PLANNING SUPPORT STATEMENT

New Classrooms, Reception and ancillary facilities

at

Mawsley Village Community Primary School

for

Northamptonshire County Council (Lend Lease)

prepared by

Peter Haddon and Partners Architects

July 2011 (Revised August 2011)
Planning Policy Framework

The purpose of this section is to outline the local, regional and national planning policy context for the planning application site. A summary of the relevant policy and guidance is provided below.

National Policy Guidance

National Policy and Government guidance is provided in Planning Policy Guidance Notes (PPG’s) and Planning Policy Statements (PPS’s). We have taken reference from the following PPG’s/PPS’s, which we believe are relevant to the proposed development:

- **PPS1: Delivering Sustainable Development (January 2005)**
- **Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (Dec 2007)**
- **PPS7: Sustainable Development in Rural Areas (August 2004)**
- **PPS9: Biodiversity and Geological Conservation (August 2009)**
  The sprinkler tank, pump house and bicycle shelter is sited adjacent an existing, relatively new (approximately 7 years at most) planted boundary. It is proposed that the existing remains unaffected by the new development, but is improved as a screen with the addition of new vegetation to fill in any gaps.
- **PPS10: Planning for Sustainable Waste Management (May 2006)**
  Existing site waste management will accommodate the further expansion of the school. A Site Waste Management Plan will be provided in accordance with current regulations/legislation.
- **PPG13: Transport (January 2011)**
  The proposal aims to reduce the need to travel by car and promote ‘greener’ forms of transport by providing a new Bicycle and scooter shelter. The school is also currently in the process of developing a new Travel Plan.
- **PPG17: Planning for open space, sport and recreation (July 2002)**
  The proposals for the further extension of the school do reduce the amount of play area the school will have to use, but with the mobile classrooms being removed following completion of the extension works, the effect will be limited. Consultation has also been undertaken with Sport England and they appear to support the proposals given recent improvements to the school facilities. The school has no plans to allow public use of the external spaces, but they do run after school groups for school pupils to use the facilities.
- **PPG24: Planning and Noise (October 1994)**
  New roof top plant equipment will be installed on the proposed extension flat roof area. Consideration for the location of the Air Handling Unit led to it being located as far away from any boundary as possible, and is screened by the mono-pitched roofs surrounding it. The choice of unit will achieve 50dBA @ 3m, with the closest boundary being approximately 22m, and closest dwelling being approximately 30m.
  Noise during construction will be minimised where possible, and restricted to normal working hours.
- **PPS25: Development and Flood Risk (December 2006)**
  The proposed extension will be located on an existing tarmacadam surface (which drains to gullies), and will therefore create little extra storm water collection to add to the existing site storm water system.
  There are no local watercourses, and the site is not considered to be within an area of ‘flood risk’.
Regional and Local Plan Policy

North Northamptonshire Core Spatial Strategy (June 2008) sets out criteria for effective and appropriate developments which can be supported by the Local Planning Authority. In particular, Policy 13: General Sustainable Development Principles clarifies key elements that are relevant to this Application namely:

- Incorporate flexible designs for buildings and their settings, including access to amenity space, enabling them to be adapted to future needs and to take into account the needs of all users.
  The proposal is designed to provide a flexible, multi-function space with loose furniture to allow the school to adapt without necessarily needing future extensions. All areas for general use are at one level, making them accessible for disabled users.

- Seek to design out anti-social behaviour, crime and reduce the fear of crime by applying the principles of the ‘Secured by Design’ scheme.
  Windows will be specified to meet the same standard as those currently used on the school building, and in accordance with ‘secured by design’ requirements. The extension will have roofs set at levels / with pitches that make them difficult to access from ground level.

- Have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards.
  There are no proposed changes to the existing car parking facilities. Recent improvements were made to the entrance from the highway.

- Be designed to take full account of the transport user hierarchy of: pedestrian-cyclist-public transport-private vehicle, and incorporate measures to contribute to an overall target of 20% modal shift in developments of over 200 dwellings and elsewhere 5% over the plan period.
  As previously noted, the school are currently developing a new Travel Plan.

- Not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing.
  The site for the latest extension will take up some of the existing school playground, but the school will benefit from the removal of the mobile classrooms from the site and the installation of an all-weather type surface in its place. Sport England have responded positively to this proposal.

- Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area.
  The design proposals complement the existing building design, and create a new façade facing the South-East boundary. The new pump house and bicycle shelter is designed to match the village aesthetic using a brick to match the existing school and has a pitched roof finished with slate.

- Be designed to promote healthier lifestyles and for people to be active outside their homes and places of work.
- Allow for travel to home, shops, work and school on foot and by cycle and public transport.
  The children are encouraged to cycle to school (or walk). Details will be provided in the revised Travel Plan when complete.
• Not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reasons of noise, vibration, smell, light or other pollution, loss of light or overlooking.
  The location of any new external plant equipment will be screened by the mono-pitched classroom roofs, and will be mounted on the flat roof area beyond. Details are shown on the proposed roof plan.
  The setting of the existing school means that there is no loss of light to any neighbouring properties or problems of over-looking.

• Be constructed and operated using a minimum amount of non-renewable resources including where possible, the re-use of existing structures and materials.
  All efforts will be made to minimise the use of non-renewable materials and resources. A Site Waste Management Plan will aim to reduce the amount of waste created on site from the construction of the building and where possible, will re-use or recycle materials.
  The school will also benefit from the use of Solar Thermal collectors for hot water, thus reducing the use of non-renewable energy to heat water.

