Corby Old Village Primary School

Design and Access Statement
for
Proposed Alterations and New Hall

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04 November 2014
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November 2014
Corby Old Village Primary School.

Proposed Alterations, New Classroom
and New Hall.

Design and Access Statement.
Prepared by John Kellett RIBA, QMP.

DESIGN

LOCATION AND LAND USE

Figure 1. Aerial view of Corby Old Village Primary School indicating the site location.

The application site is the established school site on Meeting Lane off the High Street in the Old Village area of Corby.

The North boundary abuts an industrial unit (currently empty) and residential area on Tunwell Lane; to the South is High Street (with retail and residential use); to the West the residential Meeting Lane; and to the East the A6086 Lloyds Road dual carriageway. Beyond the above highways it is generally
residential dwellings to the South and West and Industrial use to the North and East.

The total site as shown on the site in Figure 1 is approximately 0.9443 Hectares.

Figure 2. Enlarged aerial view of the current building.
THE PROPOSAL

At present the school facilities are not adequate for the number of pupils at the school:

- Currently suitable for a maximum of approximately 175.
- there are 7 year groups and 6 classrooms,
- the classroom size only allows for pupil numbers of up to 25, and
- the existing Hall is too small for a full range of educational uses.

With the increasing population of Corby this proposal is designed to provide for 210 pupils:

- add a new Classroom of a size sufficient for a class number of 30,
- increase the existing three under-sized classrooms to cater for 30 pupils too,
- convert the existing Hall into a Library and Resource Centre,
- reallocate space to allow for a Medical Inspection Room, wheelchair accessible Toilet and Reprographics area,
- new staff toilets,
- provide a new Hall of sufficient size for the increased roll size of the school.

This additional floor space will connect directly to the existing circulation space to minimise the amount of new circulation space required. The alterations and extensions bring the nett and gross areas provided within the recommendations and guidelines from central government contained within numerous ‘Building Bulletins’.

Current car parking provision is in excess of that required for staff, visitors and the disabled, the small loss of 3 or 4 parking spaces will still be in excess of those recommendations.

A Feasibility Study carried out early in the design stages ruled out a number of options as being unsustainable. Locating the new Hall anywhere other than within the ‘courtyard’ would have resulted in excessive lengths of corridors and excessive lengths of external walling. These would have unnecessarily increased running costs, locating the Hall within the courtyard reduces running costs and reduces corridor lengths.

The location and provision of the proposed new Hall enables more community use of the school.
CONTEXT

The School is located just outside the Corby Old Village Conservation Area and lies adjacent to the Grade 2 listed 2A Meeting Lane (Old School House), which the current building is a successor to.

As a consequence the new works are designed to reflect the setting with:

- Matching materials.
- Similar massing.
- No new works nearer to the listed buildings than the existing buildings.

![Figure 3. Corby Old Village Conservation Plan](image)

There are no known protected species of flora or fauna within the existing buildings or likely to be affect by the works on site. No further assessment has therefore been carried out.

The new buildings are to be constructed on areas that are currently hard-standing which drains into the existing combined sewer system. There is therefore very little increase, if any, in flood risk to surrounding areas. No further assessment has therefore been carried out.
SCALE

The existing building is generally single storey with a small first floor room at three of the four corners.

![Figure 4. The existing form of the school at the SW corner](image)

The proposed new hall is to be single storey with a pitched roof located in the courtyard as an extension to the buildings which surround it. The new classroom effectively completes the symmetry of the original form and the new classroom extension is similar in form to an existing extension.

Options for locating the new hall around the periphery of the existing built form were considered but rejected on the following grounds:

- Use of valuable playground, car parking and playing field areas.
- Poor thermal performance and access.

A planning permission granted in March 2011 (NCC/10/0065/CCD & CBC 10/00399/COC), and partially completed, set a precedent for building within the courtyard. The Reception Office was re-located to allow access to the school without entering the children’s playground to improve child protection. Improvements to the building such as new windows, light fittings and boiler were also made at about that time. However the courtyard was not in-filled at that time as the school’s requirements have changed.

Locating the Hall at the centre of the school buildings provides better access and thermal performance for the school.

The scale of the overall building after the works are completed will remain relatively unchanged and provides a continuation in massing terms with the existing structure.
LANDSCAPING

The immediate landscaping around the site is generally flat with a ‘tarmac’ playground, which can be also be used for ‘out of hours’ parking for school or community use. There is a grass playing field and hedged boundaries to the East. Once complete the immediate surrounding site will be returned to ‘tarmac’ paving.

APPEARANCE

It is intended that the proposal will retain the general appearance of the original elevation but extended forward by placing the new hall on axis with the original Hall which becomes the new Library and resources Room.

As the elevation faces to the South the amount of glazing has been reduced to avoid glare and high solar gain.
All roofing and brickwork materials are intended to match the existing school as far as is practicable. It is also proposed to relocate the existing school bell and date stone forward to the new Hall as shown above.

The North Northamptonshire Joint Planning Unit (NNJPU) was consulted and their advice has been followed with regards to:

- Ridge height.
- Small internal courtyards.
- Fake quoins to the new Hall.
- The setback of the new classroom from the existing classroom adjacent to it.

The local community were also consulted, at a meeting at the school on 23rd October 2014. No negative feedback was received and the location of the Hall was considered a good idea.

ACCESS

The proposed alterations and extensions to the school are being built to accommodate the increase in school numbers from 175 to 210 pupils. The vehicular access to the site will remain unchanged with a small reduction of 3 or 4 parking spaces. The school will remain a one class entry one and only a minimal number of additional vehicle movements would therefore be created by the proposal.

The proposed extension and refurbishment works will be constructed to allow, as far as is practicable, inclusive access for all users in accordance with BS 8300 and Part M of the Building Regulations. It is proposed to provide at least one wheelchair accessible toilets, at least two ambulant accessible toilets. Level access will be provided for wheelchair users.