Introduction

The existing Montagu School site and the proposed Weekley Glebe Playing Fields site both lie on the edge of a residential area. The proposed Kettering Buccleuch Academy shall impact on the current views across the playing fields. Currently some neighbouring houses have views into and across this open area.

The visual impact of these proposals is outlined in the following indicative views of the potential development proposals. These have been taken from key vantage points looking into the site.

The assessment is based on information submitted as part of the outline planning application and from verified views of indicative massing of 'before and after' computer generated images of strategic views. These views have been previously agreed with Kettering Borough Council planners.

Please note that on the following pages the blue massing is of an indicative building of 2-storey height with a flat roof and is based on areas obtained through the Outline Business Case. The red massing indicates the parameters where a proposed building could be established upon a detailed planning application giving bidders flexibility in design. This allows for a 2-storey building with a pitched roof.

Figure 6.0
Locations of verified views
Visual Analysis

Existing Sites

The proposed Kettering Buccleuch Academy is to be sited on the former Montagu School site and the neighbouring Weekley Glebe playing fields site. Both sites sit on a rise on the outer edges of Kettering to the North East of the Borough. The greatest impact will be to the residence to the south and west directly neighbouring the sites. There are open fields to the North & East of the site.

The Montagu School site buildings are visible to all neighbouring properties in Kipling Road and Scott Road with tree screening obscuring the views from Weekley Glebe Road. The car park to the east of the site is not visible from outside the school boundary. Vegetation obscures the site from both Silver Acre, to the north, where only the tops of the buildings are visible, and from the Weekley Glebe Playing Fields to the east.

Existing Views

Residential views from Weekley Glebe Road, which backs on to the Weekley Glebe playing field site are, for the most part, mixed. A small number of properties have uninterrupted views across the playing fields, whilst the majority have views that are interrupted by either tree screening or by the existing sports pavilion. Residents in Kipling Road whose gardens back onto the existing Montagu school site currently have open views across the school playing fields and look towards the school buildings and sports pavilion, which are situated on a rise, as do houses in Scott Road.

Key views looking towards the site are illustrated and assessed for impact in the following pages, 22 to 27, with additional views on pages 28 & 29 demonstrating where the new buildings will not be used but where there will be some change to outlook.

Impact of the proposed development on existing views

Generally the views from the North and East of the site will not be adversely affected by the proposed massing of the proposed Academy building. The view from the north will change from that of residential homes and the sports pavilion to that of the Academy. Proposed landscaping could be used to lessen the impact of the new building. The view from the East of the site will be mostly obscured by the existing tree screening and the fact that the ground is lower from this location and only the tops of the buildings would be seen through the trees.

Views from the South East and South West directly behind the homes on Weekley Glebe Road would have the most impact, particularly to those homes closest to the main access. Other homes on the South West have existing tree screening which would lessen the impact on the view. Those to the South East will no longer have the view of the Sports Pavilion, a tired and rundown building, but that of the new Academy building, which would be modern and well designed. This would be a substantial improvement to the view currently held by these residents.

The view from the South, directly in front of the site entrance would be changed from an open playing field to that of an Academy, but this would provide a fixed focal point in the streetscape which does not currently exist.

Views from the West will not be greatly changed, however the loss of school buildings and the increase in high quality open space would be a positive change to the view.

Conclusion

It is considered that the proposed development while resulting in some impact to views from a small number of neighbouring properties, particularly to those on Weekley Glebe closest to the site entrance, will not if designed well and using high quality materials and with consideration to the impact of massing on long distance views, materially affect residential amenity. It is also considered that the removal of the existing sports pavilion on the Weekley Glebe Playing Field site will improve amenity for those residents neighbouring it. The demolition of the existing school buildings on the Montagu School site with replacement MUGA and an All Weather Pitch will also impact positively for those residents in Kipling Road and Scott Road.
Location

View 1
Views from the corner of Weekley Glebe Road and the entrance to existing school and playing fields

Existing Vista 1
This view from the corner of Weekley Glebe Playing Field and the existing entrance to the school and playing fields shows an open view across the fields between No. 84 & No.86 Weekley Glebe Road

Proposed Vista 1
The scale of the Academy building sits within the height of the existing residential buildings when viewed from the main access route from Weekley Glebe Road.
Location

View 2
Views from the Weekly Glebe Playing Fields

Existing Vista 2
Viewed from the Weekly Glebe Playing field directly behind No. 70 Weekly Glebe Road looking across the open Playing Field to the existing school beyond

Proposed Vista 2
The massing of the Academy building as positioned on the field.
Location

View 3
Views from the Weekely Glebe Playing Fields

Existing Vista 3

Viewed from the east of the Weekley Glebe Playing Field looking west towards the existing school beyond.

Proposed Vista 3

The massing of the proposed Academy buildings when viewed from the lower tiers of the Weekley Glebe Playing Fields is partially seen through the screening of the trees.
Location

View 4
Views from the Weekly Glebe Playing Fields.

Existing Vista 4
View taken from the north of the open grounds of the Weekly Glebe playing fields.

Proposed Vista 4
The massing of the proposed Academy when viewed close up on the Weekly Glebe Playing Fields.
Location

View 5
Views from Weekly Glebe Playing Fields

Existing Vista 5

View from the north across the open grounds of the Weekly Glebe playing fields. This visual is taken further back than the previous photograph.

Proposed Vista 5

The massing of the proposed Academy can be seen from the far end of the Weekly Glebe Playing Fields. The scale of the building sits within the line of the trees.
Location
View 6
Views from the south on Weekley Glebe Playing Fields

Existing Vista 6
View across Weekley Glebe from the footpath directly behind No. 104 Weekley Glebe Road, by the
school entrance gate. The trees provide a screen to this view of the playing fields.

Existing Vista 6
The massing of the proposed Academy can be seen through the trees, which act as a visual screen to the houses
along Weekley Glebe Road.
Location

Views 7 & 8
Views where the new Academy buildings will not be seen.

Existing Vista 7
The view from between No. 50 and No. 52 Kipling Road.
The view of the proposed Academy is obscured by existing vegetation.

Existing Vista 8
The view from between No. 44 and No. 46 Kipling Road.
The view of the proposed Academy is obscured by existing vegetation.
Location

Views 9 & 10
Views where the new Academy Buildings will not be seen.

Existing Vista 9
The view from between No. 40 and No. 38 Kipling Road.
The school building as currently seen will no longer be visible as it shall be replaced by further playing fields.

Existing Vista 10
View across school playing fields through large gap in line of conifer trees and palisade fencing.
English Heritage were consulted on the proposals for the location of the new Academy buildings. Their main concern was the close proximity of the Academy and the Weekley Glebe Playing fields to the historic park and gardens at Boughton House, which is Grade 1 listed on the Register of Historic Parks and Gardens of Special Historic Interest.

The aerial photograph opposite denotes the location of the Academy in relation to the West and North West Avenues. The Academy site will have no adverse impact on these views both up and down the North West Avenue, or on the setting as shown in the Verified View No. 5.