

CONTENTS

1.	Planning Statement	Page 1
2.	Air Quality Assessment	Page 2
3.	Archaeology	Page 3
4.	Daylight / Sunlight Assessment	Page 3
5.	Design Statement	Page 4
6.	Dust, Mud And Debris On The Highway And Litter	Page 6
7.	Environmental Impact Statement	Page 6
8.	Ecology / Protected Species / Biodiversity Survey And Report	Page 7
9.	Flood Risk Assessment	Page 7
10.	Foul Sewerage Assessment	Page 8
11.	Geotechnical Appraisal	Page 8
12.	Health Impacts	Page 9
13.	Heritage Assessment	Page 9
14.	Hydrological And Hydro-geological Assessment	Page 10
15.	Land Contamination Assessment / Contamination Risk Assessment	Page 10
16.	Landscape Assessment	Page 11
17.	Landscape Details	Page 11
18.	Lighting Assessment	Page 12
19.	Minerals Safeguarding	Page 12
20.	Noise Impact Assessment	Page 13
21.	Parking And Access Arrangements	Page 13
22.	Photographs / Photomontages	Page 14
23.	Planning Obligations- Draft Head(s) Of Terms (s.106 Town And Country Planning Act 1990)	Page 15
24.	Playing Fields And Recreational Facilities	Page 15
25.	Public Rights Of Way	Page 16
26.	Renewable Energy And Climate Change	Page 16
27.	Statement Of Community Involvement	Page 17
28.	Structural Survey	Page 17
29.	Transport Assessment	Page 18
30.	Travel Plan	Page 18
31.	Tree And Hedgerow Survey / Arboricultural Report	Page 19
32.	Utilities Statement	Page 19
33.	Waste Audit And Waste Management Facilities Strategy	Page 20

1. PLANNING STATEMENT

Full planning permission is sought for an extension to Woodland View Primary School to provide capacity for an increase in the number of school places to 420 pupils. The school is situated within Grange Park, which is a fairly new development on the south-west edge of Northampton. The school opened its doors on 3rd September 2002. Due to an increase in the size of the development and high numbers of primary school pupils in the area, the school building has already been permanently extended from the original 270 pupil capacity by 60 places and currently has four temporary classrooms bringing the total capacity to 450 pupils; the fifteenth classroom being a temporary arrangement to accommodate a 'bulge' year.

The area of the whole site is 1.44 hectares with no room for expansion. In view of the constricted nature of the site it is understood that it will not be possible to meet current DfES area guidelines for external areas. The proposals involve a separate single-storey new building within the existing school site, with a gross internal floor area of 655sqm. A covered link connects the new building to the existing school. The school is in close proximity to the community centre and the brief called for the current community use of the school facilities to be continued and inclusive of any new build.

Consultations with pupils, staff, parents and the public were carried out during June and July 2009. A public exhibition was held in the adjacent community centre on Thursday 9th July 2009 which was attended by approximately seven local families, the majority of whom had children either at the school or who would be attending the school in the future. The overall response to the proposals appeared to be positive. Staff, pupils and those attending the exhibition were asked to complete a questionnaire and a summary of their responses in contained in Appendix A. These responses have been taken into account in the planning submission proposals.

National, regional and local planning policies relevant to the proposals include the following:

- National Planning Policies:

1. Planning Policy Statement 1 - Delivering Sustainable Communities

- Regional Planning Policies:

1. East Midlands Regional Plan (March 2009)

- Local Planning Policies:

1. South Northamptonshire Local Plan, adopted 24th October 1997, Saved Policies September 2007
2. Northamptonshire Waste Local Plan 2003-2016 (March 2006)

Proposal GPH1 of the South Northamptonshire Local Plan, allocated the 40 hectare site at Grange Park to accommodate the 1000 dwellings required to meet Northampton's housing needs at the time. This site was chosen to support the urban-orientated growth strategy of national, regional and strategic planning policy guidance; thus relieving pressure for development on nearby villages. The site was also considered to have good potential for accessibility from the A508 and nearby M1 Junction 15. The Local Plan acknowledged the fact that implementation of the Grange Park housing proposals would extend beyond the Local Plan period and since the Plan was written the number of dwellings has grown from the originally intended 1000 to nearly 1600 homes, with an estimated population of 3789 inhabitants.

Paragraph 27(v) of PPS 1 states that planning authorities should seek to 'provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas'.

