

Planning Application Design & Access Statement

Proposed Ground Floor Office Internal Alterations and First Floor Staffroom

at

Danesholme Infant School
Motola Close
Corby
Northamptonshire
NN18 9DJ

Ref No 1073/DAS01B

Date: June 2011

Prepared by:

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Design:

The brief was to provide a new staffroom as the existing is too small for the number of staff members present.

The site has been extensively extended over the years, with little ground floor area left to extend.

A suggestion was put forward to build over the existing office block facing the highway.

Trial holes have been dug and inspection the existing foundations are adequate to carry a first floor.

The existing building has ground floor area only with pitched roofs; however the Hall building behind the front office block is a high building approximately 2 storeys high.

The design is to remove the existing lean-to roof over the office block, extend the existing cavity walls with brick to match existing, double glazed windows and felt flat roof.

Internal passenger lift and separate staircase will be installed as part of the scheme.

Use

The existing building and land is a primary school, situated in the middle of Danesholme a district of Corby

The development is for a new staffroom with small kitchenette. The existing is too small for the number of staff etc.

Amount

The total existing building is 1302 Sq M

The development is to build an extension of 90 Sq M.

This development sits within a total site of 0.070 Hectares

Layout

The new building will sit on top of existing external brick walls. Access to the first floor will be through the existing front main entrance door into the lobby area where a staircase and lift will be installed

Scale

The size of the new building has been predetermined by the position of existing building ground floor walls.

External floor area 7320x12290mm and 5700mm high

Landscape

No work will be carried out on the existing landscape.

Appearance

The existing metal profiled roof tiles and support structure will be removed. The existing external walls on the ground floor to remain. New external brick walls to match existing with a brick parapet wall above roof line, double glazed windows and felt flat roof.

The internal space is accessed by a lift and staircase up to the first floor. The first floor is an open space with a kitchenette, lift and cupboard at the end, adjacent the staircase.

Walls: Brick to match existing

Roof: Felt flat roof

Windows: Upvc framed white, double glazed

Rain Water Down Pipe: Plastic Black

Access

Vehicle and Transport Links

Vehicle and transport movement will remain the same on the site.

Inclusive Access

The existing front pedestrian entrances will remain the same off the highway.

The horizontal circulation within the property will remain the same.

The new first floor extension will be accessed through the existing front main entrance door into the lobby area where a staircase and lift capable of use for disabled persons will be fitted.

The existing evacuation planning will be reviewed and tested.

Planning Application Supporting Statement

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Supporting Statement:

Assessment:

The existing site is an Infants School serving the area of Danesholme a district of Corby.

The school was built in the early 1970's, brick multi buff walls; various pitched roofs and double glazed windows and timber doors.

The existing building behind the office block is the Main Hall which is approximately 6800mm at its highest point and 4000mm at its lowest point

The school has been extensively extended through the years with several single storey, pitched roof extensions, using similar materials.

The proposed extension is to sit at the front of the existing building over the existing office facilities. It was chosen so all office facilities will be at the front of the building.

Due to objections by Corby Borough Council the external cladding T&G Boards and blue fascia have been replaced by brick to match existing and a brick parapet wall.

The majority of the materials are eco friendly and can be recycled.

No further land will be used for this extension.

The facilities are needed as the existing staffroom is too small and not capable of holding all staff members etc.

The new staffroom will also release office space on the ground floor as these existing spaces are very cramped at the moment.

The new extension would also provide extra space for staff functions and also any local groups could hire the room, out of school hours.

A planning application will have to be submitted due to the height of the build exceeding 4000mm in height.

North Northants Core Spatial Strategy Compliance:

Studies show that this area of Northamptonshire is a growth area and the population expected to grow 1.1% up to 379,000 in 2031.

Improving facilities within schools will be required to satisfy the growth for the area and also provide further space for the local community.

No increase in the foot print of the existing school building.

The new extension is using existing roof space and therefore is not increasing the flow of rain water into the existing drainage system.

The development will be designed to ensure that materials used can be recycled and secure by design.

Involvement:

Several meetings have take place with designers and school staff and governors to discuss the proposed scheme and any other alternatives. It was decided that this was the best place to build the staffroom.

Discussions also took place regarding the need for a lift or at least a space for the lift in the future to enable disabled staff etc access to the first floor. It was agreed that although there are no disabled persons at present the lift would be installed.

The governors have only recently approved the scheme and instructed to go ahead to obtain a cost to carry out the project.

The school has also displayed the plans on the notice board for parents etc. to make comments.

The comments for the proposal have been very positive and realise the need for extra space for the staff etc.

Consultation has also taken place with the Education Department at Northamptonshire County Council.

Evaluation:

The project will benefit to the pupils and teachers by providing further facilities for the school.

The existing staffroom and office facilities were designed in the 1970's and due to the increased number of qualified and non-qualified staff the existing spaces are cramped and not fit for purpose.

The position of the new staffroom has the benefits of not using valuable ground floor area and also it is at the front of the school above the existing staff/office facilities.