

Alterations – Hazel Leys Primary School, Corby Lend Lease Projects

Design and Access Statement

1.00 Introduction

The Design and Access Statement has been prepared by GSSArchitecture on behalf of Northamptonshire County Council. It supports a full application for the removal of an existing mobile classroom, the erection of a single storey extension, including internal alterations to Hazel Leys Primary School in Corby, as identified in figure 1.



Figure 1

The Planning Design and Access Statement first describes the site, then sets out the relevant design and access issues associated with the development of the site.

2.00 Context

The site currently accommodates a range of buildings of varying ages. Heights of buildings are generally single storey flat roofed structures typical of educational building design of the period.

Alterations to the main building will successfully create fluidity of the School allowing stepped progression through the School for the pupils from the nursery to key stage 2.

3.00 Background

The existing temporary Vic Hallam mobile classroom to the rear of the site, which currently houses the reception pupils, is proposed to be demolished and the new extension extending an existing classroom to create a new reception classroom.

The existing classrooms are then being reconfigured which will create a progressive movement for the pupils through the School from the nursery through reception and key stages 1 and 2.

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4.00 Planning Policy

The development is required to ensure the teaching spaces are compliant with the current guidelines set out in Building Bulletin 98.

Landscape Proposal 1

Existing landscaped areas will only be affected to the rear of the site and will be extensively improved with the creation of additional turfed soft play area upon the removal of the temporary classroom building.

The design, scale and form of the proposed extension to the School will be to match the existing school envelope. The choice of materials and colour to match the existing building further help to blend the extension in with the existing School.

Service Proposal 3

The proposed development does not affect any existing amenities of nearby residents, as pupil and staff numbers will not increase, it is anticipated that traffic into the site will be unaffected.

5.00 Use

The proposed extension will provide reception teaching space to replace the lost space from the removal of the temporary classrooms.

6.00 Amount

No change in pupil numbers is envisaged with the development and the extension, together with the minor internal alterations and reconfiguration, will enable a more fluid progression through the School for the pupils.

7.00 Scale

As previously stated within the statement the proposed extension marries in with the existing main School building in both height and style and as the adjacent position of the building is single storey.

8.00 Design and Appearance

The extension to the main School building does not affect the overall appearance of the School and it is felt actually improves the rear of the site with the removal of the temporary building and the visual connection of the extension and the nursery via the new covered play area.

9.00 Pedestrian Access

The pedestrian access to the School will not be altered, however, the external fenced play area will provide a more secure area for the staff to monitor the nursery and reception pupils in the shared external play area.

Both the main external doors will be created with a level approach to the School.

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10.00 Vehicular Access

Vehicular access will remain as existing. As staff and pupil numbers are not increased, there is no need for additional parking for the proposal.

11.00 Energy Efficiency and Sustainability

Due to the existing nature of the building the extent of sustainable design that can be implemented into the proposed scheme is limited. Wherever possible and economical the existing building will be upgraded to current building regulation standards.

All new glazing will be double glazed to the current building regulations.

All proposed extensions to the building will be thoroughly insulated to the current building regulations minimising the heating load, thus reducing carbon emissions from the proposed scheme.