



Design and Access Statement

Dr Challoner's High School

Cokes Ln, Little Chalfont HP7 9QB

Dining & Wellness Centre



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1.0 Introduction

This Design and Access Statement accompanies the submitted drawings and documents for the full application for the proposal of a two-storey extension to the School's campus.

The proposals form part of continual works by the School to provide the best facilities for their students and staff.

The document follows the principles and requirements established in the following documents: -

1. Section 6 of the Guidance on information requirements and validation document from the Department for Communities and Local Government
2. CABE guidance on Design and Access Statements
3. Guidance provided by Buckinghamshire Council for the creation of Design and Access Statements.



2.0 Assessment

2.1 Site Location

The site identified within this application is within the existing Dr Challoner's High School campus site which is bordered to the west by the school playing fields, to the north by residential properties along White Lion Road (A404) and Cokes Lane, and to the east is the Village Hall and Community Library adjacent to Snells Wood. To the south lies open pasture land with a number of residential properties accessed from Snell Lane.

Dr Challoner's High School converted to Academy status on 1 August 2011 and is a girls only secondary school accepting children from the ages of 11-18, with a current roll of 1217 of which 300 are in the Sixth Form.

The existing site has extensive playing fields to the west of the campus, with 2no hard play areas supporting play and sporting activities bordering Snell Lane.

Vehicular access is from Cokes Lane via the school access road which runs parallel to the Village Hall and Community Library and Little Chalfont Nature Park, leading to a bus turning and drop off area. Staff and visitor parking are split across two areas to the north and west of the main school buildings.

The overall school site area is edged in blue (not the application area).

The application proposes no change to site access (vehicle or pedestrian), car parking and servicing areas or boundary treatments.



Blue line indicates site boundary of Dr Challoner's High School.



2.2 Social and Economic

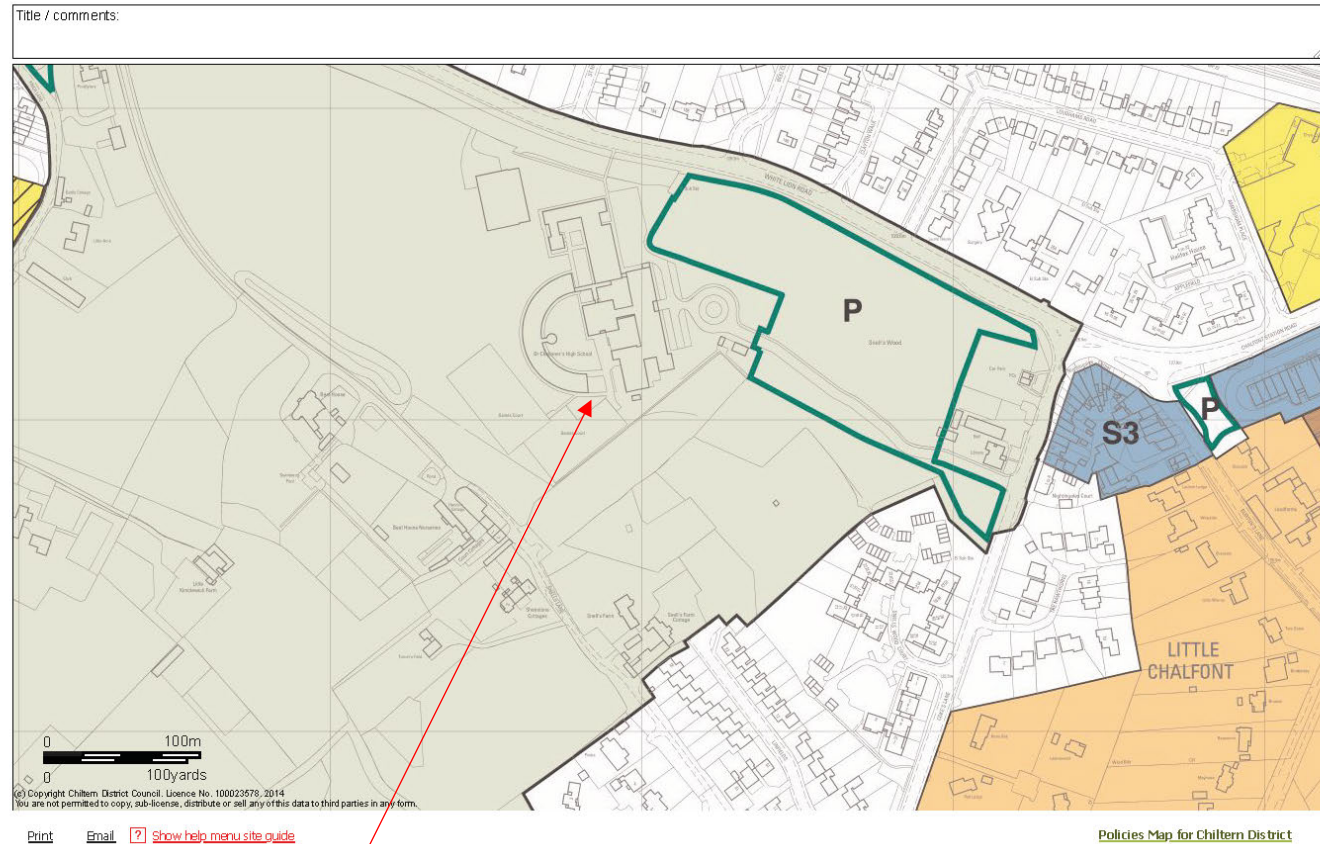
The established school use on the site is not being amended, with the proposal being integrated into the campus plan and serviced by the existing infrastructure.

