



DESIGN AND ACCESS STATEMENT

This proposal is for the erection of a single storey timber building consisting of community outdoor education hub for Keelman's Way School, Victoria Road, Tyne & Wear, NE31 1QY.

SITE ASSESSMENT

Keelman's Way School is an amazing and energetic special needs school with places for 125 pupils with children usually entering school at the nursery stage as part time pupils and are achieving at below point 1 on the foundation stage. Others join at post 16 having left other provisions for example out local MLD school, usually achieving higher level PIVATs or early national curriculum levels. During the year there are relatively few admissions to school and those who do come are very often those who have moved from other areas of the country. As a result we have a relatively stable school population. .

The school site is based just off Campbell park road, Hedderburn, Keelman's way school is a trust school in a new build in 2012 within an urban area surrounded by ample transport and opportunities to access the wider community of South Tyneside and beyond.

The opening of the school in September 2012 was a result of the closure of two former schools in the Borough with the majority of the staff appointed from the pool of existing staff in those schools; the staff is now well established in their roles within the school academic program. Four of the teachers assistants are HLTA and support the work of the SALT team and physio team from the local NHS, our other HLTA's support PMLD and Autism. This system has proven very successful in sustaining input from those services to pupils, staff and families.

Keelman's Way strives to keep the welfare of the students, staff and school as a whole community in high regard. The school aims to build on a feeling of belonging, giving the pupils a safe environment in which to take risks and learn and to build lifelong friendships in this stimulating learning environment.



AMOUNT

The proposal is for one single pitched roof building

The building will be used for the disability football team and its supporters as a changing area and club house during the games also the building will be used in conjunction with the outdoor education learning the school are looking to implement. The building will be sited on an area previously utilised as an playing field and will occupy a space of 16.3m x 8.44m with decking to the front and side elevation.

The school has a substantial amount of playing field and utilising this amount of space would not make any impact on the current facilities and play space.

DESIGN CONSIDERATIONS

The design of the proposed buildings has been chosen to withstand the elements of the weather and also to complement and blend in naturally with the surrounding area. The external timber cladding of the building will be left in a natural finish while a black EPDM rubber will enhance the blending of the educational buildings into their location. The doors and windows are to be brown coloured UPVC to be hard wearing and practical and facing away from the boundary to the property. All trims, fascia and soffit boards will be in matching timber.

Tree survey

As indicated within the submitted information, there are no trees in close proximity to the building and the storage of any building materials during the construction process is also to be kept a minimum of 6m away from any trees in the area



Flood risk and drainage

The building is not to be situated in a known flood risk area which is recognised by the Environment Agency's flood risk designation mapping. There is no significant risk of flooding from any other source.

With regards to foul water run-off from the building, this will be connected in to the mains sewerage system as indicated on the drawing.

PROPOSAL

The proposal is for a single storey community outdoor education sports hub. The building will be used for the disability football team and its supporters as a changing area and club house during the games also the building will be used in conjunction with the outdoor education learning the school are looking to implement. For students with disabilities and/or learning difficulties this opportunity can be a key to the world of work from which they might otherwise be excluded so this proposed building would be an invaluable addition to the site for the purpose of the students to gain work experience and enriching their opportunities.

The new building will give the disabled pupils a place that is special and designed specifically for their needs with toilet facilities attached. It will provide privacy as it will be purpose-built and only used for their sport & outdoor activities. The development will not have any adverse effect to the neighbouring buildings and will allow the school to use the space it has in a more efficient manner.

SCALE

The scale of the proposed project is modest compared to the overall site and will occupy 138m².

LANDSCAPING

The position of the proposed building has been chosen with care and with great thought to the landscape and the neighbouring property. Any disruption to the grass during building works will be re-seeded following the completion of the erection of the building.

The school contains significant amounts of play area and greenery for the pupils, therefore the proposal will not affect any existing amenity space.



ACCESS

Access to the proposed developments will be from the main school gates. The proposed development will not result in additional pupil and staff numbers, and therefore there will be no need for any additional parking facilities.

MATERIALS:



Example Roofing: EPDM roof

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Example of the timber cladding, doors and windows.

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