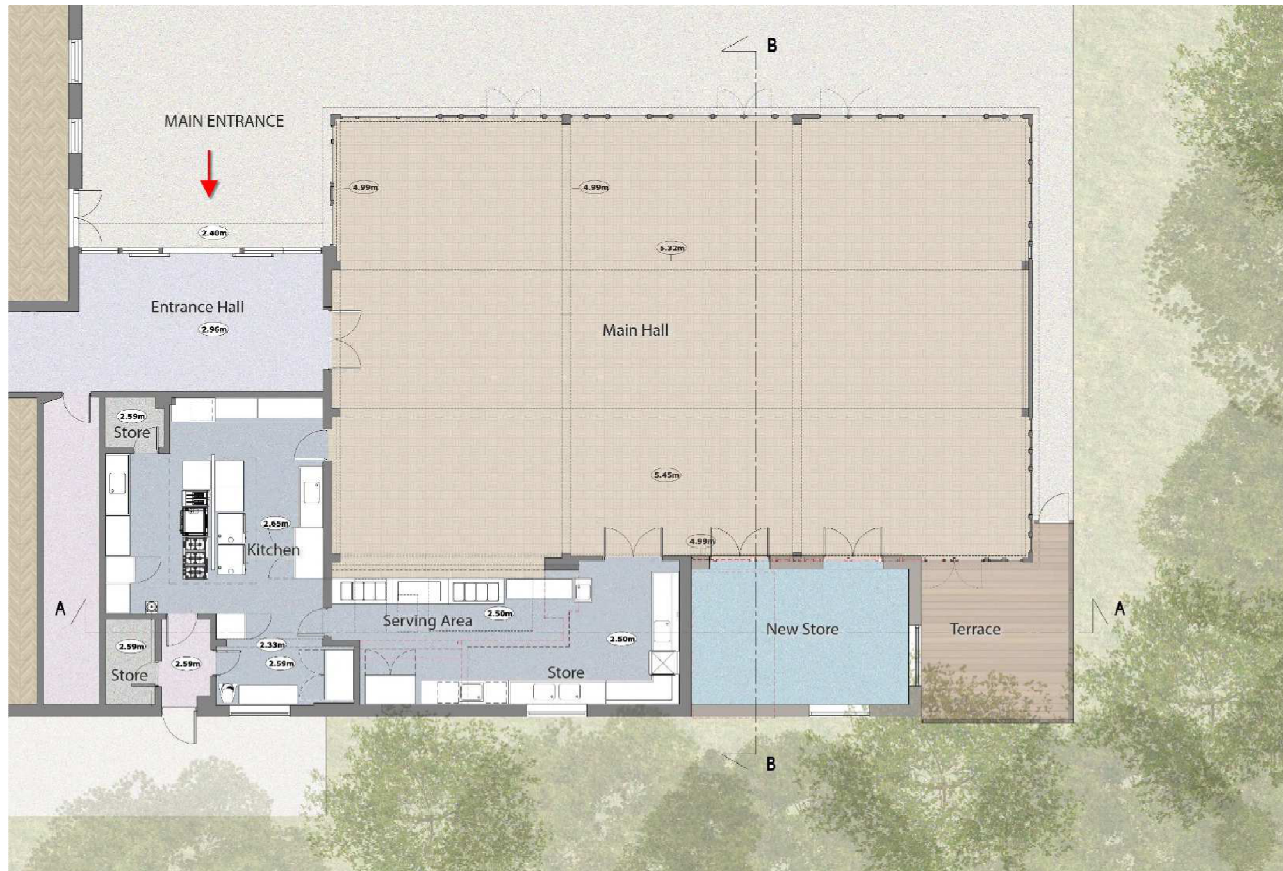
3 Storage Shed - view looking North



4 Storage Shed close-up

3.0 Design Proposals

3.1 Proposed Floor Plans



Proposed Ground Floor Plan

The proposal involves the demolition of the external, timber shed construction, the demolition of some of the internal walls in the kitchen area and the construction of a new extension for the proposed kitchen within the current storage space area . In addition a new store will be constructed as an extension to the existing kitchen building. The extension would be approximately 25sqm and would match the design and appearance of the existing kitchen building.

The proposal would be situated towards the rear of the Main Hall building on the southwestern side of the site, having therefore no impact on the street frontage onto Coldfall Avenue.

Given the modest size of the proposed extension and it being contained within the footprint of the existing building, in addition to matching the design and appearance of an earlier modern extension, the visual character of the site and the openness of the MOL will not be affected.

3.2 Proposed Elevations



Proposed South-West Elevation



Proposed South-East Elevation

3.3 Proposed Sections



Proposed Section A-A



Proposed Section B-B

3.4 Proposed Materials

The external materials to be used for the proposed development shall match in colour, size, shape and texture, those of the existing building. This is to ensure a satisfactory appearance of the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

The new extension will be clad in red brick, to match the existing service block. The new windows will be double glazed, with uPVC frames to match the style and colour of the existing windows. The proposal is designed to provide a flat, felt roof, with the top of the roof to match the height of the existing service block. The wall coping for the roof parapet is proposed to be grey Aluminium Coping to match existing.

During the design and construction process materials will be assessed with regards to source, waste, energy, recyclability and use of standard component sizes to minimize waste.

4.0 Summary

This application includes works which will enable the provision of much-needed, extra storage space for the Main Hall equipment, as well as allow the kitchen and serving area to be reconfigured to provide a safer working environment for the kitchen staff.

The proposal forms part of a wider school improvement project and will not affect current access arrangements on site or internal vehicle movement routes within the site. The proposal will not support a more intensive use of this site.

The proposed development is modest in terms of its siting and design and will not harm the openness / visual character of the MOL, or the amenities of neighbouring occupiers.

The proposed development will have no impact on the operation of the school and no access to deliveries will be affected. No change in level is being proposed.

Coldfall Primary School

Age range: 3-11

Student count: 658

School Type: Community School