1. PLANNING STATEMENT

Full planning permission is sought for an extension to Northgate School, which is a Special Educational Needs School catering for 95 pupils aged 11-16 with significant to severe learning difficulties including autism in general class groups. There is a discrete provision for students with autism combined with learning difficulties, who require a highly structured environment for the majority of their day. The school is located in the north of Northampton adjacent to Kingsthorpe Park. Access is off Kingsthorpe road (A508) which runs into the centre of Northampton.

The outline brief was to provide new post 16 accommodation so that the authority could meet its statutory responsibilities to provide post 16 education for pupils with special needs. This included three new class bases, a hygiene room, an assisted WC, a sensory room and a store. In addition, the school had recently acquired specialist arts status and had raised funds towards the addition of a drama facility. The school also requested a permanent link to replace an existing covered walkway, in order to connect the two corridors in the north east corner of the existing school. No community use of the new scheme was anticipated, however some out of hours use of the drama room was considered likely. The school currently has two double mobile classrooms on site which would be replaced by the new accommodation.

The area of the whole school site is 1.441 hectares. The application site area is 0.226 hectares. The proposals involve a single-storey addition in the north east corner of the existing school, with a gross internal floor area of 421sqm. The existing school building has a gross internal floor area of 2394sqm plus 292sqm for the mobile classrooms. The proposed net increase in the gross internal floor area is therefore 128sqm.

Consultations with pupils, staff, parents and the public were carried out in December 2009. A public exhibition was held at the school on Monday 7th December 2009 which was attended by four individuals: a school governor, a parent & school governor, a user of the school facilities and a teacher at the school. These individuals were asked to complete a questionnaire and a summary of their responses is contained in Appendix A. The overall response to the proposals was positive and the comments 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:
  Planning Policy Statement 1 - Delivering Sustainable Communities

- Regional Planning Policies:
  East Midlands Regional Plan (March 2009)

- Local Planning Policies:

The Local Plan for Northampton Borough defines the school site in its Proposals Map for Kingsthorpe Ward as a School/College Site to which Policy L2 is applicable. The area to the south of the site is identified as an Existing Business Area; to the west is an Allotment Site; to the east is Kingsthorpe Road and a Residential Multi-Occupation zone, and to the north is Kingsthorpe Park which is designated a Locally Important Landscape Area.

Policy L2, Community use of existing schools and colleges, is listed in the schedule of saved policies and states the following:

Community Use of Existing Schools and Colleges

7.14. The County Council is strongly committed to the public use of recreational facilities in school premises, both by joint provision with District Councils and by dual school and community use. The Northamptonshire Structure Plan reflects this in policy REC 3. The need to retain existing playing fields has been stressed in paragraphs 7.5-7.8. The assessment in Appendix 18 shows that sports grounds in middle schools, upper schools and colleges form a third of total provision. Their retention will therefore be essential in maintaining current sports facilities.

7.15. The assessment of potential recreational value discussed in paragraph 7.9 and in Department of the Environment guidance, is especially applicable to educational land. Where it exceeds which is required for educational use, retention for outside recreational use should be treated as a priority. Where development is permitted, a recreational or amenity open space element within the scheme may still be appropriate. Community use of lower schools is generally limited at present but they have considerable potential for greater use. For this reason, lower schools are included in the sites to which policy L2 will be applied.

7.16. School and college premises include many facilities for indoor sports and cater for arts, entertainment, and community activities. This existing value and the substantial potential for greater leisure use of buildings should be fully acknowledged in applying policy L2.

7.17. The majority of schools and colleges have grounds with considerable amenity and landscape value in a similar way to other recreational open space. This value alone may justify resisting development on individual sites.

7.18. Since recreational facilities have been provided principally for use within an educational environment, they cannot be identified separately on the Proposals Map. Accordingly, policy L2 applies to the total site area of each school and college.