2.3 Planning Policy

The site is not within a Conservation Area and the buildings within the site are not listed.

The site is identified on the Buckinghamshire Council Interactive Policies Map as being within Green Belt.

Previous Planning Approvals on the school site have established the precedent of development within the Green Belt.



Dr Challoner's High School



2.4 Planning History

The Buckinghamshire Council Planning Portal details applications for works to the school campus dating back to 1975/76, covering extensions and improvements to teaching facilities and external areas to accommodate the expanding student numbers.

This application seeks to work within the context of the **Planning Approval CH/2017/2100/FA (2017)**.
The revised design is of similar scale and is located on the same area of site.

Two storey extension to school

Dr Challoner's High School Cokes Lane Little Chalfont Buckinghamshire HP7 9QB
Ref. No: CH/2017/2100/FA | Validated: Mon 04 Dec 2017 | Status: Decided

Other recent building applications granted approval are;

Single storey extension to school music room

Dr Challoner's High School Cokes Lane Little Chalfont Buckinghamshire HP7 9QB
Ref. No: CH/2018/0527/FA | Validated: Thu 22 Mar 2018 | Status: Decided

Extension to southern side of sports hall to form gym, two storey infill extension between existing gym and curved building to form sixth form centre, installation of solar panels on existing buildings and alterations to existing car park

Dr Challoner's High School Cokes Lane Little Chalfont Buckinghamshire HP7 9QB
Ref. No: CH/2013/0764/FA | Validated: Tue 07 May 2013 | Status: Decided

Two storey extension adjacent to the existing gymnasium

Dr Challoner's High School Cokes Lane Little Chalfont Buckinghamshire HP7 9QB
Ref. No: CH/2006/1981/RB | Validated: Mon 30 Oct 2006 | Status: Decided



