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## APPLICATION FOR ALTERATION & EXTENSION TO A LISTED BUILDING DESIGN AND ACCESS STATEMENT

<b>Project:</b>		<b>Job ref:</b>
Extension and alterations to Arnot St Mary Church of England School		3763
<b>Location:</b>	<b>Date:</b>	<b>Doc ref:</b>
Arnot Street, Liverpool, L4 4ED	Dec 2015	3763-001

<b>1.</b>	<b>INTRODUCTION</b>
	<p>Arnot St. Mary Church of England Primary is a voluntary controlled two-form entry, inner-city school situated in the Walton area of North Liverpool. With 430 pupils on roll from Nursery to Year 6 (3-11 year-olds), the school is a larger-than-average primary serving one of the most deprived communities in the City. The average class size is approximately twenty-five, however, the number on roll is increasing steadily and in many year groups, the number of pupils in the cohort is at full capacity with thirty children in each class and a waiting list for new admissions.</p> <p>The school employs around seventy members of staff including teachers, teaching assistants, office personnel, support staff, site staff and the catering team. An annexe to the main school building is now occupied by County Children's Centre which is run by a separate team of staff, and a Nurture base which is run and staffed by the school. The school also offers a range of extended services such as a breakfast club and various after-school activities, as well as out-of-hours community use of the building.</p> <p>Arnot St. Mary is a bustling hive of activity, often with well in excess of five-hundred people on site at any one time. The premises and grounds are relatively small by comparison with other local primaries and there is no playing field. In accordance with the economy of typical Victorian town planning, the school is landlocked; flanked by a railway line on one side and surrounded by terraced streets to the remaining perimeter.</p> <p>Following extensive refurbishment and reorganisation between 2006 and 2008, two separate primary schools came together on the new site: Arnot Community Primary School who had previously occupied the site, and Walton St. Mary CofE Primary School which was formerly located approximately half-a-mile away. The new church school opened under the combined name of Arnot St. Mary Church of England Primary School.</p> <p>While the school are very proud of their unique accommodation and the home it offers them, the internal layout of the building, even post-refurbishment, is characterised by unitary classrooms which are modestly proportioned at best – and decidedly cramped at worst. The building currently lacks the capacity required for implementing 21<sup>st</sup>-century approaches to teaching and learning through flexible multi-purpose spaces.</p> <p>As many of the pupils come from highly disadvantaged backgrounds, where families often live in Victorian two-up, two-down terraced houses, the school is passionate about being able to offer children the opportunities they wouldn't otherwise experience in their life beyond school. A space which would provide opportunities for digital learning, a multi-sensory immersive space, smaller learning hubs/zones within the larger space, research areas, and general break-out space would provide a much-needed resource.</p> <p>Currently, the only open-plan spaces the building offers are the already-overused hall areas which are fully timetabled and cannot be set up for regular wider curriculum activities due to the multi-purpose nature of the rooms, e.g. sports &amp; PE lessons, meal times, assemblies etc.</p>

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It is the primary aim of governors and senior leaders to add further capacity to the building by sensitively redesigning existing spaces that are not currently used effectively.

This statement accompanies a planning application for extension and alterations to Arnot St Marys CofE Primary School in Walton-on-the-Hill, L4 4ED. This document should be read in conjunction with the plans and drawings accompanying the planning application.

## 2. LOCATION

The site is on Arnot Street, in Walton. The rear of the site is bordered by a railway cutting.

Birdseye view of school pre-2008 refurbishment



Aerial view of school post-2008 refurbishment (area boundary in red)



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<b>3.</b>	<b>AREA CHARACTER</b>	
	<p>Walton-on-the-Hill, or Walton as it is locally known is one of the oldest areas of settlement in Merseyside. It is now a predominantly residential area, with a terraced housing typology. The key local high street is County Road that runs perpendicular to Arnot Street.</p>	
<b>4.</b>	<b>BUILDING CHARACTER, APPEARANCE &amp; LAYOUT</b>	
	<p>The chiefly three-storey Victorian school building was originally commissioned in 1881 by Walton-on-the-Hill School Board. It was designed by architect Edmund Kirby and built by builders Joshua Henshaw and Sons between 1881-93. It was saved from demolition in 2006 and subsequently Grade-II listed for its special architectural and historic interest; it demonstrating the very high quality of the school buildings provided for Liverpool's rapidly expanding population in the late C19.</p> <p>Further to it's listing, the building was then extensively refurbished between 2006 and 2008, with contemporary additions to create further useable space.</p> <p>The layout across the triangular site is roughly T-shaped, with the principal non-symmetrical frontage along Arnot Street and a central wing extending to the rear.</p> <p>The palette of materials for the original buildings is pressed red brick, with stone detail for cills and white painted timber window frames. The roof is slate throughout.</p> <p>The roofscape is a multitude of traditional dual pitched roofs, dormers, hips and valleys, through which a large number of brick chimneys protrude.</p> <p>The recent extensions are a curve fronted dining hall that infills part of the playground, along with a smaller classroom extension and two stair blocks and a lift that help to better serve circulation through the building. Comparative to the original building material palette these utilize a combination of steel, glass and powder coated aluminum.</p> <p>Internally the building is predominantly plaster finished, with demountable suspended ceilings installed below the majority of original plastered ceilings.</p> <p>Car parking provision at the school operates on a first-come, first-served basis. Many of the non-teaching staff live in the local area and travel on foot, which eases the strain on car parking facilities to some extent. However, parking is at a premium and there is no scope to add any further capacity in this regard.</p>	
	<p>Original Arnot Street facade</p> 	