L2 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE CHANGE OF USE, OR DEVELOPMENT FOR NON-EDUCATIONAL PURPOSES, OF ALL OR PART OF THE SCHOOL AND COLLEGE SITES LISTED IN APPENDIX 19 UNLESS:

A) IT CAN BE DEMONSTRATED THAT THE LAND OR FACILITIES LIKELY TO BE LOST ARE NOT NEEDED IN THE LONG TERM FOR ANY RECREATIONAL PURPOSES AND HAVE INSIGNIFICANT AMENITY AND LANDSCAPE VALUE, OR

B) THE SCHEME RETAINS ALL OPEN SPACE OF SIGNIFICANT AMENITY/LANDSCAPE VALUE AND RETAINS OR PROVIDES ADEQUATE OUTDOOR OR INDOOR RECREATIONAL FACILITIES AVAILABLE FOR PUBLIC USE, OR

C) THE EXISTING SPORTS AND RECREATIONAL FACILITIES CAN BEST BE RETAINED OR ENHANCED THROUGH THE REDEVELOPMENT OF PART OF THE SITE.
The proposals replace two existing double mobile classrooms which are located on an area of the existing playing field. The removal of these mobile and their associated access walkways as a result of the development will enable this area of the site to be returned to playing field, with a usable area of approximately 637sqm being added to the playing field. The extension largely occupies the site of an existing hard play area, with the north west corner of the building occupying the site of the access walkways to the mobiles. The existing hard play area is partially covered by a projecting section of roof from the existing school building and there is a separate tarmac area which is fenced off. The secure boundary bordering this area is due to be moved by the School prior to the works and this, combined with the removal of an existing redundant garage, will result in a hard surface area of 545sqm remaining, not including footpaths. There is an additional 424sqm of hard play space adjacent to the Sports Hall, on the opposite side of the school, which currently satisfies the school’s hard play requirements. Furthermore, the new post 16 courtyard, with an area of 96sqm, can be considered an additional recreational facility.

Thus the proposals will not have a detrimental impact on the existing provision of recreational facilities and the playing field provision will be increased. An external area summary is included on the Site Plan as Proposed, drawing L00-002.

The need for the extension to Northgate School is clearly demonstrated by the provision of temporary classrooms on the site. Replacing the existing temporary classrooms with a permanent extension will 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. In addition, the provision of an autonomous facility for older pupils will give them a greater sense of their senior status and help to prepare them for life outside of the school environment

In terms of National Planning Policy, 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’. By providing this much needed additional, permanent accommodation on the existing school site, the aims of PPS 1 are clearly being met.

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

- **GHM Rock Townsend Drawings:**
  1. RW 2716 – L00 – 001 revP1 - Site Plan as existing, 1:200@A1
  2. RW 2716 – L00 – 002 revP1 - Proposed Site Plan, 1:200@A1
  3. RW 2716 – L00 – 003 revP1 - Proposed Floor Plan, 1:100@A1
  4. RW 2716 – L00 – 004 revP1 - Proposed Roof Plan, 1:100@A1
  5. RW 2716 – E00 – 005 revP1 - Proposed Elevations, 1:100@A1
  6. RW 2716 – S00 – 006 revP1 - Proposed Sections, 1:100@A1
  7. RW 2716 – L00 – 007 revP1 - Proposed Rendered Views, NTS@A1
  8. RW 2716 – L00 – 008 revP1 - Proposed 3D Views, NTS@A1
  9. RW 2716 – L00 – 009 revP1 - Location Plan, 1:1250@A3

- **Gleeds Building Surveying Ltd Drawings:**
  1. LEGE0074_T01RevA - Topographical Survey 1:100@A1
  2. LEGE0074_E01A - Existing Elevations 1:100@A1
  3. LEGE0074_S01A - Existing Sections 1:100@A1

- **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 school extension will be negligible, with any increase in traffic flows unlikely given that 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