2.5 Site Photographs



1. Gable façade to existing teaching block.



2. End of curved teaching block – south facing



3. Grassed terraced area



4. Part north facing elevation to curved teaching block



5. Remaining north facing elevation to curved teaching block. Lift in circular tower.



6. Curved teaching block looking back to site

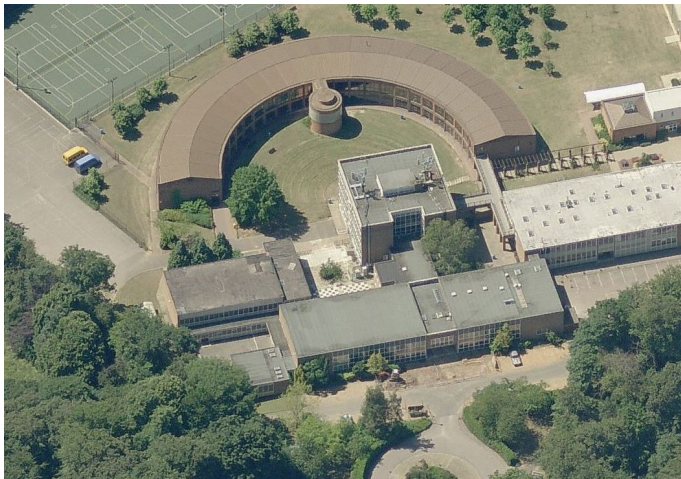




7. Cokes Lane towards the School



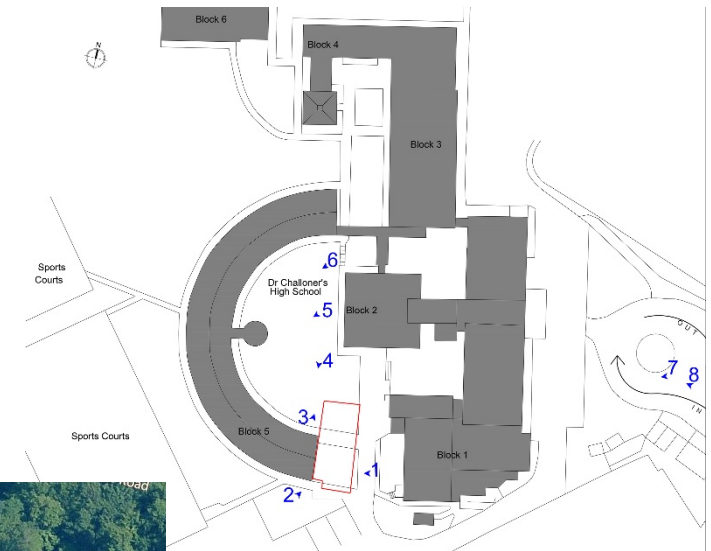
8. School drop off area



9. Aerial of the site looking west (Bing Maps)



10. Aerial of the site looking north (Bing Maps)



Photograph Key Plan



3.0 The Proposal

3.1 Use

The School has made previous planning applications for this part of the site to expand the Dining and Fitness facilities for the students. Although the previous application was successful, its eventual construction cost was prohibitive.

The school have reviewed and developed the use of the extension to provide dedicated Dining area for the Sixth Form, with Fitness and Wellness spaces to support the schools overall “healthy mind and body agenda”.

These new facilities will release pressure on existing spaces and provide a focal point within the campus for the Sixth Form cohort.

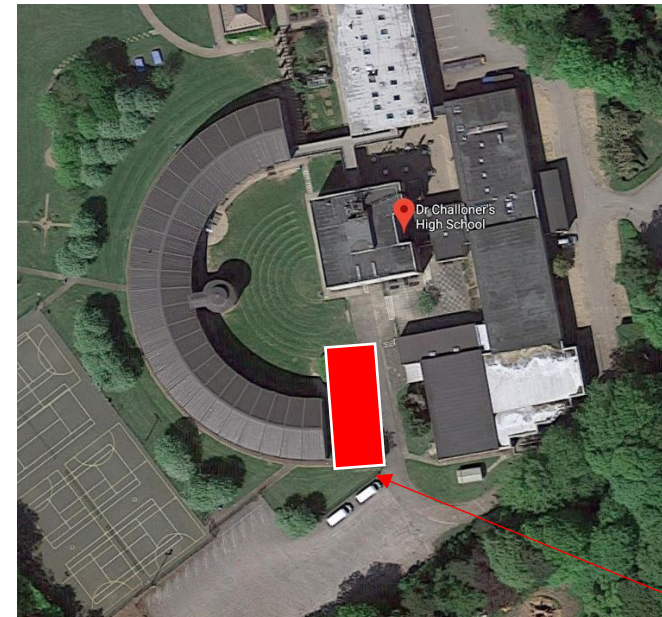
Note: this extension is proposed for existing student numbers and not to accommodate an increased student roll.

3.2 Amount/Scale

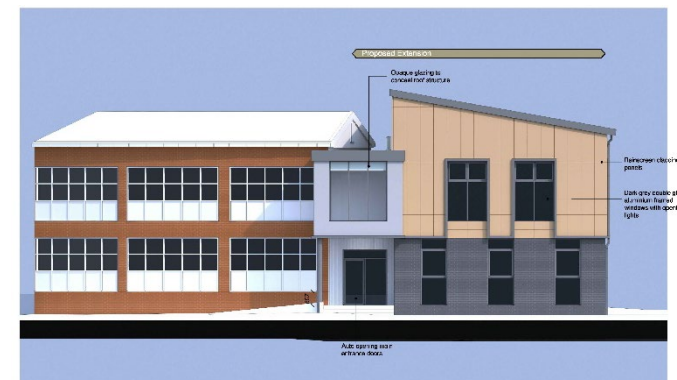
The proposed internal area is **501m²** which will accommodate approximately 192 students in the ground floor Dining space with servery, which is supplied and serviced from the main school kitchen. At first floor the equivalent area is used for Fitness and Wellbeing activities (Yoga, Dance, Pilates etc).

