

# Design and Access Statement



Crick Primary School

**pHp**  
architects

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## 1.0

### Introduction

This Design and Access Statement is submitted on behalf of Northamptonshire County Council and Crick Primary School in support of a Planning Application to provide the school with a new Classroom to BB99 standards, in addition, the school required some internal alterations to the existing pre-school facility, providing a fully accessible toilet and small office. Other remodelling works will be required where the new classroom abuts the existing school as an area of infill, providing a new link corridor / break out space with adjoining toilets. The existing outdoor covered play canopy will also be replaced and extended to provide access and shelter to the new classroom.

The Design and Access Statement has been prepared by Peter Haddon and Partners.

Peter Haddon and Partners (pHp) is a modern Architectural practice with a broad range of expertise developed over four decades. Experienced in the delivery of wide range of educational buildings, buildings designed by pHp have also received three East Midlands RIBA design awards in recent years.

## 1.1

### Site Context

Crick is a village composed of a wide age range of buildings with different styles and materials including stonework, thatch and brickwork. Located six miles east of Rugby and is close to the A5 and junction 18 of the M1.

Our proposals relate to the existing Primary School, located in the centre of Crick village on the main road, the school and its grounds have housing to the East, South and West boundaries. (proposed works only visible from North-East boundary)

The existing school buildings are made up of different styles and materials ranging in age, the existing classrooms looking over the playing fields are rendered in pebble dash, with red brick below cill , upvc windows and pitched tiled roofs.

## 2.0 Assessment

### 2.1 Physical Context

It is proposed that the new classroom is located to the back of the existing external store creating a balanced elevation with the existing North East facing classroom of key stage 1 area.

The new link corridor / break out space with adjoining toilets will be positioned to the rear of the new classroom connecting it to the existing corridor and providing a new external door into the playground to replace the existing exit lost. The new link corridor is on a smaller scale to the proposed new classroom and is mainly hidden away from street view.

The new covered play to replace the existing will be positioned in the same location as existing, however will extend further towards the playing field in order to provide shelter to those from the new classroom external exit. This link enables the 3 key stage 1 classrooms to access the covered play independently..



Aerial view of the School and its surrounding context, red circle indicates proposed site.

### 2.2 Social Context

As detailed in the School's 'Statement of Need', this development will provide the additional facilities required to support the increased intake of pupils and continue to meet the needs of the local community.

### 2.3 Planning Policy

The purpose of this section is to outline the local, regional and national planning policy context for the planning application site. A summary of the relevant policy and guidance is provided below.

#### **West Northants Joint Core Strategy 2014**

- Policy S7 - Provision of jobs
- Policy S10 - Sustainable development principles
- Policy C2 - New developments
- Policy BN2 - Biodiversity
- Policy BN7 - Flood risk
- Policy INF1 - Approach to infrastructure delivery
- Policy R1 - Spatial strategy for the rural areas

#### **Northampton Strategic Plan for Schools 2010 – 2021, November 2010**

This proposal will facilitate the continuous presence of the primary school within Crick village. Maintaining and creating sustainable rural communities is the fundamental cause of this policy, of which this proposal directly relates.

#### **National Planning Policy Framework 2012.**

This proposal aims to support economic growth for rural communities through maintaining the existing infrastructure of the village. The proposal aims to provide a positive addition through considered design that compliments the existing school and surrounding buildings.

## Planning Need

This proposed extension has arisen due to new housing development in the village of Crick on the land to the north of Fallowfields and Coleman Close. It is related to the planning permission granted by Daventry District Council (DA/2013/0059) to David Wilson Homes for up to 61 dwellings.

Crick Pre-School currently operates from the premises of Crick Primary School in Main Road, Crick (NN6 7TU). The Pre-School has leased a spare classroom for a number of years, which was not used for statutory school-age pupils whilst there were low pupil numbers on roll. This classroom now needs to be brought back into use for teaching, as the demand for school places in Crick is rising, and there is therefore a shortfall of accommodation. An extension is being proposed that will permit both the Pre-School and Primary School to stay together on site and continue their services for the families in Crick.