An extension to Woodland View School will offer better access to local school places for the residents of Grange Park, the population of which has exceeded original expectations, thus creating a more sustainable community in line with National Planning Policy. Replacing the existing temporary classrooms with a permanent extension will also provide a greatly improved, purpose designed, integrated learning environment. This in turn will encourage a greater sense of pride for staff and pupils in their school bringing benefits to the whole community.

Three copies of the following drawings and supporting information are submitted with this application:

- Drawings:

1. RX 2517 / L00 – 010 rev - Site Location Plan, 1:1250
2. RX 2517 / L00 – 011 rev - Proposed Site Plan, 1:250
3. RX 2517 / L00 – 012 rev - Proposed Floor Plan, 1:100
4. RX 2517 / L00 – 013 rev P1 Proposed Roof Plan, 1:100
5. RX 2517 / L00 – 014 rev P1 Proposed Elevations, 1:100
6. RX 2517 / L00 – 015 rev P1 Proposed Sections, 1:100
7. RX 2517 / L00 – 016 rev P1 3D Views

- Supporting Information:

1. Planning Statement
2. Air Quality Assessment
3. Archaeology
4. Daylight / Sunlight Assessment
5. Design Statement
6. Dust, Mud and debris on the Highway and Litter
7. Environmental Impact Assessment
8. Ecology / Protected Species / Biodiversity Survey and Report
9. Flood Risk Assessment
10. Foul Sewerage Assessment
11. Geotechnical Appraisal
12. Health Impacts
13. Heritage Assessment (including Historical Features and Scheduled Ancient Monuments) / Conservation Area Appraisal
14. Hydrological and Hydrogeological Assessment
15. Land Contamination Assessment / Contamination Risk Assessment
16. Landscape Assessment
17. Landscaping Details
18. Lighting Assessment
19. Minerals Safeguarding
20. Noise Impact Assessment
21. Parking and Access Arrangements
22. Photographs / Photomontages
23. Planning Obligations – Draft Head(s) of Terms (s.106 Town and Country Planning Act 1990)
24. Playing Fields and Recreational Facilities
25. Public Rights of Way
26. Renewable Energy and Climate Change
27. Statement of Community Involvement
28. Structural Survey
29. Transport Assessment
30. Travel Plan
31. Tree and Hedgerow Survey / Arboricultural Report
32. Utilities Statement

33. Waste Audit and Waste Management Facilities Strategy

- Additional Documents
 1. Completed Application Form
 2. Completed Ownership Certificate A
 3. Completed Agricultural Holdings Certificate

2. AIR QUALITY ASSESSMENT

The likely impacts of the development as a whole are dust nuisance during construction and deterioration in air quality as result of construction traffic. With adequate management of construction activities, dust nuisance caused during construction should not be significant and should not exceed air quality standards. It is anticipated that construction traffic emissions will be quickly dispersed without any significant adverse impact on air quality.

The longer term impact of the primary school will be negligible, with any increase in traffic flows unlikely given that pupils live in the vicinity of the school and the extension effectively replaces the existing temporary classrooms.

Given that it is therefore not anticipated that the proposals will have any significant or long-term adverse impact on air quality and no existing facilities which could impact on the proposed development have been identified within the vicinity of the site, a formal Air Quality Assessment is not being submitted with this application.

3. ARCHAEOLOGY

Grange Park is a recent development of agricultural land on the edge of Northampton and the proposed development is immediately adjacent to the existing school building, within the existing school site on part of the existing hard play area.

An initial assessment using Northamptonshire County Council's interactive mapping has shown that the site, including the existing school building, is located within an 'Historic Environment Asset' mapped area, which is defined as 'indicating the possible extent of discrete archaeological monuments and historic landscapes which probably survive as manageable features'. A copy of the map is included in Appendix B. A more detailed archaeological assessment will be provided on request.

4. DAYLIGHT / SUNLIGHT ASSESSMENT

The proposed development is located to the south-west of the existing school building, against the southern boundary of the school site. The new building is bounded by school grounds to the north and west, woodland to the south and the existing school building to the east. There are no residential properties or other buildings in close proximity to the site. The new building is single storey and is sited so that it does not have a negative impact on the daylight enjoyed by the existing school, being positioned alongside an existing blank wall. A more detailed daylight / sunlight assessment is therefore not considered necessary.

