Project:	**All Saints Church of England (A) Primary School**
Title:	**Design and Access Statement**
Date:	**December 2016**
Project ID:	**3101-12**

Introduction

This Design and Access statement accompanies a planning application for a proposed foundation extension at All Saints Church of England (A) primary school in Leek, and has been written to meet the requirements of the National Planning Policy Framework. Local planning policy was considered.

Context

The School has Cheddleton Road to the west and dwellings to the north and east. The area is generally a two-storey residential property with the exception of the cooperative offices which are to the south of the school. There is no defined aesthetic for the area in question. The school is single storey with a variety of flat roofs at different levels that break the scale and is occupied below the road frontage level to the west.

Layout

The proposed extension is located to the north of the building and will encompass a section of the existing nursery recreational area. A new external play area (with canopy) will be constructed to the front of the reception and nursery classrooms.



Amount

The proposal includes a single storey extension that will adjoin the existing nursery classroom. The total floor space gained is 103.5m^2

Scale

The School is generally low scale. This is partly helped with the ground level that is some way below the approach footpath but the building is fragmented with a mixture of flat roofs. The aesthetic will continue in the new and relates to the existing School.

Landscaping

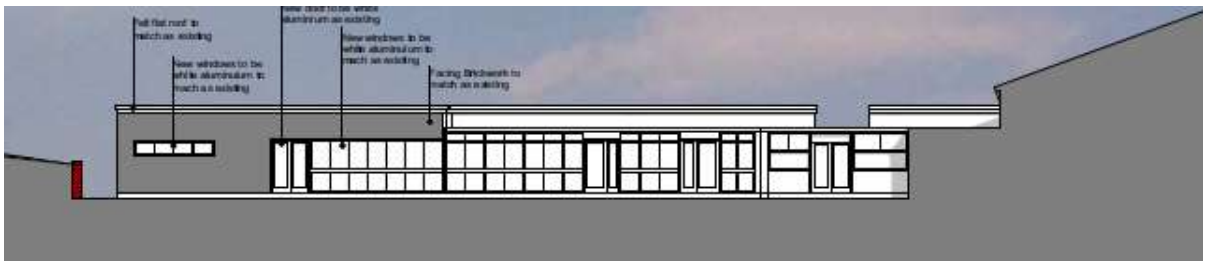
The bio diversity of the site will not be significantly affected. There will be a modest amount of landscaping required for the works, a new retaining wall will be constructed to support the embankment to the north of the proposed extension. All areas affected are to be made good to match existing.

Appearance

The existing aesthetic is generally continued to the new. There is no architectural merit in changing the aesthetic nor attempting to make a significant statement from a relative modest extension. External walls are finished with brick and roofs are to be flat felt, all to match existing.







Access

The new path created around the existing car park improves access to the foundation stage and rear of the school. The existing school is fully DDA compliant.