Design and Access Statement

Site Address: Pineham Barns
Upton Valley
Swan Valley
Northampton
Northamptonshire

Grid Reference: SP 718585

Applicant: Northamptonshire County Council
County Hall
Northampton
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1.00 INTRODUCTION

1.01 DISCRIPTION OF THE PROPOSAL

Proposed construction of a New Build Two Form Entry Primary School, 2123m², with Community use, 442m², this includes a meeting room, community hall and first floor community room overlooking the hall.

Other works to the site include an earlier phase of regrading, following the recommendations of a flood risk assessment produced by Capita Symonds dated January 2007. Site wide levels have been increased by approximately 2.5m. The site was previously recorded as being within Flood Zones 1, 2 and 3. Following the regrading works, it now sits within Flood Zone 2, at medium risk from flooding.

1.02 GENERAL INTRODUCTION

GSSArchitecture has been commissioned to investigate, prepare and submit a Planning Application for the New Two Form Entry Primary School at Pineham Barns on behalf of Northants County Council. This Design and Access Statement explains the detailed thinking that has gone into the proposals and accompanies the Planning Statement.

Following Planning Permission for the creation of 559 houses in the Pineham Barn Farm area, a feasibility study was undertaken to examine the options for a new primary school. Initially a Single Form Entry Primary School was identified to meet the requirements of the new housing; however, to make provision for future needs this was increased to a Two Form Entry.

A need for community centre and facilities had also been identified to cater for the new community that would form on the development. A number of design options were reviewed at feasibility stage, where the most economical and appropriate solution was to combine dedicated areas within the envelope of the new building managed by the school. The provision for a community centre has been agreed at 530m² in area and includes a dedicated double height hall, changing rooms and meeting room.

1.03 DOCUMENT OVERVIEW

This Design and Access Statement should be read in conjunction with the application form, planning statement and other documents and drawings submitted as part of the full planning application.

This document has been prepared in line with the requirements set out in The Town and Country Planning (Development Management Procedure) (England) 2010 document. It also addresses all aspects covered in the CABE document Design and Access Statements: How to write, read and use them (2006), providing detail and explanation of Use, Amount, Layout, Scale, Landscaping and appearance.

This document details the proposal, from brief and background through to the development of the final layout and design in sections listed below;
- Section 1.0 Introduction + Background
- Section 2.0 Context + Scheme Development
- Section 3.0 Design Proposal
- Section 4.0 Landscape, Ecology & Play Space
- Section 5.0 Access
1.04 SUMMARY OF PROPOSAL

The principle use of the proposal will be a Two Form Entry Primary School together with an element of Community use, hall and meeting rooms that can be operated independently from the school.

The Primary School and Community facilities are positioned to provide a ‘gateway’ building into the residential scheme. It is sited near the new main road to make a visual impact whilst maximising the useable secure school site. Open access, together with parking, has been positioned at the front of the site, with the building and perimeter fencing providing the secure line to the public areas.

This gives one clear and secure point of access into the building for students and visitors to the school and community areas. The community facilities are positioned at the front of the building to avoid the need to access the school first. This accommodation is designed to operate independently off the school, outside the normal school working day, with its own WC’s, changing, lift and stairs. It is however, also designed to be accessible to the school in a managed way at appropriate times.

The building has one secure reception serving the community facilities and the school. The education accommodation is generally arranged as key stage one on the ground floor and key stage two on the second floor. Reception classes are self-contained with a dedicated external learning area. The three large hall spaces are positioned together, allowing two of them to be linked when required. The building includes some flexible group and break out spaces and is designed to allow a flow to external hard play/learning space and then onto dedicated formal soft play areas.

The proposal seeks to provide a coherent and legible layout, which will aim to promote movement and a positive interaction within the school. The external coloured glazed panels, together with the window light configuration running along principal school elevation, help to give the school an identity and distinguish it from the adjoining community use element. The community use has been given its own elevation treatment that differs from the school but still harmonises as a cohesive whole building. Each year group could be further identified by varying the tones of the coloured glazing to each room.

The proposed development will primarily include D1, land use category, with an element of D2, use category, applicable to the community centre.
1.05 NEED FOR SCHOOL PLACES

Over recent years, an inward migration of new residents to the borough and an increased birth rate has resulted in a requirement, firstly for primary school places; and more recently for secondary school places in Northampton. Since 2011 the County Council has created a further 21 forms of entry, approximately 4,410 pupil spaces, in response to this demand. The County Council has a statutory duty to provide school places and, therefore, a new educational facility is proposed.

Northamptonshire is already experiencing growth through a rising birth rate, high levels of inward migration and growth from housing development. Census data illustrates a rise in the under-fives population of 19% between 2001 and 2011. The most recent data for children starting school in September 2012 shows a rise of nearly 10%. Northamptonshire County Council has a statutory obligation to provide sufficient school places for all pupils living in the area.