5. DESIGN STATEMENT

BRIEF:

In order to increase the number of school places to 420, the school required the following accommodation:

- Two Reception classrooms of 66sqm each;
- Two Year 1 classrooms of 60sqm each;
- A small hall of 100sqm;
- A multi-purpose / music room of 60sqm;
- A senior management / group room of 15sqm;
- Ancillary accommodation, including storage, WCs, cleaner's store, plantroom and circulation.

The areas proposed for the additional accommodation are in line with Building Bulletin 99: Briefing Framework for Primary School Projects for a Two Form Entry school, except for the small hall which is 20sqm in excess of BB99 at the request of the school in order to meet their specific needs.

In addition, the following minor alterations were required in the existing school building:

- Relocation of existing staffroom to a larger classbase;
- Refurbishment of existing staffroom as a meeting room;
- Refurbishment of existing Reception WCs for use by older pupils.

DESIGN DEVELOPMENT:

Upon a detailed analysis of the site it was determined that there were two potential areas for an extension, each with advantages and disadvantages:

- The northwest site was a potential area which was currently underused. The location would provide great links for community use of the new facilities and would not tend to decrease playground space. However, the site was very tight and steeply sloping at the edges towards the community MUGA and it was also necessary to maintain vehicle access through to the grounds beyond.
- The southwest site was better for linking through to the existing teaching areas and had a good pedestrian link. Although the site was much less constrained it would entail loss of playground area and any new building sited here would divide the playground which runs along the southern and western sides of the existing building.

A site analysis drawing is contained in Appendix C.

INITIAL DEVELOPMENT:

Many options were investigated for both sites, although it became clear that the northwest site was too constrained to fit the building comfortably.

The proposed solution on the southwest site placed the hall / multi-purpose room and classrooms in two distinct blocks around a central circulation and ancillary accommodation area. This arrangement had a number of advantages over the many other options pursued:

- The reception classrooms could utilise the currently underused area to the south of the playing field;
- A separate building was provided, as requested, but with the entrance very near to the existing building and with a side pedestrian site entrance;

- The internal circulation area was extremely efficient and provided an additional bonus space for group teaching, display and other activities;
- The overall building plan form worked well with the site and would create a 'fun' building for use by the Reception and Year 1 pupils.

INTERNAL PLAN:

The basic plan which was developed arranged the hall / multi-purpose room and the classrooms into two distinct rectilinear blocks juxtaposed either side of a central circulation zone. The former orientated in line with the existing building, the latter with the playing fields. Ancillary accommodation is located within this central zone, including storage, WC's, the group room and plant room within a distinctive curved 'pod' attached to the hall accommodation.

The Reception classrooms are at the southern end of the classroom block for use of their own defined play space externally, including a covered area. The Year 1 classrooms are to the north end of the block for immediate access to the main playground.

CIRCULATION / BREAKOUT SPACE:

The arrangement of the rectilinear classroom block, hall / multi-purpose room and the curved wall of the ancillary accommodation bounding the three sides of the circulation zone creates a very efficient space compared to traditional, corridor-type circulation. This space can be used as break-out / group area for various activities and it is envisaged that the wall bounding the reception and Year 1 doorways is utilised as an activity / presentation wall. The walls of the 'pod' can also become more lively using 'pigeon holes' for personal belongings, which can be investigated at the next level of detail and user engagement.

This breakout space has entrances at both ends, visualised as substantially glazed, allowing a visual 'peak' at the activities within as well as providing daylight to the ends of the space. To encourage regular use of this space it is well lit naturally, with rooflights evenly distributed over the usable area.

SENIOR MANAGEMENT / GROUP ROOM:

The group room is located within the 'pod' at the southern end of the building. This space, is naturally lit by an external window within the curved wall. It will have a great aspect overlooking the nearby trees and should be a very pleasant and calming space.

It was necessary to discount the idea of providing the group room within an internal area of the pod off the circulation / breakout space due to the additional servicing requirements that would be required when considering the budgetary requirements.

STORAGE:

Year 1 storage is provided within the respective classrooms. Storage for the Reception classrooms is situated within the 'pod', accessed from the circulation / breakout space. The pod also contains the storage for the multi-purpose / music room, specialist store and the hall store, accessible directly from the hall.