As previously discussed, the proposed development is in the north east corner of the existing school building, within the existing school boundary, largely on the site of an existing area of hard play. An initial assessment using Northamptonshire County Council’s interactive mapping has not shown that there are known or suspected archaeological remains on the site. A more detailed archaeological assessment is therefore not considered necessary.
4. DAYLIGHT / SUNLIGHT ASSESSMENT

The proposed development is located to the north east of the existing school building, close to the eastern boundary of the school site which adjoins Kingsthorpe Park. The extension is bounded by school grounds to the north and east; and the existing school building to the south and west. There are no residential properties or other buildings in close proximity to the site of the extension. The extension is single storey and is sited so that it does not have a negative impact on the daylight enjoyed by the existing school. The loss of two existing north facing windows in classroom 201 is mitigated by the replacement of two remaining high level east facing windows with full-height ones, affording views into the new courtyard. A more detailed daylight / sunlight assessment is therefore not considered necessary.

5. DESIGN STATEMENT

BRIEF:

In order to meet the schools Post 16 accommodation needs within a permanent extension and to fulfil the specialist arts status requirements, the school required the following accommodation:

- Two Post 16 Classbases of 54sqm each including storage;
- One Post 16 Classbase of 72sqm including storage;
- A Drama Studio, of 80sqm including storage;
- A Sensory Room of 15sqm;
- Ancillary accommodation, including a hygiene room with assisted WC, a general store and circulation.

The areas proposed for the additional accommodation are generally in line with Building Bulletin 102: Designing for Disabled Children and Children with Special Educational Needs.

DESIGN DEVELOPMENT:

The school suggested that classroom 201, which on plan protrudes from the rest of the building layout, would be ideal for a post 16 base. The new build was therefore designed to relate to this room. Various sketch options were presented, positioning the new accommodation on either side of classroom 201; and the pros and cons of each were presented to the school. The preferred option arranged the accommodation around a new courtyard to the east of classroom 201, on an existing hard play area. A further existing hard play area is located to the north of the sports hall which is adequate for the school’s needs and therefore the loss of any hard play in the area of the extension was acceptable to the school. The drama room was positioned in the north east corner of the new build and the larger classbase was located immediately adjacent to the existing classroom, both at the specific request of the school. The positioning of the extension would provide an opportunity to improve the aesthetically least successful aspect of the school.

The design included a courtyard which continued the design philosophy of the existing school. The two existing courtyards are well utilised by the school and they were keen to incorporate a third, smaller courtyard which would create a space for the post 16 to maintain and feel responsible for and also sustain natural light into the east wall of the existing classroom. The design linked the two ends of the corridors in the north east corner, replacing an unsightly covered walkway, to create a full corridor circuit and improve the general circulation around the whole school. The new accommodation was accessed off of this link, with the hygiene room closest to the present school building; making it easily accessible to the whole school. A new corridor extended around three sides of the new courtyard, creating a bright open feeling circulatory space and giving access to the new accommodation. The existing classroom, which currently only has external access, would also gain access from the new corridor.

In response to the teacher’s comments made at the public consultation, an improved visual connection between existing classroom 201 and the new courtyard was achieved through the replacement of two existing high level windows with full height ones. The additional natural light would also compensate for the loss of the two north elevation windows.

The site analysis and initial sketch design proposals are contained in Appendix B.
DETAILED PROPOSALS:

1. Communal Areas and Ancillary Accommodation

A new entrance is provided in the north east corner of the existing school, giving access to the new linking section of corridor. This will provide the opportunity for local access to the drama room during any out of hours use. The circulation route is simple, without hidden recesses and lined with windows, to make the layout easily understood by all users and facilitating monitoring by staff. A gentle slope is required to make up the difference in floor level between the existing school and existing classroom 201, which will be at a gradient less than 1:20.