### The proposed extension

A number of options have been explored to best accommodate the required facilities for Crick. Initial consideration was given to a separate stand-alone building or mobile classroom for the Pre-School in the school grounds, but following feasibility work undertaken by PhP architects, the preferred option is to build a classroom extension for the school and make moderate alterations to the area of the school building occupied by the Pre-School, so that they can remain in situ. This proposal has come forward with a collaborative partnership between the Primary School, the Pre-School and the County Council, and all three parties are contributing to the budget for the project.

The County Council has a statutory duty to deliver sufficient school places for statutory school-age pupils. It also has a duty to support third party organisations in providing pre-school and childcare services for families. This proposal permits these services in Crick to keep pace with the growth in housing.

### Scope of works

- 1) The new classroom and connecting corridor and toilet
- 2) Improvements to the Outdoor Covered Play and canopy extension
- 3) Re-organisation of space for the Pre-School

The scheme is now in the County Council's approved capital programme, and a 10 year lease is being arranged for the Pre-School's occupancy of the Primary School to provide them with a longer security of tenure.



Existing classroom next to proposed site



Existing Covered Play Canopy

Site of proposed new classroom



Neighbouring Classroom Elevations



### 3.0 Involvement

#### Public Consultations

Local residents were sent a letter of invitation to the Public Consultation held at the School.

The Public Consultation was held at the School on 09 September 2014. Representatives from the design team, County Council and the school were on hand to answer any queries local residents had.

There were approximately 20 to 30 attendees from the local community resulting with 13 feedback sheets handed in.

The general consensus agreed that there was a need for the school to expand and that the proposals were in keeping with the existing school building and the village context.

#### Design Team Consultations

The scheme has been developed in partnership with the school, mechanical and electrical consultants and structural engineer over a number of months.

In addition, Middlemarch Environmental have been consulted and attended a meeting with ourselves on site on 18<sup>th</sup> August 2014 to discuss plans for the proposed newt protection systems.

Representatives for Crick Primary School and Northamptonshire county council have been involved throughout the design process.

### 4.0 Evaluation

Key project specific constraints have been identified and include the following:

#### Presence of the Great Crested Newt:

The presence of the Great Crested Newt has not had a direct impact the proposed design of the extension, however has impacted the design of the landscaping surrounding the proposed works following project completion. Following regular consultation from Middlemarch Environmental, the proposed scheme will not only ensure protection of the Great Crested Newt during the works, it will enhance the habitat and environment following project completion with the proposal to include a Hibernacula, wildflower and scrub planting on the playing field stretching from the pond within the school to the village pond (also containing GCN) just outside the school boundary.

#### Linking the new classroom with existing corridor space :

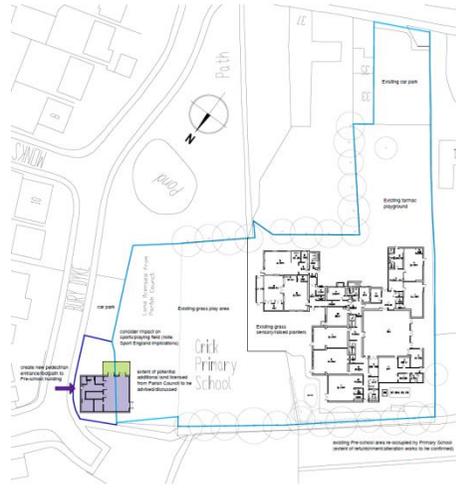
In order to maintain a sensible flow within the school, the new classroom would need to be accessed via an existing corridor. The location we have proposed for the new classroom and link corridor not only allows access from existing corridor space, but provides good access to the playing field and connects with the outdoor covered play area.