WC'S:

Separate girls and boys WC's are provided numbering 4 cubicles for each: one of the boys' cubicles could be replaced with a urinal if required. A further separate WC is provided that also includes a shower / washdown facility. This matches the statutory total provision for the extension of 6 WC's for

60 Reception pupils and 3 WC's for 60 Year 1 pupils; numbering 9 in total. A single staff / adult accessible WC is also provided within the 'pod'.

All WC's and the cleaner's store are accessed from small lobbies within the 'pod'. Natural light will be provided into the WC's via proprietary rooflights.

EXISTING BUILDING:

Minor works are proposed to the existing school building as follows:

- Relocation of the staff room from its current location to Classbase 10 adjacent to the hall. The works involved will include removal of the existing cupboards, the addition of a kitchenette including a new sink/inclusion of extract, a new carpet and refresh as necessary;
- It is intended that the existing staff room becomes a meeting room thus requiring refreshing as necessary;
- The sanitaryware in the existing Reception WC's to be replaced to that suitable for older children.

Refer to Appendix D for a plan showing the location of works to the existing school.

COMMUNITY USE:

The hall and breakout area within the new building can be used by the community; although due to the small size of the building no special provision has been incorporated for securing off the other areas other than standard lock ironmongery.

EXTERNAL DESIGN:

The materiality of the building is broken down into three distinct elements. Firstly, the classroom block is in a smooth red brick to reflect the existing building. By contrast, the hall / multi-purpose room block represents something more light and modern with the use of light coloured render. This block was originally conceived as a system of coloured lightweight panels in a matrix pattern, however this was subsequently changed to render due to budgetary constraints. The use of a single colour for the render will facilitate its future maintenance. The 'pod' also has a render finish in a non-dull colour, with the intention that the same colour is continued through to the inside. Windows will match the existing school Velfac-type double glazed units in style. The roof finish will be a single-ply membrane, such as Samafil. Rooflights add some interest to the flat roofscape of the otherwise rectilinear classroom block.

A canopy is provided to the front and rear building entrances. The one to the rear also wraps around the side of the hall and has been extended to provide a sheltered link to the existing building in response to comments made during the consultation process. A third canopy provides a sheltered space alongside the glazed wall to the classrooms.

The external covered play has a weatherproof shade sail supported by galvanised steel posts, which are polyester powder coated to match the windows. Refer to appendix M for details of similar shades by Keep It Kool Shade Sails Ltd.

EXTERNAL LAYOUT:

The new building occupies part of the current playground and as such this area needs to be replaced elsewhere. This coupled with the increase in pupils requires an area of additional playground to be provided. In order to accommodate this in a useful format, close to the current playground, it has been

necessary to rotate the grass pitch. However, this has the added advantage that the unused area in the far southwest corner of the site becomes utilised.

The site is thus freed up to provide the following:

- The required new playground area, incorporating a netball court, is provided between the rotated pitch and current play equipment;
- A new pedestrian ramp and stairs are provided to give compliant DDA access between the current playground and this new playground and playing fields beyond;
- The present vehicle ramp is retained to provide access to maintain the playing grounds;
- The current parking provision is extended within the unused area of land to the east of the community MUGA's and adjacent to the grey water tanks;
- New hard and soft play is provided to the southwest of the new extension for Reception pupils using a further area which is currently underused and providing a secure and identifiable area for the pupils;
- The current racetrack is relocated to the small remaining area at the southwest edge of the site;
- The area in the northwest corner of the site adjacent to the community MUGA's is suitable for a habitat area.

Although the works would seem extensive for the size of the building proposed, the site has become saturated in turning from a One Form Entry to a Two Form Entry school over time and, without any possibility of an increase in site area, it has been necessary to remove the inefficiencies in the landscaping layout to make full use of the site for the new size of the school.

Refer to Appendix E for the site strategy plan and initial design proposals.

6. DUST, MUD AND DEBRIS ON THE HIGHWAY AND LITTER

As discussed under Section 2, Air Quality Assessment, dust generation caused by the works is likely to be easily managed. Furthermore, the works do not involve any demolition. The Main Contractor will produce a Site Waste Management Plan which will include the methods that will be used to prevent and remedy the tracking or deposit of mud and debris on to the highway.

7. ENVIRONMENTAL IMPACT STATEMENT

The type of development is a Primary School and as such is not listed within the types of development that require or may require an Environmental Impact Assessment. Furthermore, we do not consider the development to have a substantial environmental impact, given that it is on the site of the existing school hard play area within the Grange Park development.