2. Classbases and Drama Room

All classbases and the drama room are accessed from the corridor around the courtyard. All rooms also have glazed external doors, providing the opportunity for direct access to or from the playing fields as well as means of escape in the event of a fire. Classbases have full-height glazing on one facade, which will have glass lookalike panels and a wall behind at low level to conceal furniture. Cross-ventilation is provided with an additional side window to the larger classbase and high level windows above the corridor to all classbases. The drama room has full-height corner glazing. The school initially suggested that the drama room should only have high level windows. The aesthetics of this were however problematic, given the prominent positioning of the drama room on the northeast corner of the extension and its size relative to the remaining accommodation. Windows and doors will be polyester-powder coated aluminium composite. All rooms have integral stores, which have a depth of 1.5m minimum at the request of the school.

3. Ancillary Accommodation

A sensory room and hygiene room are located adjacent to the new entrance and closest to the existing school building. The school advised that a separate assisted WC was not required and therefore the assisted WC is provided within the hygiene room. A general store is located between the drama room and a classbase, backing onto the drama room store to create good acoustic isolation between these rooms.

4. External Spaces

The paved courtyard is accessed from the new corridor. In response to comments made by staff at the public consultation on 7th December 2009, access was altered to a single point along the corridor. The area leading up to the new entrance will be tarmac. The existing garage is to be removed and the fence repositioned by the school prior to the works and therefore this area will be within the secure boundary and may be designated as hard play. A tarmac path will run around the perimeter of the extension, linking in with the existing path outside classroom 201. The site of the removed mobiles will be turfed, becoming part of the playing field.

5. Materials

The roof is formed of three 17.5° mono-pitched roofs which will receive dark brown/grey concrete interlocking tiles to complement the existing roofs. The existing hipped roof over classroom 201 is to be extended to meet the wall of the new large classbase and the existing gable which projects over the hard play area is to be removed. New tiles to match the existing will be used if necessary to make the alterations to the existing roofs. The school have advised that the thermal performance of existing classroom 201 is poor and therefore it is proposed to add insulation and ventilation to the existing roof over this classroom if feasible. The roof over the drama room is at a slightly higher level than those over the classrooms allowing for an increased ceiling height.

The circulation route will have a light grey single-ply membrane flat roof, with brick parapets to the courtyard. The link corridor roof is required to be at a slightly lower level than the roof around the courtyard, due to the constraint posed by an existing high level window to the I.T. room at the abutment with the existing building. An existing service duct runs within a canopy linking the existing two corridors. These are to be removed and the services re-routed within the new building to the Mechanical and Electrical Engineer’s details.

Walls will be faced in buff brick to tone in with the existing school. Windows will be Velfac type aluminium composite with a white polyester- powder coated finish externally, to match the existing window frames in colour. Rainwater goods, copings and fascias will also be finished in white, to match the existing school.

Refer to Appendix C for the site strategy plan and concept 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 Secondary Special Educational Needs 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 an existing hard play area and temporary classrooms within the existing school site.
8. ECOLOGY / PROTECTED SPECIES / BIODIVERSITY SURVEY AND REPORT

The new building is sited on an existing area of hard play and on the site of temporary classrooms. It is considered that the proposed development is unlikely to impact on wildlife and biodiversity and therefore a detailed survey and report are not proposed.

9. FLOOD RISK ASSESSMENT

The whole of the school site is not shown as being at risk of fluvial (river) or tidal flooding on the Environment Agency’s Floor Zone Maps. Given that the application site area is less than 1 hectare and the proposals are sited outside of the flood risk zone, a Flood Risk Assessment is not being submitted with this application.
10. FOUL SEWERAGE ASSESSMENT

Details of the foul and surface water drainage strategies have been provided by Elliott Wood and are included in Appendix D.

11. GEOTECHNICAL APPRAISAL

A site investigation has been carried out by RSK Group Plc. A copy of the conclusions and recommendations contained in their report dated February 2010 is included in Appendix E. The full site investigation report will be provided upon 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, Sites of Specific Scientific Interest or Historic Environment Asset mapped areas within the school site. Kingsthorpe Road is designated an Environment Asset area and Grade II and II* Listed buildings are located in the north of Kingsthorpe Park; however these are not in the immediate vicinity of the proposed extensions. It is therefore deduced that the proposed development will have no impact on these natural and cultural assets.