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Interior of recent multi-use hall addition.



Exterior view of recent multi-use hall addition.



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Exterior showing recent stair block and single storey classroom extension.



5.	<b>USE</b>	<p>Currently a Primary School for children aged 3-11. The proposed works are two-fold.</p> <p>Area 1 - During the previous refurbishment, a single-storey extension was added to the north-west corner of the building which offers the potential for an additional first-floor extension above without unduly compromising the original façade or reducing car-parking provision further. It is hoped this could be a dedicated faith space in the form of a chapel / worship zone.</p> <p>Area 2 - During the same refurbishment, the original first floor junior hall was reorganized into several spaces: a classroom, small library and interconnecting corridor. The classroom is not conducive to learning as it is very long and narrow which is prohibitive for whole-class teaching. The library is currently used chiefly for storing resources and delivering small group activities. The proposal is for an open-plan learning area with a new mezzanine floor above within the opened up space, where children can engage in a range of different activities through a variety of media.</p>
6.	<b>LAYOUT/PROPOSALS</b>	<p><b>Area 1 – Classroom Extension</b></p> <p>A first floor extension on top of the 2006 ground floor extension is proposed, creating a chapel space for school members to use.</p> <p>Unlike the existing 2006 extension, whose roof form in mono-pitch, we propose a traditional dual pitch roof in keeping with the original building.</p> <p>To limit the scope of works, a lightweight timber frame is proposed, for which the use of existing pile foundations can be justified. The timber frame will be exposed internally to add to the architecture and quality of the worship space and in keeping with original timber trusses.</p> <p>The extension will connect to an existing stair block at a half landing, via a lobby. To meet equality requirements, a</p>

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	<p>platform lift is also proposed, taking disabled users to the floor above, from which an existing lift allows them access to the rest of the building.</p> <p>Area 2 – Mezzanine Addition</p> <p>By opening up an existing roof space as well as removing a number of modern wall partitions, we propose to turn what is currently a collection of under utilized classrooms into one much larger open plan space. Further floor space can be gained by the introduction of a mezzanine within the roof space.</p> <p>A number of conservation roof lights would bring natural daylight into the mezzanine space. Glass balustrades would be used at mezzanine level to allow visual connection within the space, as well as allowing daylight from roof lights to filter down.</p> <p>To enable adequate headroom, an existing truss member would be raised to suit.</p>	
<b>7.</b>	<b>SCALE</b>	
	<p>Proposals remain within the footprint of the existing buildings.</p> <p>The classroom extension increases the height of the existing extension by approx. 3.5 metres.</p> <p>The mezzanine addition sits within the existing roof form and does not impact on the external scale of the building.</p>	
<b>8.</b>	<b>AMOUNT</b>	
	<p>Existing First Floor Area: 2278sqm Existing Second Floor Area: 493sqm Total: 2771sqm</p> <p>Proposed First Floor Area (Classroom): 78sqm Proposed Second Floor Area (Mezzanine): 55sqm</p>	
<b>9.</b>	<b>ACCESS</b>	
	<p>Access to the classroom extension is via a half landing of an existing staircase. A platform lift provides access from the floor above to the classroom lobby level.</p> <p>Access to the mezzanine is via either an open accommodation stair or an enclosed fire stair with chairlift.</p>	
<b>10.</b>	<b>SIGNAGE</b>	
	Not applicable.	
<b>11.</b>	<b>LANDSCAPE</b>	
	Not applicable.	
<b>12.</b>	<b>CONSULTATION</b>	
	A pre-consultation meeting has taken place between Wendy Morgan, Jonathan Hayes and ABW Architects. Meeting held 04/12/15	
<b>13.</b>	<b>DRAWINGS:</b>	
	<p>3763 200 Location Plan 3763 201 Existing Plans, Section, and Elevations – Area 1 3763 202 Proposed Plans – Area 1 3763 203 Proposed Elevations and Section – Area 1 3763 204 Existing Plans and Sections – Area 2 3763 205 Proposed Plans and Sections – Area 2</p>	