#### Provide a scheme that is in keeping with existing buildings and context:

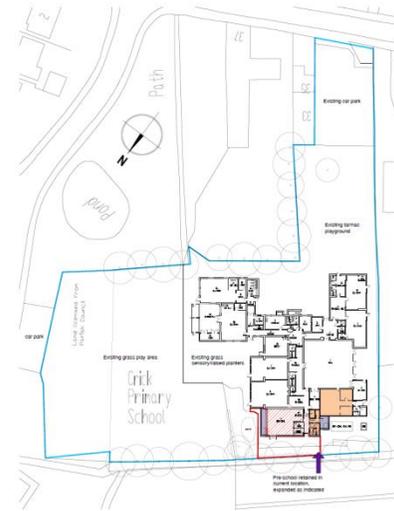
The completed project will be visible from the North-East boundary and neighbouring residents and so the proposals are sympathetic to the existing building and strongly reflects the scale and features found on the existing elevations. The link corridor is designed to contrast that of the surrounding buildings, however is on a smaller scale to the proposed new classroom and is mainly hidden away from street view. The scheme considers the existing form and sits comfortably against it.



Option 1



Option 2



Option 3



Option 4



Option 5



Option 6

## 5.0

## Design Evolution

### 5.1

### Initial Concept

#### Design Development:

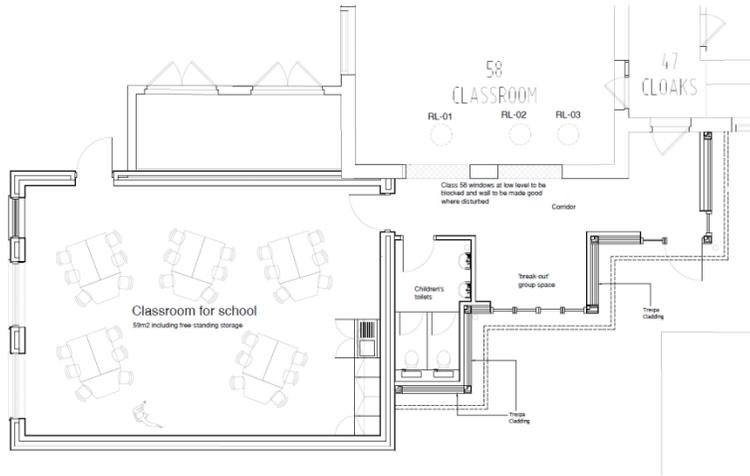
The scheme design is the result of close consultation with the School and Northamptonshire County Council (Client), where a number of options for layouts were drawn up.

Option 6 fulfils the requirements of the school whilst maintaining the flow of the existing plan and elevational treatment and provides additional teaching space internally.

This option was selected and forms the basis for the submitted proposal.

6.0

Proposal



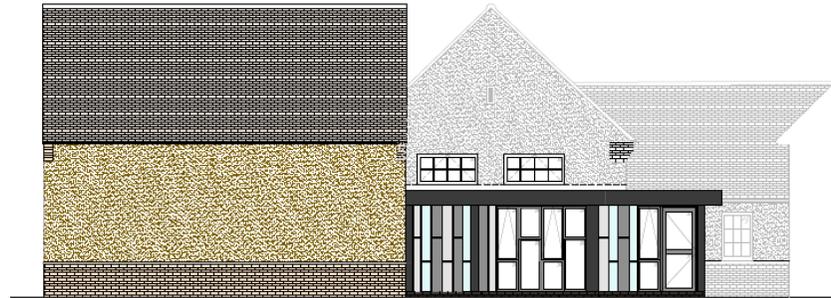
GA Plan of proposed classroom and link corridor



Proposed Front Elevation of new classroom and covered play canopy in relation to site



Proposed rear elevation of classroom also showing side elevation of link corridor



Proposed side elevation of classroom also front elevations of link corridor



3D view to show covered play canopy and new classroom



3D view to show new link corridor and side of new classroom



3D aerial view to show new classroom and link corridor in relation to existing buildings

**New Classroom:**

The built form of the new classroom will consist of a red brick masonry wall to cill height, above cill height will be a pebble dash render and pitched tiled roof to match existing. The new classroom will also feature brick corbel details, stone gable vents and white upvc windows, all to match existing. The window proportions have been designed to match the existing classroom elevations, the heights of cill, windows, eaves and ridge have also been designed to match the neighbouring classroom elevation.