A copy of the map obtained from Northamptonshire County Council’s interactive mapping service is contained in Appendix F.
14. HYDROLOGICAL AND HYDROGEOLOGICAL ASSESSMENT

A site investigation has been carried out by RSK Group Plc. A copy of the conclusions and recommendations contained in their report dated February 2010 is included in Appendix E. The full site investigation report will be provided upon request.

15. LAND CONTAMINATION ASSESSMENT / CONTAMINATION RISK ASSESSMENT

A site investigation has been carried out by RSK Group Plc. A copy of the conclusions and recommendations contained in their report dated February 2010 is included in Appendix E. The full site investigation report will be provided upon 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 location of the existing school building and its layout have informed the position and orientation of the new building. Refer to Section 5, Design Statement, for details on how the site for the extension was chosen and how the design developed.

17. LANDSCAPE DETAILS
Drawing L00-002, Site Plan, shows the strategic site layout. Proposed surfacing materials are a combination of tarmac and grass, with concrete paving to the courtyard area. The addition of raised planters will be implemented by the school if required. Small areas of planting are indicated around the building perimeter to soften the building and to continue the existing perimeter landscaping. The planted areas will have the added benefit of protecting pedestrians from opening casements without the need for measures such as aggressive paving or hoop protection. Again, the planting will be carried out by the school subsequent to the building works.
18. LIGHTING ASSESSMENT

External lighting will consist of building perimeter general amenity lighting with low energy compact source bulkheads as shown below. Lighting shall be time switched and photocell controlled; and will be compliant to "Dark Skies" requirements and to Urban zone CIE E3.

Holophane Gateway with eye lid shroud and mounted on external walls.

Refer to Appendix G for the lighting strategy drawing, showing external luminaire positions, by Electrical Engineer Peter Sharp Associates. A Holophane lux plot is also included in Appendix G.

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 extension 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;

The extension 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 existing accessibility of the site is not compromised and the extension is easily accessible from car parking areas, either via the existing school building main entrance or via the new entrance if required. All play areas are easily accessible for wheelchair users.

SITE ACCESS AND PARKING:

The main pedestrian and vehicular routes into the site remain unchanged. A vehicular access route to the rear of the site will be maintained between the extension and the western site boundary.

No additional vehicle movements are proposed and the existing parking provision remains unchanged. The current numbers of staff are 60 full time, 12 part time and 9 regular specialist visiting staff. The school currently has 42 standard car parking spaces for staff and visitors, 2 disabled spaces and 1 drop-off space. There are 4 mini-buses, although these do not have designated parking bays. In addition, there are bicycle racks for up to 6 bicycles.

BUILDING ACCESS:

The existing main entrance to the school will remain as the principal entrance. The access routes to the new extension entrance will be kept to a gradient less than 1:20. The new entrance is glazed within a glazed screen and will have a contrasting coloured door leaf, glazing manifestation, a level area of 1500 x 1500mm minimum outside, a flush threshold (with an upstand of 15mm maximum) and meet Approved Document M for clear width, with a minimum clear opening of 1000mm. The colour of the door frame will contrast with its surroundings.

The classrooms and drama room allow for pupils to access and egress the classrooms from both the external perimeter footpath and the internal circulation route. Routes directly into the classrooms from the footpaths also allow for level access.

Refer to Appendix C for the site strategy plan and refer also to the Site Plan, drawing L00-002.
CIRCULATION:

The proposed building is single storey. There is a difference in finished floor level between the existing school and existing classroom 201 which will be accounted for by a short sloping section of floor within the new circulation route, the gradient of which will be less than 1:20. 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. Circulation routes will be 2m minimum at the narrowest points.