8. ECOLOGY / PROTECTED SPECIES / BIODIVERSITY SURVEY AND REPORT

There are no known impacts of the proposed development on wildlife and biodiversity at this stage. However, in order to achieve a BREEAM 2008 'very good' standard, an Ecology Consultant is to be appointed and a copy of their report is contained in Appendix J.

9. FLOOD RISK ASSESSMENT

The site is not shown as being at risk of fluvial (river) or tidal flooding on the Environment Agency's Floor Zone Maps. The likelihood of fluvial or tidal flooding each year is 0.1% (1 in 1000) or less. For this reason there are no formal flood protection measures serving the site. In addition, we are not aware of any indications or history of the site being at risk of groundwater flooding. Given that the site is not deemed to be at risk of flooding and that the application site area is less than 1 hectare at 0.74ha, a formal flood risk assessment is not being submitted with this application.

The school have however advised that the corner of the existing playing field adjacent to the first temporary classroom was liable to some localised flooding. The new hard play will be positioned in this area and therefore the site drainage strategy will take this into account, a copy of which is contained in appendix I.

Anglian Water Sewer records have been obtained by Elliott Wood Partnership (refer Appendices I, Anglian Water Location Map).

A CCTV survey of the existing drainage network will be procured by Elliott Wood Partnership to confirm the condition of the existing network which we propose to connect to.

A below ground drainage strategy (207798/D100) has been prepared and shows indicatively where the proposed drainage runs are to be located. The general philosophy is to drain the foul discharge from the new extension towards the southern boundary where a foul packaged submersible pump station is proposed. The foul will then be pumped via a rising main along the eastern boundary into the existing gravity sewer. As the existing receiving manhole is currently located within an area which is to be constructed into a new room, it is proposed to relocate this chamber to an external location (on the same alignment of the existing sewer).

As the proposed new building extension is located on an existing drained hard standing area, it is likely that the roof run off will not require attenuation, and that a 'like for like basis' for discharging the surface water can be applied subject to approval from the Environment Agency and/or the Water Authority.

As indicated on the proposed drainage strategy drawing it is proposed that the surface water for the new hard play netball court is attenuated in a stone blanket beneath the court, and then discharged at a restricted rate i.e. the greenfield run off rate into the existing surface water drain.

It is assumed that the existing grass pitch will continue to utilise the existing drainage system without change.

The strategy currently shows indicative drop points for the soil vent pipes, stub stacks and rainwater pipes. Exact locations of these services and internal gulley's are to be confirmed by the Architect and M&E Engineer. Information on external channel drains, gulley's and threshold drains are to be confirmed by the Architect and or Landscape Architect (note that no allowance for draining external hard standing areas have been made on our drainage strategy).

It has been confirmed by the Architect that this development is seeking to obtain BREEAM status although we currently unaware of what rating is being applied for. Rainwater harvesting/recycling and sustainable drainage techniques will be looked into further at the preliminary design stage. It may also be feasible to drain the proposed surface water discharge into the existing underground storage tank, located to the north of the school building, subject to capacity and existing services if it is necessary to improve the BREEAM rating.

10. FOUL SEWERAGE ASSESSMENT

The new building will have separate connections to the existing foul and storm water sewers. Details of the foul and surface water drainage strategies are contained in Appendix I.

11. GEOTECHNICAL APPRAISAL

A Site Investigation has been arranged by Elliott Wood Partnership carried out by GeoDyne, which will determine whether the proposed development will impact on the underlying geology or stability of the site or land adjacent to it. A copy of the preliminary Site Investigation is attached in Appendix K. A copy of the full report will be made available on request.

12. HEALTH IMPACTS

It is not considered that the proposed development will impact on health and therefore a health impact assessment is not being submitted with this application.

13. HERITAGE ASSESSMENT

An initial assessment of the site has shown that there are no Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Parks or Gardens, Registered Historic Battlefields or Sites of Specific Scientific Interest within the vicinity of the school site. It is therefore deduced that the proposed development will have no impact on these natural and cultural assets.

Northamptonshire County Council's interactive mapping does however locate the site, including the existing school building, within a 'Historic Environment Asset' mapped area, which is defined as 'indicating the possible extent of discrete archaeological monuments and historic landscapes which probably survive as manageable features'. A copy of the map is included in Appendix B. As discussed in Section 3, Archaeology, a more detailed assessment will be provided on request.

