DESIGN AND ACCESS STATEMENT

Trinity Primary School

At

Main Street, Aldwincle, Kettering NN14 3EL

For

Northamptonshire County Council (c/o Lend Lease)

Prepared by

Peter Haddon and Partners Architects

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ASSESSMENT

Physical Context

Aldwincle is a village in the east of the county of Northamptonshire. It is on a bend of the River Nene not far from Thrapston. Aldwincle has a mixed population of 350, with a high proportion of retired people. Those in employment mainly commute to towns such as Peterborough and Kettering, or further afield.

The village has a linear plan set along the main road of the Main Street with the traditional elements of the village following this route. Buildings are sparsely located with punctuations of open fields and farm buildings. The result is a mix of traditional stone dwellings and agricultural buildings lightly positioned along the road.

There is a highly regarded voluntary aided primary school in the parish, Trinity CE Lower School (Reception to Year 4), and attended by children from within and outside the parish. The Lower School is positioned centrally along the Main Street.

The School is not a listed building and is not in a conservation area.
Above: The village setting is sparsely populated by buildings of different types.

Trinity Lower School was built in the 1960’s to replace the existing school which had stood since the late 19th century. Constructed of dark brown brick, with felt low pitched roofs, it was a move away from the traditional aesthetic that the village had.

Above: The single storey lower school as seen from Main Street.

Above: Typical material and building form of the existing school.
The front and eastern side of the School has a tarmacadam playground and there is a large grassed playing field to the North, at the rear of the school. To the North West the staff car park, entrance and utilities are separated from the pupil areas. Part of the site, to the north western tip, is occupied by the Pre-school with a separate pedestrian access directly off Main Street.

The aesthetic of the school is not traditional to the village but does form a strong material context for the school building as a whole.

**Social Context**

Following a strategic review of the Education System in East Northamptonshire and after several stages of consultation, final Northamptonshire County Council Cabinet Approval was given to a change in the School system from a three tier to two tier School system on 11th November 2014. The effect of this change in policy will be that a number of village Schools in the area will have to increase their age range from 4 to 9 years, at present, to 4 to 11 years from September 2016.

In the case of Aldwincle, Trinity school will change from a lower to a primary school in September 2015, and the school will have a class of Year 5 pupils for the first time. In September 2016 the school will accommodate the full primary age range (Reception to Year 6) and two extra classrooms will be required.

This planning application is for a proposed expansion at Trinity CE Lower School to increase capacity by 90 primary places. This will allow the school to increase its admission number from 24 to 30 children per year group, and to increase its age range from 4 – 9 years to 4 – 11 years.

Trinity CE Lower School serves both the village of Aldwincle and surrounding rural communities that do not have a primary school provision. The linked area for admissions is Achurch, Islip, Lilford-cum-Wigthorpe, Lowick, Pilton, Sudborough, Thorpe Waterville and Wadenhoe, as well as Aldwincle itself.

There is a need to ensure that the capacity of the building can accommodate the pupil numbers and provide the appropriate curriculum facilities for a primary school that will eventually have 210 pupils on roll when full. It is proposed to remove the temporary classroom, currently in situ at the school, once the building work is complete.

**Planning Policy**

Although the project is on a relatively minor scale and the main reason behind the proposal is to achieve the changes to the Education System in East Northamptonshire noted above, we have however still referred to various local and national planning polices when considering the location, scale, design and finishes of the proposed extension forming this application.

The key documents reviewed include the following:

- *North Northamptonshire Core Spatial Strategy, adopted June 2008.*
- *National Planning Policy Framework, March 2012*

Further information regarding the above policies can be found in the Planning Support Statement accompanying this application.
USE

Trinity Lower school provides education to Aldwincle village and many other villages in the area.

In order to achieve the required net number of pupils within the school 4 new classrooms are required. This will also involve the removal of an existing mobile classroom from the site.

Four new classrooms form the majority of the extension, with a linking corridor with break-out areas completing the new build proposals. The classrooms will create the teaching spaces required for the larger number of years within the school. The break-out area has been provided to enable small group lessons to take place out of the classroom for greater teaching flexibility.

Above: Proposed site plan

Externally the extension is situated on part of the large rear grassed playing field and requires the removal of the existing covered play structure and relocation of the Kitchen Pod. The proposals aim to mitigate this loss by relocating the Kitchen Pod to a redundant area to the east of the site alongside the boundary. To do so will require a new ramped access to overcome the change in levels. A new covered play, to be used by the Reception Class children, is to be positioned in a corner beside the proposed extension. The loss of grassed playing area has been kept to a minimum.
through the proposed position and ensures adequate levels of soft play areas are still available to the school.

Internally, the area of refurbishment encompasses and existing classroom that will be transformed to create a new library space and toilet areas to serve the extension.

Due to the increase in size of the school the proposals include a small extension to the Hall to create a Studio area. This can be separated from the Hall if the school wish or opened up to create a larger room.

**AMOUNT**

**School extensions:**

The new spaces created have been designed in line with the guidance set out in Building Bulletin 99 and 103, taking account of NCC recommendations on current practice and space requirements. The two new classrooms have been sized to enable the full provision of pupils, 30 in this case, with the required facilities for learning.