FACILITIES:

Rise and fall sinks will be provided in all classrooms. A hoist will be provided in the hygiene room as a minimum; and in all classbases subject to budgetary constraints. A soundfield system is to be provided in the drama room to benefit all users of the room, not just those with hearing impairment.

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 contrast visually with their surroundings, 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.

A new pupil assisted WC is located in the hygiene room, which also includes a disabled shower and shower bed facility. Existing separate disabled WC facilities for staff, pupils and visitors are located elsewhere in the school building.

22. PHOTOGRAPHS / PHOTOMONTAGES

Refer to Appendix H 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

An assessment of the impact of the proposals in existing playing fields and recreational facilities has been made in Section 1, Planning Statement. The new building enables the existing temporary classrooms to be removed, thus allowing this area to be turfed and increasing the playing field provision. Part of the existing hard play provision will be lost however the existing provision exceeds the needs of the school, with the hard play area adjacent to the sports hall on the opposite side of the school site meeting the requirements of the school on its own. The proposals therefore will not have a detrimental impact on the existing playing field and recreational facility provisions.
25. PUBLIC RIGHTS OF WAY

Northamptonshire County Council's interactive mapping service has shown that there are no public rights of way in close proximity to the site. A copy of the map is contained in Appendix F.

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 requirements of Approved Document L2B of the Building Regulations, which is concerned with energy use, will 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, with the classrooms having glazing on opposite facades and at high and low level. 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 December 2009. A public exhibition was held in the school hall on Monday 7th December 2009. The overall response to the proposals was positive. 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. Alterations to the existing building involve the extension of the existing hipped roof over classroom 201 to abut the new wall to the large classbase, the removal of an existing services duct and lightweight walkway structure which links the two existing corridors, and the removal of the projecting gabled roof over the hard play area.
29. TRANSPORT ASSESSMENT

An increase in existing pupil numbers is not proposed as the development effectively replaces existing temporary classrooms. In terms of staff, no new appointments are proposed. 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 I.
31. TREE AND HEDGEROW SURVEY / ARBORICULTURAL REPORT
There are no trees or hedgerows within the application site or adjacent to it that influence or are affected by the development.

32. UTILITIES STATEMENT
Electrical supply is to be taken from existing main site electrical distribution.
Telecom is to be connected to existing school telecom system.
Incoming Gas is to be retained with the new extension connected to the central gas fired boiler plant within the existing school.
Water is to be connected to existing water supplies within the existing school.
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.
APPENDIX A: CONSULTATION
**NORTHGATE SCHOOL**

**PUBLIC CONSULTATION FEEDBACK FORM**

Please describe what you like about the proposed scheme: Good use of space.

Please describe what you dislike about the proposed scheme: N/A.

What community facilities would you like to see at the proposed scheme? New Drama Studio for Stage/Amphitheatre.

How do you think you might use the community facilities provided? We currently use the halls for shows. It would be good to use the extra space for seminars.

What could be done to improve the scheme? N/A.

Please confirm your interest in the project (please tick)

<table>
<thead>
<tr>
<th>Neighbour/Local Resident</th>
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</tr>
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<tbody>
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<tr>
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<td>Other (please specify)</td>
</tr>
</tbody>
</table>

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Please describe what you like about the proposed scheme: It makes the site tidier, gives a key focus on the path.

Please describe what you dislike about the proposed scheme: The fact we cannot do more with the extra space available.

What community facilities would you like to see at the proposed scheme? Easy access for parents, drama facilities to be used fully, independence for young people.

How do you think you might use the community facilities provided? More.

What could be done to improve the scheme? N/A.

Please confirm your interest in the project (please tick)

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NORTHGATE SCHOOL
PUBLIC CONSULTATION FEEDBACK FORM

Please describe what you like about the proposed scheme:

- The general looks good - lots of green space for visitors.
- The building is well constructed.
- The design is modern and functional.
- The layout is efficient and user-friendly.

What community facilities would you like to see at the proposed scheme?

- More playground equipment.
- A community garden.
- A community center for events.