The site is located to the south of Northampton in the Pineham Barn Farm area, off Upton Valley Way East, between Northampton South (Swan Valley) and Kislingbury. The site was formally farm land, which is now being developed by Taylor Wimpey into housing.

To the front of the site (Southern boundary) is the main access road to the housing estate that connects to the main road, Upton Valley Way East, that extends to the dual carriage way A5123. Heading South, the A5123 is immediately connected to the M1 and heading North East is Northampton Town Centre.
2.00 CONTEXT AND SCHEME DEVELOPMENT

The building is a two storey 2 Form Entry Primary School with Community facilities positioned and massed to provide a ‘gateway’ building into the new residential scheme, together with the local centre buildings that will be positioned opposite. It is sited near the new main road to make a visual impact whilst maximising the useable secure school site. Open access, together with parking, has been positioned at the front of the site, with the building and perimeter fencing providing the secure line to the public areas.

The site was used previously as open arable farmland from its first recorded history up to the developers purchase. As managed open farmland, no mature trees, scrubland or other vegetation have been established and the ground was worked at regular intervals. No trees or existing vegetation will be removed as part of this application. The site area is approximately 1.47ha (14788m²).

The site was previously recorded as being within Flood Zones 1, 2 and 3, although following site wide level regrading work, which comprised raising all the site levels by approximately 2.5m, the site now sits within Flood Zone 2, at medium risk from flooding.
2.01 SITE PHOTOGRAPHS

(a)  (b)  (c)  (d)  
(e)  (f)
2.02 SCHEME DEVELOPMENT

Various possible options for the proposed configuration have been reviewed during the early design stages. Option C was chosen to be developed further in detail as it offered an economical building footprint while creating a ‘gateway’ building into the new development. In summary, the benefits of this location are:

- Good presence at site entrance.
- Open site adjacent to housing.
- Good orientation.
- Efficient plan.
- Building remote from residential site.

The proposed location towards the Western boundary will provide a natural buffer between the housing development and school to minimise possible noise breakout. This location will also reduce the juxtaposition of house mass against the two store school mass.
3.00  DESIGN STRATEGY AND CONCEPT

This gives one clear and secure point of access into the building for students and visitors to the school and community areas. The community facilities are positioned at the front of the building to avoid the need to access the school first. This accommodation is designed to operate independently off the school outside the normal school working day, with its own WC’s, changing, lift and stairs. It is, however, also designed to be accessible to the school in a managed way at appropriate times.
3.01 PRIMARY SCHOOL

The design has used BB103 as a guide, but it has been confirmed by Northamptonshire County Council that, in line with current DFE thinking, the areas noted in BB103 should be treated as a maximum rather than a minimum where sensible to do so. The Primary School is to have a shared entrance/reception with the Community use. Each ground floor classroom also provides direct access to external play space from the building and alternative entrances for pupils to enter the school/site at the beginning and end of the school day. Reception classes are self-contained with a dedicated external learning area. The school will cater for Reception year, key stage 1 and key stage 2 pupils (5-11). Year groups are in paired classrooms and direct external covered play space is provided for reception year with direct external access for years 1 and 2.

The layout generally has been designed to provide simple, efficient and functional spaces. The building includes some flexible group and break out spaces and is designed to allow a flow to external hard play/learning space and then onto dedicated formal soft play areas. All of the primary spaces used for learning are rectilinear to provide the optimum working environment. Secondary spaces, like waiting areas and WC’s, utilise the less conventional spaces remaining. Careful consideration has been given to ensure that space is used efficiently.
3.02 **COMMUNITY USE**

A need for Community Centre and facilities had also been identified to cater for the new community that would form on the new housing development. A number of design options were reviewed at feasibility stage, where the most economical and appropriate solution was to combine dedicated areas within the envelope of the new school building. The provision for a community centre has been agreed at 442m² in area, and includes a dedicated double height hall, changing rooms and a meeting room.

This layout provides one clear and secure point of access into the building for visitors and community users. The community facilities are positioned at the front of the building to avoid the need to access the school first. The community accommodation is designed to operate independently off the school, with its own dedicated WC’s, changing, lift and stairs. It is, however, also designed to be accessible to the school in a managed way at appropriate times.
3.03 **FORM AND SCALE**

Overall, the appearance of the proposed extension sits comfortably within the surrounding environment. The materials chosen aim to compliment the adjacent development without copying and scaling up the mass housing aesthetic. The form, shape and mass of the building are heavily influenced by the earlier feasibility study and the need for a compact and efficient plan. Initially, this has driven forward a simple volumetric design approach. Set against the backdrop & scale of the adjacent existing trees.

