

13 OCT 2009

**GAYTON CE PRIMARY SCHOOL
EXTENSION OF EXISTING HALL**

2848

PLANNING STATEMENT

To be read in conjunction with Portal Application 1APP dated – 6th August and 18th September 2009 with accompanying documentation including the Design and Access Statement.

1.0 Introduction

- 1.1 The school is a Voluntary Controlled CE Primary School with a pupil role of 60. the school is highly regarded with a grade 1 rating in all categories of the last Ofsted report in 2007.
- 1.2 The Governors, Head and Staff are jealous of the school's reputation and seek to expand the curriculum to ensure children receive a rich education in PE, Music and Drama.

2.0 Statement of Planning Need.

The school has identified the following needs:

- 2.1 Increased space for dance and movement with no apparatus necessary. The area of 48m² is virtually the minimum area for this activity.
- 2.2 The increased area needs to have the possibility of becoming a stage with a proscenium opening suitable for music and drama presentations.
- 2.3 Additional storage is needed for general use and also for the stage area.
- 2.4 Provide a demountable platform to allow a raised stage with steps in the hall to create the stage.
- 2.5 Provide a flexibility of floor space by the facility of sliding screens to separate the stage area from the hall, creating a small teaching area.
- 2.6 The extension will enable the long standing storage sheds in the playground to be demolished so that when the extension is complete little net playground area will have been lost.
- 2.7 Improvements to internal lighting to give the flexibility needed for drama activities.

3.0 Description of site

- 3.1 The site is compact, 0.16ha in area situated on the south side of Bugbrooke Road, Gayton. The area to the west and south of the Victorian building has a tarmac playground with out buildings used for storage on the south boundary.
- 3.2 The site to the road frontage is grassed and landscaped as is the area to the south of the recent extension.

7.0 Community involvement.

7.1 Immediately to the south of the school site with an access gate is the Village Hall. These facilities when convenient to the community have been used for the drama and music activities which will soon be possible within the extended building.

8.0 East Midlands Regional Plan.

8.1 The plan makes reference to the encouragement of activities to extend the opportunities of young people by the development of Drama, Music and P.E. activities. No doubt the plan has in mind the encouragement of older children but the Governors are keen that within the age group 4 – 11 that these areas of self expression can be encouraged and developed.

9.0 Planning history.

9.1 The first application was made on the 11th December 2008. It was for an extension to the hall with end walls splayed at 60° back to the existing and a semi 'tent' slated roof. The walling was proposed to be in brick to match the recent extension. The application was accompanied by drawing nos; 2848/301 + 302.

9.2 The initial reaction from the Northamptonshire County Council Planning Department was that it would be preferred if the walling would be in the rock faced stone to match the Victorian building. The drawings were modified and re-submitted.

9.3 Despite the modification as requested the planning department indicated that the scheme would be refused.

9.4 A preliminary drawing showing an extension in the manor of the eventual application was submitted for preliminary consideration. It received a favourable response.

9.5 A formal application was re-submitted on the 6th August 2009. Due to irregularities of presentation this also was not acceptable and on the 18th September 2009 a further planning portal application was submitted. At the same time Certificate B accompanied this application with a notification sent to Nicola Hoy representing the site owner, Northamptonshire County Council.

13th October 2009

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21 SEP 2009

Gayton CE Primary School
Bugbrooke Road,
Gayton,
Northampton

2848

Extension of existing Hall to form additional flexible floor area, primarily as a stage to the hall also as a teaching area.

Design and Access Statement

1.0 History of Building.

- .1 The original school which includes the hall dates from the end of the 19th century. At the time it served as a church school for the village of Gayton, four miles outside Northampton.
- .2 The accommodation consisted of a hall or multi purpose teaching space 12.5 x 6.6m in plan and 4.8m to the ceiling beneath a collar roof structure. Leading from the hall are three ancillary teaching and cloak spaces. Originally the toilets were located on the southern boundary of the playground.
- .3 In the next century one ancillary space became internal toilets and another a kitchen.
- .4 Four years ago the school was extended to provide two classrooms, an IT suite, staff accommodation and pupils toilets. The ancillary spaces in the original building were converted into a cloaks area, kitchen, library and hall store.
- .5 The Victorian walling is 'rock face' coursed local stone with dressed limestone window surrounds and copings. The roof is in Welsh slate. The extension is in facing brick relating to the stone in colour with concrete roof tiles.
- .6 The site restricted, 0.132 ha in area with a narrow leg extending behind an adjoining house which used to be a school house. The existing hall which is 7m to the ridge is 23m from the nearest house to the south and a similar distance from the village hall, also on the south. The area to the south of the hall is hard paved with brick outbuildings on the southern boundary.

2.0 Intended use of the proposed extended hall.

- .1 There is very little flexibility of use to the existing hall – dramatic/assembly activities are limited. The Governors wish to extend the hall to provide a proscenium opening and stage with adjoining stores. The 'stage' area needs to be used as a small teaching space separated by a screen or doors from the hall. The raised platforms can be stored on trolleys in the adjoining stores.

3.0 Degree of new build on site + layout relating to existing buildings.

- .1 An extension of the hall with the same profile as the existing would enlarge the bulk of the hall which is already the largest element on the site. Also un-necessary height would be created over the stage.
- .2 A softer approach is proposed with a lower gable extension subservient to the main hall and stores at right angles but lower still.
- .3 The external profile of the extension will be 41m², projecting into the playground by 4.2m.
- .4 The proposed extension is single storey with an eaves line 2.1m above the surrounding levels.
- .5 The extension is 10m from other properties to the west and 18m from those to the south.

4.0 Restrictions to development.

- .1 There is insufficient room between the north face of the hall and the road and footpath to permit an extension on that side.
- .2 The south side is the only available space.
- .3 It so happens that there is structural movement around the two windows on that end of the hall. Surveyors are requiring a degree of re-building to that wall it is retained.

5.0 Architectural detailing and appearance.

- .1 The roof of the extension will be in Welsh slate, hips cut with lead soakers.
- .2 The gutter will be a metal box gutter matching the recent extension.
- .3 The walling will be rendered blockwork with the window jambs, mullions and cill/string course in dressed stone matching the existing.
- .4 The existing windows to the hall are UPVC. There is a preference for the use of self finish timber casements within the stone openings and matching the recent extension.

6.0 Landscaping

- .1 The proposed extension on all sides is surrounded by hard playground paving. This must be retained to meet education standard for outside play.

7.0 Access

- .1 Except for an external store door to the west of the extension access will be on the hall level. When the raised stage is in place there will be shallow steps on either side of the stage. The main access to the school from Bugbrooke Road is level with power assisted door.
- .2 Windows will have the same degree of security as the rest of the building.
- .3 With the cubic content of the extension restricted in height, heat loss will be kept to a minimum. Windows will be double glazed and the walls, roof and rooflights designed to the insulation requirements of the Building Regulation.

16 September 2009

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