How do you think you might use the community facilities provided?

- For social gatherings.
- For community meetings.
- For local children's clubs.

What could be done to improve the scheme?

- Include more shading and seating areas.
- Improve accessibility for wheelchair users.
- Add more public art pieces.

Please confirm your interest in the project (please tick)

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Appendix A
APPENDIX B: SKETCH PROPOSALS
**KEY POINTS:**
- Provides two separate extensions with accommodation located as brief.
- Potential to keep one module.
- Two disjointed extensions affecting two separate areas of existing school.
- Creates two dead-end corridors.
- Loss of light to classrooms 006 & 008.
- Loss of external door to prep room 009.
- Loss of office 007.
- Extends already lengthy east elevation & impinges on playing fields.
- Creates awkward & deep external access outside classrooms 006 & 008.

**OPTION A**

SCALE 1:500
GIA 430sqm approx.

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**OPTION B**

SCALE 1:500
GIA 430sqm approx.

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**NORTHGATE SCHOOL, NORTHAMPTON**

FEASIBILITY AUGUST 2009

RW2716 / SK 001

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**KEY POINTS:**
- Single extension.
- Continuation of courtyard plan.
- Potential for new courtyard to be for post-16 use only.
- Potential to improve current focal points.
- Aspect of school.
- Loss of both modules.
- Difficulty of maintenance.
- Access to courtyard.
- (Although school are happy with the existing courtyards).
- Separation from existing classrooms except classroom 201 (plus point if all new rooms are intended as a discrete post-10 provision).
- Loss of light to classroom 201.
Northgate School, Northampton
February 2010

KEY POINTS:
- Single extension
- Most compact solution with minimal loss of grounds
- Potential to keep both mobiles
- Loss of light to classrooms 049 due to extension proximity
- Plant room access restricted
- Potential to improve current/least attractive aspect of school
- Separation from existing classrooms except classroom 201 (plus point if all new rooms are intended as a discrete post 10 provision)

OPTION C
SCALE 1:500
GIA 427sqm approx.

NORTHGATE SCHOOL, NORTHAMPTON
FEASIBILITY AUGUST 2009
SCALE 1:500
GIA 412sqm approx. + 38sqm link
RW2716 / SK 002

KEY POINTS:
- Adjacent to existing classrooms
- Single extension
- Does not provide link between corridor 003 & lobby 101
- Loss of light to classrooms 003, 008 & 201
- Loss of office 007 significantly along corridor already lengthy west elevation & impacts on playing fields to greatest extent
- Continuation of courtyard plan
- Potential for new courtyard to be for post 10 use only
- Does not improve currently least attractive aspect of school
- Loss of both mobiles
- Difficulty of maintenance access to courtyard (although school are happy with the existing courtyards)
NORTHGATE SCHOOL, NORTHAMPTON

OPTION B

SCALE 1:500
GIA 430sqm approx.

FEASIBILITY AUGUST 2009

KEY POINTS:
- single extension
- continuation of courtyard plan
- potential for new courtyard to be formal and to use only
- potential to improve currently level ineffective aspect of school
- loss of both mutes
- difficulty of maintaining access to courtyard (although school are happy with this existing situation)
- separation from existing classrooms across corridor 201 (plus point if all new rooms are located on a storey and 16 provision)
- loss of light to classroom 201

NORTHGATE SCHOOL, NORTHAMPTON

OPTION B Variation

SCALE 1:500
GIA 419sqm approx

FEASIBILITY AUGUST 2009

KEY POINTS:
- single extension
- continuation of courtyard plan
- potential for new courtyard to be formal and to use only
- potential to improve currently level ineffective aspect of school
- loss of both mutes
- difficulty of maintaining access to courtyard (although school are happy with this existing situation)
- separation from existing classrooms across corridor 201 (plus point if all new rooms are located on a storey and 16 provision)
- loss of light to classroom 201
- hyacinth room further away from main school