NEW RECEPTION AREA
ROTHWELL JUNIOR SCHOOL
GLADSTONE STREET, ROTHWELL, KETTERING,
NORTHANTS, NN14 6ER

PLANNING STATEMENT

31st March 2011

Job No: 2/11

1.0 INTRODUCTION

The following accompanies a Planning Application made to NCC for a small single storey extension to provide additional staff facilities at Rothwell Junior School.

2.0 AMOUNT & NEED

The extension of 68m² is very small in comparison with the overall footplate of the existing school but has been identified as essential to address the lack of adequate staff facilities in the School and to provide a more prominent and welcoming entrance for parents and general visitors to the School.

3.0 LAYOUT

It is located strategically to police parent access into the main school and is approached by an existing ramp and set at the floor level of the main school, and specifically at that of the recent classroom extension.

4.0 SCALE

The extension is small both in plan and height and relates to both the existing old staff area to the north and the larger scale new classroom extension.

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5.0 **PLANNING CONTEXT**

Due to its insignificant scale the extension will have little impact on the existing building, no impact on the immediate surroundings or its setting on the fringe to the north of the centre of Rothwell.

There will be no additional traffic generation caused by the development.

There will be no environmental impact of the development.

Major Local and Regional Plans are not relevant.

The extension accords with saved policies G56, T3 and T9 of the Saved Policies of the District and Local Borough Plans.

6.0 **LANDSCAPING**

The remaining verge abutting the playground to the south will be landscaped with low maintenance shrubs which link into the existing pond and seating area.

7.0 **APPEARANCE**

The existing buildings are generally in a rather harsh red engineering brick.

Render has deliberately been chosen to provide a contrast to mark the entrance function of the extension and to relieve what is currently a somewhat overpowering 'redness' in the area.

The slated roof will blend in with the existing roof finishes and variety of slopes and gables.

8.0 **ACCESS**

The building is accessed by an existing gentle ramp running from the flat north end of the main playground.

The entrance door will be secured by an intercom system whereby assistance can be sought from the school secretary/receptionist nearby on the reception desk.

A porch is provided over the entrance door.

Within there is level access to several teaching areas.

A low section of desk will be provided in the reception counter and the door into the Head’s office will be a 1010mm door set.

All works will comply with the relevant clauses of Part M of the Building Regulations.
9.0 PHOTOGRAPHS

2 images showing the site are appended (in previous original submission of 23rd March 2011).

NAW/MB – 31/3/2011
NEW RECEPTION AREA
ROTHWELL JUNIOR SCHOOL
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DESIGN AND ACCESS STATEMENT

23rd March 2011

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