The proposed classrooms have been designed as a single storey block of four adjoining rooms with a mono-pitch roof over. This form enables low level windows to be located facing the playing field to bring in high levels of natural day light, and high level windows to the upper face to encourage high levels of natural ventilation.

The corridor area that links the new classroom block with the existing school is designed as a flat roof area to sit between old and new. This will be formed below the existing pitched roofs of the school to mitigate any disturbance of the existing structures.

The existing site is able to accommodate the four new classrooms comfortably. The proposed location takes advantage of the large playing field to the rear that is able to accept this loss in area.

The proposed Studio extension will be formed to tie in with the existing low level roof line next to the Hall structure. The location takes advantage of a small redundant area of playground.

**Temporary Mobile Classroom:**

To enable the school to have a year 5 class from 2015, following the transition to a two tier system, a mobile classroom will be erected on the site. This mobile will only be on the site for one year during the construction works. Once the permanent extensions have been completed the mobile will be removed and the year group moved to one of the new classrooms.

The mobile will be sited on the playground area adjacent to the existing school mobile. Alternative locations for the mobile have been reviewed but were not suitable. The rear of the school is feasible due to this being the area that is to be extended. We looked at positioning the mobile between the existing mobile (M932) and the storage shed (E1), but this had to be discarded as we would not be able to access from the rear of the building due to uneven ground and mature trees.
The only way of locating the mobile on site is to crane it straight over the front boundary wall on to the playground. This also gives easy access to services.

Appearance: The proposed building is of standard single storey mobile classroom construction. The elevations are perpendicular surmounted by a low pitch roof. The roof is finished in grey felt with a small overhang, discharging rainwater into a black PVC gutter and down pipes. The height of the roof is approximately 3.0m from ground level. The walls are refinished in a stippled weatherproof coating, all painted in dark Green (12 B 25) colour. All windows have white uPVC frames and are double glazed in clear float glass. Wire security covers will be installed to the windows. A wooden slatted skirt is fitted between ground and floor level, the slats being horizontal.

TRANSPORT IMPLICATIONS

Refer to the accompanying school travel plan for 2015.

The existing car park is not sufficient for the current staff, some of which park along the Main Street outside the school. With the increase in staff from 22 to 26 there will be a minor increase in staff numbers, who will be required to park along Main Street too.

During the peak times of drop off and pick up, which are currently well managed, there will be an increase in the numbers of parents arriving by car. The catchment for the school includes a large number of neighbouring villages so it is not possible to request that they walk. To reduce the volume of vehicles at these times the school offer a multitude of after school activities so not all children are collected at the same time.

There are some bus routes that could be utilised by the children, especially if they included Thrapston. The school will continue to encourage the use of the buses but is a choice made by parents.

The school aim to improve and increase the numbers of pupils walking to and from school, and to increase the numbers using the available buses.

LAYOUT

The scheme consists of a single storey extension to the northern east side of the School, housing the 4no. additional Classrooms, Break-Out Areas and circulation Corridor. Access to the new extension will be via a converted classroom, which is to become the schools learning resource centre and Library.

The proposed position of the new classrooms ensures that the existing layout of the school continues to function well. The refurbishment of the existing classroom to become a Library with teaching resources, and toilet areas continues the central theme of flexible learning within the school.

The rea of the existing school houses the plant room, small staff kitchenette and classroom (to be converted). The effect of the proposed extension is minimal due to these factors, which was a key consideration to the proposed location.

As the above site plan illustrates, the location also fits well within the site and does not impede heavily on the existing area. The location of the proposed extension was
positively viewed by those who attended the public consultation who thought that it has minimal impact.

Above: The proposed new classrooms are formed off a linking corridor and break-out area.

The new Library area will act as the thoroughfare to reach the new classroom block, with toilets directly off. The toilets have been located here to make use of the existing services and drainage and keep them central to the school buildings.
In addition, to the rear of the classrooms a linking footpath will enable pupil access to the existing hard play areas. These will have a small cantilever canopy over for shelter.

**SCALE**

Above: West Elevation. The proposed extensions have been designed to match the massing and scale of the existing buildings. By doing so the classrooms can make use of natural ventilation and good levels of natural daylighting.

The linking corridor is low level with flat roofing. This creates a definite break between the new and old, whilst reducing the impact on the existing structures.

Above: East Elevation. The Studio extension nestles in to a redundant space, continuing the existing roof height and pitch over.

Above: View from car park illustrating reduced mass of linking corridor area.

**LANDSCAPING**

Arboricultural Report
An Arboricultural Survey, in the form of a Pre-Development Survey, Impact Assessment and Method Statement, was commissioned and carried out by Middlemarch Environmental Limited and this Report, together with any recommendations resulting from this survey, are submitted separately with this Planning Application.

The proposed works include the removal of a tree on the eastern boundary to facilitate the relocation of the Kitchen Pod. The Leyland Cypress tree to be removed, number 10, is relatively prominent in the local landscape however its removal will not have a significant visual impact as the neighbouring trees within group number G4 will be retained. Therefore, no replacement trees or planting is proposed for the loss of this.