The extension is two storey and forms a stop-end between the adjacent semi-circular two storey teaching block and the access road.

The simple rectangular form makes for efficient construction to maximise usable floor area. The wedge-shaped volume connecting the new build



Location of Proposal



Proposed South Elevation



with the existing building forms a focus for the Reception at ground floor and Staff Office at first floor.

Glazing module proportions are sized to compliment the adjacent building and maximise daylight and ventilation into the spaces.

The high point of the mono-pitch roof rises approximately 1.0m above the ridge of the semi-circular building to create sufficient volume to the first floor, and is separated by the wedge shaped flat roof which retains the exhaust louvre from the mechanical ventilation system of the adjacent block.

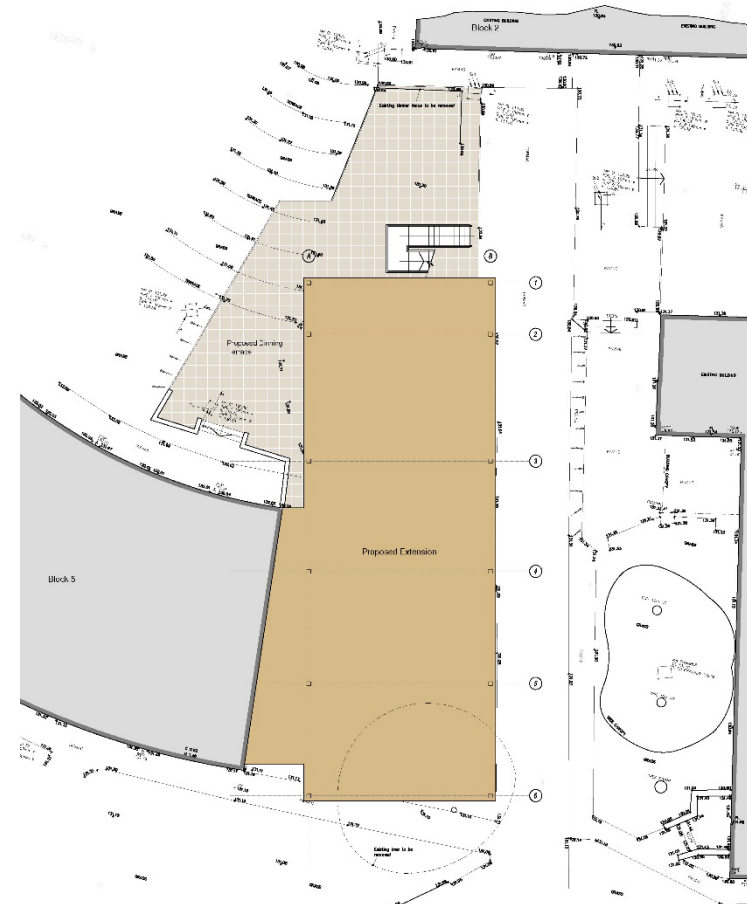
3.3 Location and Site Considerations

The location of the extension was identified to allow simple expansion of the existing facilities following previous Planning approvals on the site, with its form being well screened from adjacent properties by the mature tree belts to the site boundary.

The proposal makes use of the adjacent building to provide part elevation to the new build, with the footprint extending approximately 1.5m past the existing building line to generate a clear break in form from the adjacent curved façade.

The ground floor main entrance provides a dedicated access for the Sixth Form students, which is supported by an accessible ramp, steps and footpath from the existing car park.

The finished floor level of the ground floor sits approximately 600mm below the adjacent building to make use of site topography and to maximise the volume of the Dining space.



Site Plan



3.4 Appearance

- Dark grey-blue brick to ground floor
- Buff-grey composite rainscreen cladding
- Off-white render to main entrance and projecting first floor
- Dark grey aluminium framed double-glazed window and door units
- Dark grey fascia boards and rainwater goods
- Dark grey standing seam roof finish
- Concrete escape stair with mesh enclosure

3.5 Landscaping

A new hard-paved area to the west of the building will allow external dining to face into the amenity grass courtyard, which also connects to the existing tarmac circulation areas feeding the rest of the school site.

Disabled WC

Kitchen Serving by Clients Catering Contractor

Dining Terrace

Female Staff Toilets

Reception Desk

Dining (192)

Learning Resource Centre

Head of the Room

Collaboration 01

Collaboration 02

Scale bar: 0m, 10m, 20m, 30m, 40m, 50m, 60m, 70m, 80m, 90m, 100m

North arrow

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4.0 Access Statement

4.1 Pedestrian Access

The proposal does not affect pedestrian routes around the building or through the landscape.

