

**Proposed Kitchen Extension
at
Gilmour Infant School
Liverpool**

Design and Access Statement

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On behalf of Liverpool City Council**

March 2016

Document Control Sheet

Project Title PROPOSED KITCHEN EXTENSION AT GILMOUR INFANT SCHOOL,
LIVERPOOL

Report Title DESIGN AND ACCESS STATEMENT

Revision -

Status FINAL

Control Date 21 March 2016

Record of Issue

Issue	Status	Author	Date	Check	Date	Authorised	Date
1	FINAL	J MARSHALL	21/03/16	P MARTIN	21/03/16	J MARSHALL	21/03/16

Distribution

Organisation	Contact	Copies
LIVERPOOL CITY COUNCIL: PLANNING & BUILDING CONTROL		1

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INTRODUCTION

This Design and Access Statement supports an application for full planning permission in respect of a proposed single-storey extension to accommodate a new catering kitchen at Gilmour Infant School, South Bank Road, Liverpool L19 9AR.

The applicant is Liverpool City Council.

This statement outlines the design policy and urban design context of the site and sets out the design principles behind this development.

This document is to be read in conjunction with the suite of drawings submitted with the planning application.

BACKGROUND

Gilmour Infant School is located on South Bank Road in the Garston area of south Liverpool. The site and buildings are owned by Liverpool City Council.

The site is surrounded by residential properties and the school comprises a main building and two detached outbuildings. The original school building dates back to the 1930s, but subsequent development has taken place on the site.

Most recently, additional teaching space, pupil toilets, staff accommodation and an external covered area were added (Application No 14F/0626) to cater for the planned increase in the school roll.

The current catering and dining provision is situated in the smaller of the two outbuildings situated toward the westernmost corner of the site. As a result of the increase in the school roll, the current catering and dining provision is no longer adequate.

Mouchel was commissioned by Liverpool City Council to investigate options to address this shortfall.

Three options were explored; 1) to extend and refurbish the existing canteen building; 2) to demolish the existing canteen building and replace it with a new building in the same location and 3) to locate a new kitchen in an extension to the existing main school building.

Option 1: The existing single-storey canteen building is of poor quality. It is believed to have been constructed approximately 80 years ago and comprises a precast concrete portal frame with single-skin infill clay block walls. The building has been modernised over the years, but further significant improvements would be required to bring the building up to current standards. Furthermore, the building would need to be extended to provide more space in the kitchen and dining room. Options to extend the building are limited due to its form of construction and its location on the site.

Option 2: This would result in a new, larger building constructed over the footprint of the existing canteen block. A significant drawback of this option would be the need for the school to make alternative catering provisions whilst the existing building was demolished and the new building constructed.

Option 3: This consists of the addition of a single storey extension to the main school building to house a new kitchen plus storage and mess facilities. The main advantages with this option are 1) that the existing facility remains in use until the new facility is complete and 2) dining space is provided in the existing school assembly hall, thereby minimising the amount of new construction. Option 3 emerged as the preferred way forward for the school and is the basis of the current planning application to which this Design & Access Statement relates.

DESIGN

Use

The scheme comprises the demolition of two small store rooms at the end of the Assembly Hall and the construction of a single-storey extension consisting of a catering kitchen, servery / chair store, food storage, kitchen staff accommodation, plant room and gym store.

The location of the extension allows the Assembly Hall to be used as a dining room, negating the need for a separate designated space. The recessed servery area, directly off the dining area will double-up as a storage space for folding tables and chairs outside meal times, which will be hidden from view behind a new folding partition.

Heating and ventilation plant in connection with the kitchen is to be located within the new roof space for both aesthetic reasons and to minimise any nuisance from noise.

This proposal has the advantage of allowing the existing canteen facilities to remain in use until the new facility is completed.

Amount

The gross internal floor area of the proposed extension is approximately 90m² (66m² net, after demolitions).

The size of the extension is determined by the guidance in Building Bulletin 103 "Area guidelines for mainstream schools" in terms of the size of kitchen per number of pupils catered for. However, the extension has been kept as small as practically possible to minimise the impact on the streetscape.

Layout

The width of the main extension is aligned with that of the existing Assembly Hall. A small area, accommodating plant and storage, is located to one side.

The extension is directly opposite Bowfield Road, a cul-de-sac on the opposite side of South Bank Road.

The development has been designed so as not to extend beyond the building-line between the residential properties either side of the school.

Separation distances between the development and the nearest residential properties opposite the school are sufficient. The effect on the residential properties opposite the school is therefore minimal.

Scale

The scale of the development has been designed to be sympathetic to that of the existing building, including recent additions.

The extension will have a pitched roof matching that of the existing assembly hall in terms of scale and pitch.

Landscaping

Landscaping will be limited to minor changes to access routes and the reinstatement of disturbed areas within the curtilage of the site. All materials will match existing surface treatments.

Although a number of low quality trees and shrubs will be removed to facilitate the proposal, this will be kept to a minimum and the higher quality trees along the site frontage will be retained and protected during the construction works.

Appearance

The proposed extension sits in the middle of the site frontage. Two recently completed extensions are located at either end of the frontage; both having gable ends.

The design of the proposed extension matches the proportions, detailing and materials of the recent development. The gable end to the proposed extension is a particular feature that adds to the rhythm of the overall street frontage.

The intended effect is to imply, when complete, that all recent additions to the school frontage were constructed at the same time.

ACCESS

Policy approach

In accordance with its equal opportunities policy, Liverpool City Council is committed to providing a fully accessible environment for everyone.

The proposed design is in accordance with the aspirations in HD19 “Access for All” of Liverpool City Council’s Unitary Development Plan.

Impact

The development will have nil effect on the volume of vehicular or pedestrian traffic within the site and on the adjoining highways, as it replaces an existing catering facility.

Delivery vehicles will continue to use the existing gateway in the westernmost corner of the site.

No changes are proposed to current vehicular and pedestrian access points into the site in this development. However, temporary arrangements may be required for contractors during the construction of these works. These will be set out in the Construction Phase Health & Safety Plan such that safe access and egress by all users of the site will be maintained.

Segregation between the contractors and users of the school will also be of paramount importance.

There are no significant changes in level in this development. Level access will be provided to all areas both internally and externally.