**New Link Corridor:**

The link corridor and break out space will be a masonry construction with coloured panels externally and a warm timber deck roof

The link corridor is designed to contrast that of the surrounding buildings, however is on a smaller scale to the proposed new classroom and is mainly hidden away from street view. The scheme considers the existing form and sits comfortably against it. The Link corridor incorporates additional toilets and a break out space for learning, it is designed to provide lots of natural lighting with the use of full height glazing. The corridor is a reduced height to the surrounding buildings to allow the adjoining existing classroom windows to be maintained at high level, it also has allowed us to provide the new classroom with high level windows on the adjoining gable.

**New External Canopy:**

The new covered play to replace the existing will be positioned in the same location as existing, however will extend further towards the playing field in order to provide shelter to those from the new classroom external exit. The new canopy will allow covered access to all 3 Key Stage 1 classrooms and serve a larger number of pupils. The steels within this enclosure will be re-used with the addition of new steel posts where needed. This will provide a space for outdoor playing and learning essential for the school. The school require the existing sliding / folding screen to remain to provide overnight security.

**Internal Refurbishment to Pre-School Classroom and Existing WC:**

The internal refurbishments to the existing pre-school classroom will include removing an existing wall to create a larger self contained unit, separated from the rest of the school with new secure door. The existing WC will be divided to create two separate rooms (Dis WC + Office), as now required.

The internal refurbishments for this part of the project will not have any impact on the external appearance of the school or the site.

**Scale:**

The scale of the proposed new classroom has been designed following a site survey to match the proportions of the existing classroom aesthetic. The proposed scale creates a balanced elevation when abutting the existing and reacts positively to the existing mass of the school.

The new covered play canopy is a similar scale as the current, however there will be a net increase to allow full coverage for the new classroom entrances. The new cover will be formed of clear polycarbonate to ensure the maximum natural daylight enters the adjoining classrooms.

The break out corridor extension is a reduced scale to the classroom, using contemporary materials to contrast with the surrounding building. It cannot be seen directly from the main elevation and sits discreetly within the existing buildings.

## 8.0 Landscaping

The landscaping will be improved where the playing field meets the new classroom elevations. Benching and planters will be relocated to ensure the existing play areas are maintained. Where the existing fruit trees are potentially lost, they will be replaced and relocated to maintain the schools fruit growing practices. The existing low level timber fence is to be retained in the current location following project completion with the gate re-positioned as per the external works plan.

A small amount of new paving is proposed to connect the existing path to the link corridor extension, also to connect the new external classroom door to the path under the covered play area.

The new wildflower and scrub planting will be the most significant change to the landscaping, and will run along side the timber fence to improve the habitat of the Great Crested Newt. This will be maintained by the school thereafter. Refer to Middlemarch environmental details.

## 9.0 Access

### 9.1 Vehicular:

Car parking for the school will be unaffected by this development.

### 9.2 Approach and Entrances:

Existing front entrance to the school and neighbouring rooms will be unaffected and so the primary access will remain the same.

The entrance internally to the new break out corridor will be via the existing corridor route within the school and is fully accessible to all users.

Access to the new break out corridor from the playground will be adjacent to the previous existing entrance, clearly visible from the playground and neighbouring external library door.

The external entrance to the new classroom is visible from the playground and is defined through the use of an external canopy.

All doors/frames will be finished with contrasting colours to meet building regulation/DDA requirements.

Entrance matting is to be recessed flush with the floor and will not impede movement of wheelchairs or create trip hazards.

## 9.3 Horizontal Circulation:

Corridors and passageways are designed to be minimum 1800mm wide (or 1500mm wide with passing places) with level floors.

Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between walls and floors, floors and ceilings.

Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between door/door frames and surrounding walls, door face and leading edge to non self-closing doors and between Ironmongery and doors.

Door handles are selected to meet the requirements of BS8300 to be operable with one hand using closed fist.

All doors are designed to provide minimum clear opening widths, measured to the face of any protruding Ironmongery, to comply with Building Regulations AD part M table 2.

Doors on access routes are fitted with vision panels towards the leading edge to provide minimum zone of vision between 500mm and 1500mm from floor level.