14. HYDROLOGICAL AND HYDROGEOLOGICAL ASSESSMENT

Elliot Wood Partnership have arranged a Site Investigation to be carried out by GeoDyne which will include an assessment of vulnerable surface and ground water. A copy of the preliminary Site Investigation is attached as Appendix K. A copy of the full report will be made available on request.

As discussed in Section 9, Floor Risk Assessment, the school have however advised that the corner of the existing playing field adjacent to the first temporary classroom was liable to some localised flooding. The new hard play will be positioned in this area and therefore the site drainage strategy will take this into account.

15. LAND CONTAMINATION ASSESSMENT / CONTAMINATION RISK ASSESSMENT

Elliot Wood Partnership have arranged a Site Investigation to be carried out by GeoDyne which will include an assessment of land contamination on the site. A copy of the preliminary Site Investigation is attached as Appendix K. A copy of the full report will be made available on request.

16. LANDSCAPE ASSESSMENT

The proposals are not considered to have an impact on the wider landscape and therefore a strategic landscape assessment is not being submitted with this application. Within the site itself, the topography, the location of the existing school building and the most far reaching views being to the west of the site have all informed the position and orientation of the new building. Refer to Section 5, Design Statement, for details on how the site for the new building was chosen and how the design developed.

17. LANDSCAPE DETAILS

Drawing RX 2517/ L00 – 011, Proposed Site Plan, shows the strategic site layout. Proposed sit surfacing materials are a combination of tarmac and grass, with small areas of paving slabs. No planting is proposed. The retaining wall to the south of the new building will be brick to match the new building. Existing boundary fencing will be retained and new fencing within the site will be vertical pale polyester powder coated galvanised steel fencing, with gates to match.

A Sprinkle tank and pump housing are to be located adjacent to the new plant room at the end of the extended parking area. The tank will be enclosed by 2.4m high wooden palisade fencing to screen it from view. The pump housing will be a brick enclosure with a single ply membrane roof built alongside the tank enclosure.

18. LIGHTING ASSESSMENT

External lighting provision will consist of low energy compact source HF Gear, wall mounted bulkheads with time switch and PIR movement detector control to limit night time operation. Upward Light output will be limited by utilizing eyelid type shrouds, as product example shown below. External lighting design will be to dark skies compliance and CIE E3 Urban zone. Refer to Appendix L for Holophane lux plot showing luminaire position and Gateway luminaire manufacturers brochure.



19. MINERALS SAFEGUARDING

There are no known mineral resources of economic importance in the vicinity of the site.

20. NOISE IMPACT ASSESSMENT

There will be no noise impact of the proposals on the surrounding area beyond that of the existing school, given that the extension effectively replaces existing mobiles and therefore no additional pupil numbers above the existing are proposed.

In terms of noise within the building itself, an Acoustic Consultant will be appointed to provide an acoustic strategy. A copy of this report will be made available on request.

21. PARKING AND ACCESS ARRANGEMENTS

The school is designed to provide an inclusive environment, in accordance with current legislation, which provides for the needs of all users. The design accommodates the differences in the way that people use the school environment and enables participation in activities equally and safely and in a way that maximises individual abilities. Guiding principles include:

- There will be equitable access;
- Appropriate space will be allocated;
- Ease of use, comprehension and understanding will be ensured;
- Using the building will require minimum stress, physical strength and effort;
- The building will provide safe, comfortable and healthy environments;
- Use of the school outside normal hours will be adequately managed by the building managers.

In designing an inclusive environment, reference has been made to the following statutory guidance:

- Approved Document M of the Building Regulations of England and Wales;
- Building Bulletin 102: Designing for Disabled Children and Children with Special Educational Needs;
- Disability Discrimination Act, 1995.

The building is designed to be fully accessible to all members of society. The design is inclusive of children who may be dependent on wheelchairs or have varying degrees of visual or hearing impairment. The site is made as accessible as possible and the car parking areas are located and designed to allow ease of access to the building. All play areas are easily accessible for wheelchair users.

SITE ACCESS AND PARKING:

The main pedestrian and vehicular routes into the site remain unchanged. It is proposed to improve the pedestrian access from the path running along the south boundary of the site, given its proximity to the new building's entrance. A second gate is also proposed off this footpath, giving direct access to the reception external play area. Vehicular access and the existing ramp to the rear of the site will also be maintained. It is proposed to add a ramp and steps within the bank alongside the vehicle ramp to improve pedestrian and wheelchair access to the new hard play area and playing fields.