Internal access will be via the adjacent curved teaching block to steps which drop into the new Dining area. The staircase will accommodate a stair-and-lift convertible staircase to facilitate non-ambulant access. (<https://www.liftup.dk/en/products/flexstep/> or similar)

The new first floor level matches that of the first floor teaching block, allowing use of the existing lift within the teaching block to support these spaces.

External access from the car park is via a set of steps and ramp to the auto opening main entrance doors.

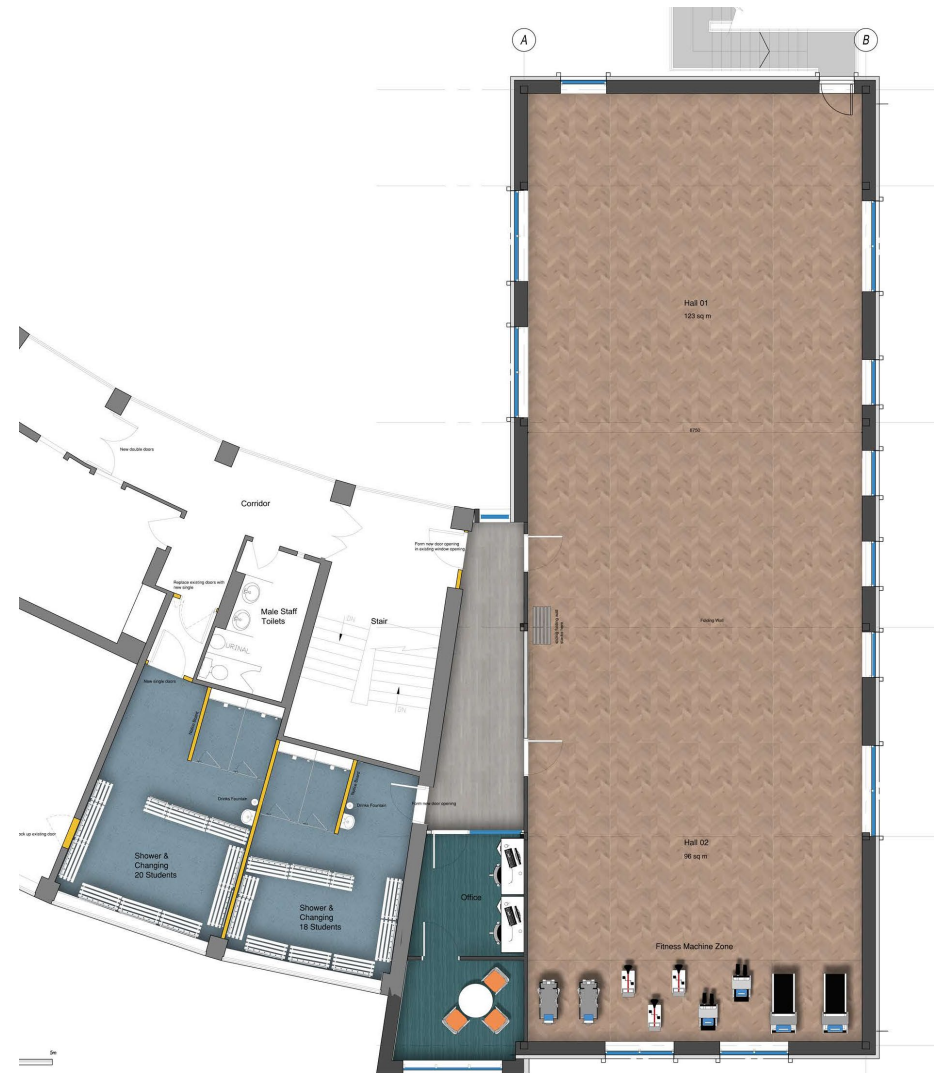
From within Dining, there is level access to the external seating terrace and circulation routes linking the campus together.

Contrasting floor and wall finishes are provided, and large areas of glazing will have suitable manifestations to meet the requirements of Part M.

4.2 Vehicular Access

Vehicle access to the school from Cokes Lane is unaffected by the proposal.

The car park access, numbers and delivery vehicle strategy are retained and unaffected by this proposal.



