
Client: Faber Catholic Primary School

Title: Design and Access Statement

Location: Cotton, UK

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Design and Access Statement

Contents

1. Introduction
2. Existing Building Overview
3. Scope of Works
4. Design Approach
5. Access Considerations
6. Conclusion

1. Introduction

This Design and Access Statement supports a planning proposal for internal repairs at Faber Catholic Primary School, Cotton. The works focus on ensuring the school maintains a safe and functional environment for students, staff, and visitors. All repairs will adhere to safeguarding principles, with minimal disruption to the daily running of the school.

2. Existing Building Overview

Faber Catholic Primary School is a long-established educational building. The school building consists of a combination of original features and more recent alterations, with the internal areas primarily being used for educational purposes, including classrooms, offices, and communal areas such as the hall, kitchen, and corridors.

- **Building Use:** Educational.
- **Building Age:** Combination of historic and modern.
- **Construction Type:** Mixed materials, including brick, stonework, plaster and detailing.

3. Scope of Works

The repairs are essential for maintaining safety and functionality within the school. The repairs include:

- **First Floor Wall Repairs:** Addressing an ongoing damp issue at first floor level which has caused unsafe mould to form on the surface causing damage to the internal wall faces; particularly to the gable walls of the first floor areas.
- **Windows:** Retaining the existing windows, adjusting window reveal depth to suit new wall dimensions. Removing secondary glazing and refixing following works to internal walls.
- **Painting and Decorating:** Repainting to refresh classroom environments and other internal spaces, using child-friendly and non-toxic paints.
- **External Repairs:**
 - Taking down porous concrete block chimney top. Rebuilding top section of chimney with new Hollington Stone to match existing stonework.
Note, the existing chimney has been rebuilt previously with concrete block, which is porous and its condition has deteriorated over time likely contributing to the damp in the building. The use of Hollington stone to rebuild the top of the chimney will reduce the risk of further damp whilst restoring the chimney to its original aesthetic.
 - Secret gutters.

4. Design Approach

The design approach prioritizes the school's existing aesthetic while focusing on practicality and durability to sustain the existing design. Given that the building is a place of education, all materials and finishes will be selected to promote a safe and healthy learning environment whilst still considering the aesthetic merit of a listed building.

- **Material Selection:** We will use durable, easy-to-maintain materials. Walls and floors will be finished with hardwearing and washable surfaces appropriate to a listing building.
- **Colour Scheme:** Colours are the match the existing interior.

5. Access Considerations

The proposed repairs do not alter any access arrangement of the school.

- **Safe Access During Works:** We will implement a phased construction approach to minimize disruption. Temporary measures, such as signage and barriers, will be used to manage access during the works.

6. Conclusion

The repairs at Faber Catholic Primary School aim to address essential maintenance needs while improving the learning environment. The works are designed to be sensitive to the building's existing character.

This Design and Access Statement demonstrates that the proposed repairs are necessary and align with both regulatory requirements and the needs of the school. The work will enhance the functionality and appearance of the school's interior without impacting its heritage value.