No additional vehicle movements are proposed however an additional seven parking spaces are proposed to the north of the existing school building, alongside the existing secondary parking area, to alleviate a current parking provision shortfall.

Refer to Appendices C and E for details of the existing and proposed vehicular and pedestrian routes into the site and the layout of parking.

The number of full time staff at the school is 18, and the total number of part time staff is 50. However the total staff in the morning 49, at lunch 52 and the total in the afternoons is 38. The school currently has 24 parking spaces and 2 disabled spaces. It also has 52 cycle racks. An additional 7 spaces are proposed on the basis of 1 space per full time member of staff and 1 space per two part time members, being allowed.

BUILDING ACCESS:

The existing main entrance to the school will remain as the principal entrance. Access routes to the new building entrances will be kept to a maximum gradient of 1:20. The new entrances will have glazed doors with manifestation, a level area of 1500 x 1500mm outside, flush thresholds (with an upstand of 15mm maximum) and meet Approved Document M for clear widths, with a minimum clear opening of 1000mm. The colour of the door frame will contrast with its surroundings.

The new building has been designed to allow for pupils to access and egress the classrooms from both the external hard play area and the internal circulation route. Routes directly into the classrooms from the external hard play also allow for level access.

CIRCULATION:

The proposed building is single storey with a level floor. The floor finish inside entrances will be slip-resistant matting that will not impede the movement of wheelchairs. The colour of doors will give a high contrast to the frames and the leading edge will be similarly distinguishable from the door leaf. Doors will have a 300mm minimum unobstructed access before any return wall to the pull side. Vision panels will meet the requirements of Approved Document M paragraph 3.10. All opening furniture will contrast with the door leaf and will be suitable for operation with a closed fist. The central circulation space will be 2m minimum at the narrowest point between the curved wall of the 'pod' and the Reception classrooms.

FACILITIES:

A hearing induction loop will be provided in the Hall. Internal signage, including directional signage and room names, will have upper and lower case lettering on a contrasting background as a minimum. Switches, socket outlets and controls will be mounted at appropriate heights in accordance with Approved Document M paragraph 4.30; and will be located in dado trunking which projects from the wall surface. Sockets outlets will indicate whether they are on or off.

An adult disabled WC cubicle is provided within the 'pod', which also serves as a staff unisex WC.

Refreshment making facilities in the new staff room in the existing school building will be in accordance with Approved Document M paragraph 4.16.

22. PHOTOGRAPHS / PHOTOMONTAGES

Refer to Appendix F for site photographs.

23. PLANNING OBLIGATIONS – DRAFT HEAD(S) OF TERMS (S.106 TOWN AND COUNTRY PLANNING ACT 1990)

There are no planning obligations relating to this planning submission.

24. PLAYING FIELDS AND RECREATIONAL FACILITIES

As already discussed, the whole school site area is 1.44 hectares, there is no room for expansion and it will not be possible to meet current DfES area guidelines for external areas. However, the proposals seek to minimise inefficiencies in the site layout. Furthermore, the new building effectively replaces the existing temporary classrooms and therefore no additional loss of external area beyond the existing provision is proposed.

25. PUBLIC RIGHTS OF WAY

Northamptonshire County Council's interactive mapping service has shown that the nearest public right of way is the footpath running along the southern boundary of the school site, labelled 'LF2' on the map. A copy of the map is included in Appendix G.

It is proposed to improve the existing pedestrian access to the school site off this path, with a wider gate and footpath linking it to the public right of way, to accommodate a possible increase in the number of pedestrians using this point of access into the site given its proximity to the new building. The public right of way itself will, however, be unaffected by the proposals. No new public rights of way are proposed.

26. RENEWABLE ENERGY AND CLIMATE CHANGE

The design team has strived to integrate sustainable issues into the design vision from the outset. The team believes that low energy, sustainable measures should be addressed at concept stage so that they become embedded in the principles of the building rather than simply being 'bolted on' later in the project. This has helped to develop a new building which minimises energy in use and embodied energy within the constraints of the available budget.

The Building Research Establishment Environmental Assessment Method, BREEAM 2008, is being completed by an approved assessor and a rating of 'Very Good' is to be achieved. An initial assessment has helped set environmental targets for the new building. The requirements of Approved Document L2A of the Building Regulations, which is concerned with energy use, will also be met.