First Floor Finishes Plan



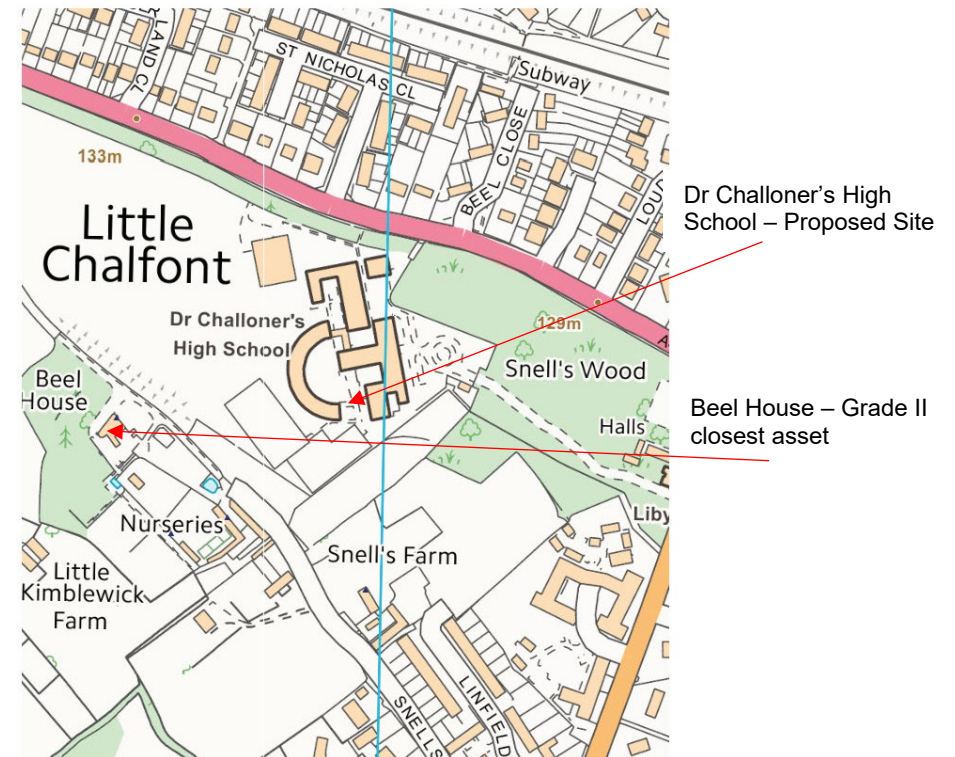
5.0 Heritage Statement

5.1 Context

The site is not located within a Conservation Area and does not contain any Listed buildings within its curtilage.

There are several Listed Buildings within proximity to the site, however all are screened by the mature tree belt which prevents direct line of sight.

- **Beel House** (Grade II) 125m located along Snells Lane to the south west
- **Hances Cottage** (Grade II) 164m located along Snells Lane to the south west
- **Snells Farmhouse** (Grade II) 145m located along Snells Lane to the south west
- **Beel Lodge** (Grade II) 395m located along White Lion Road to the north
- **Bottle Cottage** (Grade II) 360m along Finch Lane to the west



6.0 Construction Considerations

6.1 Site Access

The proposal is located on the southern edge of the school campus.

It will be an important consideration that the segregation of pupils/staff/visitors and the construction works is securely maintained throughout the build process.

Construction traffic will enter site via Cokes Lane under a management system to avoid conflict with school users, leading to the existing car park area.

There is sufficient space adjacent to the site to form a segregated site compound away from the day-to-day users and maintain pedestrian access into and around the school. The usual delivery and access restrictions will be applied to the works to reduce the traffic impact on Cokes Lane during peak drop off and pick up times.

7.0 Ecology & Habitat

The proposed area for the development contains several maintained shrubs and area of mown grass, all of which will be removed as part of the works, none of which are considered to offer a specific habitat to wildlife.

There is no evidence of ponds, watercourses or marshy ground which would support protected species within the curtilage or adjacent to the site.

Similarly, there is no evidence of bat activity or roosting habitat within the gable end of the building, with the exhaust noise and air movement likely to prevent its suitability.

8.0 Flood Risk

The school is located on a ridge, with no historic records of flooding on the site. It is within Flood Risk Zone 1 (Low Probability of Flooding).



9.0 Ground Investigation

A Phase 2 Geo Environmental Report has been undertaken in March 2020 by RGS Ltd on behalf of the school where no contamination was found within the proposed site area. The full report has been submitted as part of the application.

10.0 Conclusion

It is hoped that this statement demonstrates that a modest extension to the existing building can provide a substantial benefit to the School and their ability to provide the facilities their pupils and staff deserve.