Some minor works are being undertaken within root protection zone of a tree in group number G4. The above Pre-Development Survey, Impact Assessment and Method Statement considers this work and outlines what measures are to be taken.

All other trees and groups surveyed are to be retained and protected during the course of the proposed development.

Ecological Report

A Habitat Survey, in the form of a Day Time Bat Survey, was commissioned and carried out by Middlemarch Environmental Limited and this Report, together with any recommendations resulting from this survey, are submitted separately with this Planning Application.

APPEARANCE

The existing School was constructed in the 1960’s with dark brown brick walls, wide white framed casement windows and low angle mono-pitched felt roofs. To the front there are some stone wall elements that give a nod to rural setting, but these are minimal in comparison. Other than a small side extension in recent years, which has been constructed in the same style, the school has remained unaltered in its style and form. This has created a strong palette of materials, building forms and aesthetic language to use as a pre-cursor for this proposal.

Above: View from the playground toward the new Studio extension.
Following consultation with the Planning Authority it was decided to match the new Classrooms extension to the form and style of the existing School buildings using a similar palette of materials and forms, as highlighted above. In addition to this palette, to add some visual interest and vibrancy to the building, vertical coloured boards have been used on some areas of elevation. The colours have been selected to match those of the school badge and logo and provide an extra level of colour to what could be seen as a drab palette.

The location of the coloured panels has been selected to complement the existing and new elements without being over-elaborate and too prominent. These coloured elements provide a visual marker for the new build areas, establishing a linearity to the building.

The rear most elevation, facing North, is finished with a series of coloured panels and full height glazed elements. As it is not seen from any areas other than the playing field this maintains the reduced prominence of the coloured panels, whilst maintaining a high level of visual interest for the pupils. The full height glazing enables high levels of north light to enter the classrooms.

The mono-pitched roofs to the classroom block will be finished in dark grey standing seam metal roofing. This material has been selected due to its efficiency and durability, with a colour that will attempt to match with the existing felt roofs. The roof to the Studio extension will be finished with a matching felt material.

Above. North Elevation. The proposed elevation with coloured panels and full height glazing.

To the rear, the break-out area will have a simple flat roof over which creates a visual break and reduced mass between the new and existing.
INVOLVEMENT

Planning Consultation

Pre-Application advice on the scheme design, building forms and external materials was discussed with NCC Planning Officers on 21st November 2014 during which the Planning Officer, in principle agreed with the preliminary proposals shown to them.

Public Consultation

The Design Team undertook a detailed process to meet with the local public/community and consult with them on the scheme. We have met with the school, governors and village residents and a Pre-Application Public Consultation event was held at the school on 13th January 2015, which was attended by a number of village residents and School parents, who completed feedback forms presented on the evening. The majority of comments were in strong support of the proposals, both in terms of the vibrant design, low impact on the existing play areas and improved school facilities.

Design Development

A number of meetings have been held with the School, Project Manager and Design Team throughout the design process and all details discussed/agreed with the School to confirm the requirements for each space prior to progressing with the final detailed design stage.

ACCESS

Access Policy

As Architects, Peter Haddon and Partners work to achieve compliance with the Building Regulations Part M ‘Access To And Use of Buildings’ and recommendations found within BS 8300:2009 and other industry guidance publications. We fully
understand the requirements of the Disabled Discrimination Act and we undertake regular consultations with Local Authority Access Officers and Access Groups in order to maintain a high level of awareness in designing for inclusive access.

Peter Haddon and Partners are committed to a policy of equality, inclusion and accessibility achievable through good design. The basic right for access to and use of buildings for all is recognised as the most fundamental basis upon which the design should be established. It is recognised that all individuals have a range of abilities which vary greatly and some of which may be impaired, requiring consideration upon the Designer’s part to ensure that as wide a range of abilities as possible are accommodated.

In the case of the proposed works to the School Peter Haddon and Partners have included the following to ensure, in this case, the new building and internal alterations are fully accessible and the design and construction of the building will fully achieve compliance with Building Regulations AD Part M or the Disability Discrimination Act 1995:

Car Parking

Existing car parking at the School will be unaffected by the developments, including the existing designated disabled parking space located in the existing car park, adjacent to the main entrance to the School building.

Approach and Entrances

The existing front entrance to the School Reception is presently fitted with fully accessible entrance doors, including accessible friendly thresholds and with external disabled ramped access. Other external doors are also fitted with doors that have accessible friendly thresholds and external access and all new external doors will be similar.

All new external doors will be fitted with accessible friendly thresholds with low gradient hard standing approaches.

The proposed new access ramp to the Kitchen Pod will conform to the required gradients as stated in the Building Regulations AD Part M.

Circulation

The new buildings and internal alterations have been designed in accordance with the following as standard (where possible):

Corridors and passageways will be a minimum of 1800mm wide (or 1500mm wide with passing places), with either level floors or ramps (no steps).

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.
Ironmongery 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.

Sanitary Accommodation

We confirm fully accessible sanitary accommodation exists in the School, adjacent to the main entrance, so there will be no requirement for the proposed development to add to these existing facilities.