The orientation of the building and the provision of solar control glazing or external shading will minimise energy loads by passive solar design. Natural lighting and passive natural ventilation are also maximised. Where energy use is unavoidable, levels will be kept to a minimum. This will be achieved through the use of energy efficient lighting, equipment with a good environmental performance, the correct sizing of plant to prevent unnecessary energy consumption, 'A' rated white goods and heat recovery. Rooms will have individual temperature control for the underfloor heating system. During construction the amount of energy used will be kept to a minimum through the use of well maintained and energy efficient equipment; and by turning off equipment when not in use.

Water use will be kept to a minimum through the use of low water content flushing cisterns, time operated taps, flow restrictors and 'A' rated appliances. During construction water use and leakage will be minimised as well as the amount of wet trades.

Materials with a low environmental impact will be selected for use wherever practical. Structural and non-structural elements will be responsibly sourced and renewable, recycled and locally sourced materials will be used where appropriate. The use of materials has been chosen to fit in with the environment and surroundings, as well as being appropriate to their use, for example being suitably durable. During construction waste management and recycling systems will be in place to facilitate a reduction in the amount of waste generated.

These measures will ensure that carbon emissions are considerably reduced, that the building will be comfortable in all weathers, will have lower running costs, will use valuable resources responsibly and sustainably, and will contribute to the fight against climate change.

27. STATEMENT OF COMMUNITY INVOLVEMENT

As previously discussed, consultations with pupils, staff, parents and the public were carried out during June and July 2009. A public exhibition was held in the adjacent community centre on Thursday 9th July 2009 which was attended by approximately seven local families, the majority of whom had children either at the school or who would be attending the school in the future. The overall response to the proposals appeared to be positive. Staff, pupils and those attending the exhibition were asked to complete a questionnaire and a summary of their responses is contained in Appendix A. These responses have been taken into account in the planning submission proposals.

28. STRUCTURAL SURVEY

The proposals do not involve substantial demolition and therefore a structural survey is not being submitted with this application.

29. TRANSPORT ASSESSMENT

An increase in existing pupil or staff numbers is not proposed as the development effectively replaces existing temporary classrooms. The existing transport arrangements will therefore be unaffected by the proposals.

During the construction period, there is likely to be a relatively small volume of site traffic given the size and nature of the development. Lorry movements are therefore not expected to have any significant impact on existing transport arrangements. Furthermore, deliveries to the site will be restricted to outside the hours when children are arriving at or leaving the school; these being the busiest periods for all methods of transport in the vicinity of the site.

30. TRAVEL PLAN

An increase in existing pupil or staff numbers is not proposed as the development effectively replaces existing temporary classrooms and therefore the existing school Travel Plan will be unaffected by the proposals. A copy of the school's Travel Plan is contained in Appendix H.

The additional parking spaces are located adjacent to existing secondary parking. The school currently manages vehicular movements in this area, which is shared with bicycle parking, to ensure that vehicles are only moved before the pupils arrive at the school or after they have left. The school have reported no problems with this existing arrangement and would like it to continue and to include the new parking spaces.

31. TREE AND HEDGEROW SURVEY / ARBORICULTURAL REPORT

There are no trees or hedgerows within the application site or adjacent to it that could influence or be affected by the development.

32. UTILITIES STATEMENT

No new external static connections are required for electricity or telecommunications. The existing electricity supply has spare capacity and shall be extended for the new extension.

The existing water supply to the school is connected from local infrastructure in School Lane. The existing water supply shall be extended to serve the new extension.

The existing gas supply to the school is connected from local infrastructure in School Lane. It is proposed to extend the existing gas supply to serve the new extension, subject to confirmation from the gas shipper that spare capacity exists.

33. WASTE AUDIT AND WASTE MANAGEMENT FACILITIES STRATEGY

The Main Contractor will produce a Site Waste Management Plan which will outline the methods of managing waste and the approaches that will be adopted in order to reduce the amount of waste generated during the construction phase. The details of this will be completed as the scheme is developed and progressed through working drawings and specification to the construction phase.

In terms of the building in use, the existing waste and recycling facilities will serve the new building and access to them is unaffected. Given that the development effectively replaces the existing temporary classrooms, the existing storage capacity will be adequate.