Supporting Statement

Kettering Park Primary School
Park Avenue
Kettering
Northamptonshire
NN16 9RU

Planning Application
for a
New Extension and Roof Conversion
to accommodate a
Staff room & toilets, IT Suite and Office
with
Toilet block for pupils.

Status: PLANNING APPLICATION

Revisions and Document Status:

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Proposal

The School:

Park Infant school is on the north side of Kettering and was built in 1899. It is located near to the Pleasure Park and is a very popular, oversubscribed community school. Since the mid-nineties the building has had modifications, including building a new reception area, two new classrooms and the conversion of outbuildings to a Library and extra teaching areas.

The number of children on roll is 270, although the net capacity, assessed in accordance with a formula specified by the DF, is 258 pupils.

Although the class rooms are small, there is just enough space for 9 classes of 30 children, however the facilities for staff are inadequate and the opportunities for teaching EAL children and Special Needs children and for conducting meetings for parents and professionals in small, private areas is very restricted. There are approximately 40 members of staff, the Staffroom is approximately 15 sq.m. with only 1 male and 1 female toilets.

The current Kitchen area is used by the EAL co-ordinator to teach small groups of children and the cleaners’ cupboard accessed from the kitchen. The School Business Manager works in a corner of the main office with no privacy and takes phone calls in the stationery cupboard. The ICT suite is a corner of the main Reception area with 5 computers.

The proposed building work would create better staff facilities - a much bigger staff room with an additional 3 toilets and two administrative rooms for an ICT suite and an office for the Inclusion Manager. This part of the building would be above two classrooms therefore the footprint would not alter. Building a new toilet block for the children would increase the capacity from 2/60 children to 5/60 children. This would intrude onto the playground by 28 sq.m.

Alterations internally to the existing building would create a room for EAL children, improved storage for the Cleaners, an office for the SBM, a Medical Room, and improved Reception area. The flow through the building into the new build would be safer and less cramped. The staff facility is only possible on a first floor to maximise the area within the existing footprint and disabled facilities are planned with a small lift between floors.

The building would be in keeping with the existing style of the building and would not impact on the community. All existing services for water supply and drainage outfall will be used within the existing capacity.

North Northamptonshire Core Spatial Strategy 2008

Policy 13: General Sustainable Development Principles ..... 

Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

Meet needs:

a) Incorporate flexible designs for buildings and their settings, including access to amenity space, enabling them to be adapted to future needs and to take into account the needs of all users;

School: While the usage of the buildings is planned for the immediate future, it is a key feature that they will be flexible and may be re-designated as built premises projects proceed in the coming few years.
For school projects to function with the increased number on the roll, the additional space will give that added facility ease of use. Further community and catchment area use will be available.

b) Seek to design out antisocial behaviour, crime and reduce the fear of crime by applying the principles of the "Secured by Design" scheme;

School: The building should be secure in this location and crime has not been an issue at the school. The school is bounded by residential premises and high walls, and where access is vulnerable, fencing is in place. No additional security measures are planned.

c) Maintain and improve the provision of accessible local services and community services, whilst focusing uses that attract a lot of visitors within the town centres;

School: The building is in a main town with an efficient bus service. It is a primary school and with little need of high visitor numbers. Children are brought by car or local bus to the school and many arrive on foot.

d) Have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards;

School: The building is accessed from Park Avenue on foot, into the playground through the Junior School and no car parking exists on site. No further impact on that parking spaces on the road are envisaged.

e) Be designed to take full account of the transport user hierarchy of pedestrian-cyclist-public transport-private vehicle, and incorporate measures to contribute to an overall target of 20% modal shift in developments of over 200 dwellings and elsewhere 5% over the plan period;

School: Pedestrian and cycle transport is not required for the users as the pupils are primary age and not necessarily have access onto the main roads.

f) Not lead to the loss of community facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new and existing community.

School: The new floor space will increase the facilities for community use once the whole site is in use. It will provide space for Teachers, Parents and other Community use once established layouts are agreed.

g) Not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing.

School: The new toilet facilities for the children will use 28 sq.m of playground space.

Raise standards

h) Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area;

School: The proposal is designed to be in keeping with the existing school buildings by copying the same features where needed, although the first floor will be within the volume of the existing room. Dormers will give the light and additional floor space to make the building very useable.

i) Create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of the towns and villages through its design, landscaping and use of public art;

School: Using design of existing, no distinct design will be added or lost.

j) Be designed to promote healthier lifestyles and for people to be active outside their homes and places of work;
School: Better facilities for all.

k) Allow for travel to home, shops, work and school on foot and by cycle and public transport.
   School: No changes to the existing arrangements are needed nor intended.

Protect assets

l) Not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking;
   School: None of these issues are compromised nor have significant impact of these aspects.

m) Be constructed and operated using a minimum amount of non-renewable resources including where possible the reuse of existing structures and materials;
   School: It is an extension to an existing building, and within an existing roof space and needs will be at a minimum.

n) Not have an adverse impact on the highway network and will not prejudice highway safety;
   School: It does not.

o) Conserve and enhance the landscape character, and biodiversity of the environment making reference to the Environmental Character Assessment and Green Infrastructure Strategy;
   School: It is an extension to buildings sited within the grounds generally away from view, and does not add to, nor take away any character. Views from the park will show new dormer windows but should not have any impact.

p) Not sterilise known mineral reserves or degrade soil quality;
   School: It does not.

q) Not cause a risk to (and where possible enhance) the quality of the underlying groundwater or surface water.
   School: It does not.

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