3.04 **MATERIALITY AND APPERANCE**

The principal elevation of the project is looking west over the playing field and large external space. The elevation will be broken up with the use of a mixture of material pallettes. The primary school section of the elevation being a mixture of red clay brickwork punctuated with vertical window elements. The elevation will also have two feature relief panels of render breaking up the elevation. Black aluminium rainwater goods including rainwater hoppers are positioned between the brickwork and rendered sections around the building. The community use area has been highlighted by turning the cladding orientation vertically and also slightly increasing the parapet to give the main hall a little verticality from the stretcher bond cladding adjacent.

The solution of a vibrant coloured ‘hit’ panel and canopy has been used to clearly define the entrance area that is on the natural desire line once through the main school gates into the car park area.

The roof will be flat roof single ply membrane with a perimeter parapet wall allowing safe access to the PV panel array.
3.05 MATERIAL PALLET

School

Walls: Red clay facing brickwork or white rendered relief panel dependent on location along elevation

Windows: Frame powder coated aluminium dark grey.

Purple tinted glass to certain panes to relate to entrance ‘hit’ panel.

Windows in brickwork panel to have rendered central section to create a vertical window element.

Rain water goods: Black powder coated aluminium.

Community Use/Entrance

Walls: Coloured render ‘hit’ panel at ground floor level with feature cladding orientated vertically to differentiate the community aspect of the building.

Windows: Frame powder coated aluminium colour dark grey.

Rain water goods: Black powder coated aluminium.
3.06 **AMOUNT**

The proposal will include teaching space, WC's, staff facilities, plant rooms and community use hall and meeting rooms with a building foot print of approximately 1713 m² (gross external area).

### Floor Areas

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>AREA M² APPROX.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>14,790</td>
</tr>
<tr>
<td>Ground Floor School</td>
<td>(Net Room Area) 1211</td>
</tr>
<tr>
<td>First Floor School</td>
<td>(Net Room Area) 886</td>
</tr>
<tr>
<td><strong>Total School</strong></td>
<td>(Net Room Area) 2,097</td>
</tr>
<tr>
<td>Ground Floor Community</td>
<td>(Net Room Area) 330</td>
</tr>
<tr>
<td>First Floor Community</td>
<td>(Net Room Area) 127</td>
</tr>
<tr>
<td><strong>Total Community</strong></td>
<td>(Net Room Area) 457</td>
</tr>
<tr>
<td><strong>Overall Building</strong></td>
<td>(Net Room Area) 2,554</td>
</tr>
<tr>
<td><strong>OVERALL BUILDING</strong></td>
<td>(GROSS FLOOR AREA) 2,802</td>
</tr>
</tbody>
</table>

3.07 **ENERGY AND SUSTAINABILITY**

The proposal will be naturally ventilated via opening windows. In other areas, ventilation will be by use of high-efficiency heat recovery units. It will be highly insulated and will be designed to achieve 16.8% improvement on Building Regulation requirements. The building will be fitted with photovoltaic panels on the roof to generate electricity, which will be fed into the building’s internal electrical distribution system. Typical PV panels will be able to contribute 10% towards the buildings and equipment total energy usage. Any excess electricity generated will be exported to the grid.

4.00 **LANDSCAPE & ECOLOGY**

This site is not considered ecologically significant as it offers little in biodiversity and habitat of species following the various disturbances to the top soil and lack of existing vegetation. Prior to purchase by the developer, the site was previously used as arable farm land and, as such, it has no existing scrubland or trees.

The proposed development does, however, include a small habitat landscaped area. Between the building and the northern site boundary, offering an improvement to the ecology and habitat from the existing site. Also included within the scheme is the introduction of a small ecology habitat pond to the north west corner of approximately 24 m². This will be securely fenced off to allow controlled access only.
4.01  **PLAY SPACES**

The Primary School’s external play space is provided in line with the BB103 area guidance. A variety of play and learning areas are to be provided, with a number of play surfaces and equipment.
5.00 ACCESS AND INCLUSIVE DESIGN

The new proposal will be fully accessible to ambulant and wheelchair users. Entrances will incorporate flush thresholds and all internal levels will be fully accessible via ambulant staircases and equality act compliant lifts.

5.01 PARKING

The Proposed Development will have a smaller impact upon the highway network than the previously approved housing development, in both the school PM peak and the traditional PM commuter peak. Overall therefore, the impact of the proposed development in these two periods is considered minimal to the wider road infrastructure.

Pedestrian and vehicular access routes will be from a new junction directly off the site on to the main access road to the housing development, adjacent to the Southern boundary. The junction will lead directly into the school carpark along the South East corner of the site. Service vehicles will also use this route, with a further access point through the secure line to the playfield and rear service road.

5.02 CONSTRUCTION MANAGEMENT

Refer to the Construction Method Statement prepared by Lend Lease Consulting (EMEA) Limited and included within Appendix 3 of the Planning Statement.
Design and Access Statement

Pineham New Primary School and Community Centre

Lend Lease Consulting (EMEA) Limited

Document Approval

Approved and Authorised By

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Associate

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R04a
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