

Philip Horne  
Architectural Services  
13 King Edward Road  
Northampton  
NN1 5LY



Tel 01604 234738

Ref : 08/0988/PS01

03 April 2009

## **Planning Application Supporting Statement**

### **Site Address:**

Rowan Gate School  
Finedon Road  
Wellingborough  
Northamptonshire  
NN8 4NS

### **Reason for development:**

To provide an extension for staff facilities

### **Existing site:**

There are 3 No schools on the site, which are all independant of each other.  
There is an access drive adjacent the proposed build for the use of a fire engines in an emergency.

### **Design approach:**

The existing part courtyard (open on one side) between existing buildings provided a natural place to extend with out encroaching on the school play area's.

The piece of land is opposite the North/East boundary

The extension will easily blend in with existing brick walls and it is also intended to re-use the existing aluminium double glazed windows and doors.

The pitched roof will match existing with the ridge line being at the same height.

The extension will be in line with the existing building.

### **Staffing implications:**

There will be no increase in staffing levels as a result of the extension

**Demolitions:**

No demolition is required for the new build

**Trees to be felled:**

There are no mature trees within the in the build area

**Vehicle access:**

The vehicle access will not be affected by the development.

**Car parking:**

The car parking area will remain the same

**Services implications:**

All necessary mains statutory services exist on the site

# **Design & Access Statement**

This statement should be read in conjunction with the plans and elevations submitted with this application Drg No 08/0988/01 & 02

## **Design**

- **Use**  
The existing site has 3 No schools surrounded by grass and tarmac play areas. The site is situated in a housing estate on the north side of Wellingborough  
This development makes use of an existing area of land (open courtyard) within the confines of the site adjacent the North/East Boundary.  
The extension is design for use of staff with there own w/c facilities
- **Amount**  
The total floor area of the existing buildings is 1,750 Sq M  
The development is to a build an extension of 70 Sq M.  
This development sits within a total site of 1.070 Hectares  
The proposed extension is very small in comparison to the size of the site.
- **Layout**  
The layout on the site is a natural position that will blend in with the existing layout.
- **Scale**  
The size of the space agreed is appropriate for the use with access from within the existing school.
- **Landscape**  
The landscape a tarmac drive will remain the same with a landing and ramp from the new build into the tarmac drive.
- **Appearance**  
As the existing buildings will remain, the new extension, materials and appearance will match those of the existing with the inclusion of windows, doors and fascia's as follows:

**Walls:** Red Multi brick

**Roof :** Pitched roof Concrete plain tiles : Slate Grey

**Windows:** Aluminium Powder Coated : Grey

**Doors:** Aluminium Powder Coated : Grey

## **Access**

The property design takes account of:-

- Approach  
The approach to the site will remain the same
- Parking  
The parking on site will remain the same
- Entrances  
Will remain the same.
- Horizontal and Vertical circulation  
The horizontal circulation within the property will remain the same
- Access to all services  
The scheme will use existing services on site.
- Emergency Egress/Alarm Systems and Evacuation Planning  
The design will not affect the evacuation procedure for the school, as an emergency egress from the proposed development is included.