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 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.