Planning Application Support Statement

Conversion of Residential Use to School Use (D1 Non-Residential Institutions)

at

Isebrook SEN College
Eastleigh Road
Kettering
Northamptonshire
NN15 6PT

Ref No 1181/PASS01 Rev B

Date: July 2014

Prepared by:

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Supporting Statement:

Introduction:

This Design and Access Statement should be read in conjunction with the following drawings Drg No 14/1181/01-04) and completed application form.
The school is located adjacent wicksteed park on the outskirts of Kettering within Kettering Borough Council and is located off Eastleigh Road, Kettering.

Design:

The building the school wish to convert is the existing Caretakers Dwelling within the school boundary.
The building will be remain the same with the addition of external fencing (1200mm High), paths, crossings to enable access from the main school block and a conservatory to be built over the existing rear entrance to the block, which will become the main entrance.

Use

At Isebrook School we are able to teach our students many skills during the college day. They follow the National Curriculum and are given tools to teach core subjects that benefit them later in life, especially when finding employment.
The building will be used for a place to relax, socialize, learn vital life skills and above all, be given the confidence to leave Isebrook’s care and venture into the world as young capable adults.
The building will be open from 3.30 - 6.00pm. There already exists an out of school club that is situated within the existing school buildings and is open from 3.30 - 6.00pm.
Many students have unstable or complicated home situations and coming to school is their ‘constant’ activity 5 days a week. Many students have complex special needs and their families need the break. Many students just need to be given more time to learn and how to fit into society, as they have never socialised after school with friends.
During the day the unit will be used to support the curriculum and give ‘life-skills experience in a real home situation.
The school will start the project offering afternoon and evening sessions to indicated students. Eventually, the vision is to offer overnight respite to indicated students.
There are also a number of special community projects that would run from the building, including coffee and cake club for students to stage fundraising sessions.
Drop in centre offering advice and support to ex-pupils and the community
There will be no increase in staff or pupils for this project.
Long term it is expected that overnight accommodation will be made available in the building.
The school will require planning permission to provide overnight accommodation. A planning application will be submitted and approved before overnight accommodation can be provided.
**Amount**

The total site for the school is 2.342 ha
The new site within the school grounds including the existing Residential Unit and Garage is 597 Sq M
The residential unit is 84 Sq M and the garage 15 Sq M.
The only extension to the residential unit is the Conservatory at 10 Sq M.

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**Layout**

The residential unit will remain the same apart from the inclusion of an internal separate w/c and conservatory over the new main entrance to the unit.
The boundary of the proposal has been enclosed by a 1200mm high fence (See Plans Drg No 14/1181/04)

**Scale**

The only addition to the build will be the conservatory and the boundary timber fence.

**Landscape**

The existing area grass with some paving slabs. The new scheme will incorporate more paved areas and timber perimeter fence 1200mm high.
Access

Vehicle and Transport Links

Vehicle and transport movement will remain the same on the site.

Inclusive Access

There will be a new path and crossing from the main school building, The internal works will include widening the existing doors and the existing bathroom converting to a wet room.

The existing evacuation planning will be reviewed and tested.

Planning Policy Framework

The following national and local planning policies have been reviewed:

2. North Northamptonshire Core Spatial Strategy
3. Conclusion.

National Planning Policy Framework

The National Planning Policy Framework was established in March 2012. The policy contains government planning policies with the aim to facilitate sustainable development, economical, social and environmental. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Achieving Sustainable Development

1. Paragraph 7: There are three dimensions to sustainable development: economic, social and environmental. Social role- Support strong, vibrant and healthy communities with accessible local services that reflect the community’s needs and support its health, social and cultural well-being

The presumption in Favour of Sustainable Development

1. Paragraph 14: The NPPF sets out this section should be seen as a golden thread running through both plan-making and decision-taking
2. Plan-Making: Local planning authorities should positively seek opportunities to meet development needs for the area.
3. Decision-Making: Approve development proposals that accord with development plan without delay
Core Planning Principles

1. Paragraph 17: Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives. Always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings. Encourage the effective use of land by re-using land that has been previously developed. Take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

Delivering Sustainable Development

1. Paragraph 18: The government is committed to secure economic growth in order to create jobs and ensuring that the planning system does everything it can to support sustainable economic growth.

Requiring Good Design

1. Paragraph 56: The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and should contribute positively to making places better for people.
2. Paragraph 58: Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Promoting Healthy Communities

1. Paragraph 72: The government attaches great importance to ensuring that sufficient choices of school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborate approach to meeting this requirement and to development that will widen choice in education by giving great weight to the need to create, expand or alter schools.

Health and Well-Being

1. Paragraph 171: Local planning authorities should work with public health leads and health organizations to understand and take account of health status and needs of the local population, including expected future changes and information about relevant barriers to improve health and well being.

North Northamptonshire Core Spatial Strategy

The North Northamptonshire Core Spatial Strategy sets out the overall strategic plan for North Northamptonshire. The CSS is prepared by a Joint Planning Committee made up of elected representatives from Northamptonshire County Council, Corby Borough Council, Kettering Borough Council, East Northamptonshire District Council and the Borough Council of Wellingborough. The committee is supported by a Joint Planning Unit of officers from various councils.

Rev B
12 August 2014
The CSS was adopted in June 2008.

A key component that has guided the preparation of the Plan is the requirement to apply a spatial planning dimension to the Community Strategies that has been prepared by the North Northamptonshire Local Strategic Partnerships (LSPs). The Joint Planning Unit has worked closely with the LSPs both to engage stakeholders during the formulation of the Plan, and to ensure that the Plan sufficiently reflects the Community Strategies. These individual Strategies all contain a Vision and Objectives and deal with key cross-cutting themes such as:

1. Health – improving health and promoting social inclusion, promoting sport and recreation;
2. Education and skills – Raising skills levels, including addressing the skills shortage for 16-25 year olds through work based learning.
3. North Northamptonshire is expected to accommodate more housing growth than any other part of the MKSM growth area. This growth would take the population of North Northamptonshire from an estimated 298,000 residents in 2006 to 370,000 in 2021.

Conclusion

- The proposed development seeks to change the use of the existing Caretakers Bungalow into a teaching block. The bungalow has become vacant due to the retirement of the caretaker, who is not being replaced. The bungalow will become redundant, therefore to keep the building in use, it has been proposed to take the existing facility within the school and transfer to the refurbished bungalow.
- The building stands alone, away from the main school building, therefore lends itself to the proposed use.
- There is a need for this type of development, to meet the identified shortfall of facilities within the Borough of Kettering
- The proposal will not give rise to unacceptable amenity impact and generate additional traffic or give rise to adverse landscape and visual impact.
- The proposal is therefore considered to be compliant with the development plan and national, regional and local planning policy guidance.