• Not have an adverse impact on the highway network and will not prejudice highways safety.
  No works to the highways are proposed. Roads within Mawsley are not fully adopted yet.

• Conserve and enhance the landscape character, historic landscape designated built environment assets and their settings, and biodiversity of the environment making reference to the Environmental Character Assessment and Green Infrastructure Strategy.
  Additional planting to the boundary adjacent the new sprinkler tank and pumphouse will improve the existing vegetation. There are no proposals to remove any existing vegetation.

• Not sterilise known mineral reserves or degrade soil quality.
  There are no known mineral reserves on the site.

Statement of Community Involvement and Consultations

A Public Consultation was held at the School on 18 July 2011. Invitations were issued to school parents, pupils, and local residents.

Questionnaire and feedback forms were available to allow comments and possible concerns to be expressed, together with representatives from Northamptonshire County Council, Lend Lease, the School and pHp Architects being present to respond to queries raised and provide accurate information and clarification.

The response received both at the event and on the feedback forms highlighted the following issues:

- The event was well supported with approximately 20 people attending and 14 feedback forms returned (full details available on request).
- Generally, the proposed development was felt to be in keeping with the local context in terms of its design, using red brick, render and timber cladding.
- It was widely recognised that the school needed to expand and there were no objections to this.
- There were concerns raised with regard to some loss of playground space, but recognition that the need for additional permanent classroom space was more
important. In response to this we propose to provide (budget permitting) a new all-weather surface to the area currently used by temporary classrooms.

Additionally, the following consultations have taken place during the preparation of the Planning Application to demonstrate the inclusive approach to the design and development that has been adopted:

**Northamptonshire County Council Planning Department**
Meeting with Claire Spokes and Peter Moore on 24 June 2011 to discuss scope of project, highlight issues for further review/consultation and to ensure no objections in terms of principle or policy. No objections were raised in terms of principle of development, building design, elevational treatment and materials, or Planning policy.

**Summary**

The new School Classrooms and associated ancillary rooms are necessary to meet the increasing demands of Mawsley School, Village and its residents.

We believe that the proposed design responds positively to the context of the site and the existing buildings, providing essential facilities both for the school and for the local communities in accordance with relevant Planning Policy criteria.
Design and Access Statement

Mawsley Community Primary School
1.0 Introduction

This Design and Access Statement is submitted on behalf of Northamptonshire County Council/Mawsley Village Community Primary School in support of a Planning Application for a 3 classroom extension, Multi-use library with ancillary spaces with first floor Plant-room extension. A sprinkler tank, pump house and bicycle shelter will be located to the North of the site adjacent the access gates and existing bicycle shelters.

The Design and Access Statement has been prepared by Peter Haddon and Partners.

Peter Haddon and Partners (pHp) is a modern Architectural practice with a broad range of expertise developed over four decades. Experienced in the delivery of wide range of educational buildings, buildings designed by pHp have also received three East Midlands RIBA design awards in recent years. To underline this developing capability to design high quality buildings, pHp were shortlisted in the recent international competition to design a new campus for Northampton University.

1.1 Site Context

Mawsley is a newly constructed village located approximately 5 miles south of Kettering on the A43 Broughton Road.

Our proposals relate to the existing Primary School, which was built to service the new village. Located towards the northern edge of the village, the school and its grounds have housing to the East, South and West boundaries.

The existing school building was designed with a large central element (hall, circulation and entrance) from which single storey classrooms radiate. The central area is generally rendered and painted white, and the classroom wedges that form the main façade to the building are faced with redbrick, with elements of timber cladding and aluminium framed windows. Each classroom is expressed by the use of staggered walls and mono-pitched roofs, which create a saw-tooth effect.
2.0 Assessment

2.1 Physical Context

The site for the three classroom extension to the school is closest to the South-East boundary, but is screened by the planted embankments which slope down towards the school from the Scholars Row side of the boundary. The extension is also screened to the North by the form of the existing building.

In addition to the three new classrooms, there will also be a new reception with the internal space between the new rooms and existing building providing a new multi-use space. This extension will also house additional toilets and site supervisor’s office.

2.2 Social Context

As detailed in the School’s ‘Statement of Need’, this development will provide the additional facilities required to support the increased intake of pupils and continue to meet the needs of the local community.

2.3 Planning Policy

Planning Policy Framework

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National Policy Guidance

National Policy and Government guidance is provided in Planning Policy Guidance Notes (PPG’s) and Planning Policy Statements (PPS’s). We have had regard to the following PPG’s/PPS’s, which we believe are relevant to the proposed development.

- PPS1: Delivering Sustainable Development (2005)
- Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (Dec 2007)
- PPS7: Sustainable Development in Rural Areas (2004)
- PPS9: Biodiversity and Geological Conservation (August 2005)
- PPS10: Planning for Sustainable Waste Management (July 2005)
- PPG13: Transport (2001)
- PPG17: Planning for open space, sport and recreation (2002)
- PPS25: Development and Flood Risk (Dec 2006)

Local Plan Policy

North Northamptonshire Core Spatial Strategy (June 2008) sets out criteria for effective and appropriate developments which can be supported by the Local Planning Authority. In particular, Policy 13: General Sustainable Development Principles clarifies key elements that are relevant to this Application. These are discussed in the Planning Support Statement supplied with this application. In addition to this, Policies from the Northamptonshire County Structure Plan 1995-2016 are also referred to.
3.0 Involvement

Public Consultations

Local residents were sent a letter of invitation to the Public Consultation held at the School.

The Public Consultation was held at the School on 18 July 2011. Representatives from the design team, County Council and the school were on hand to answer any queries local residents had.

There were approximately 20 attendees from the local community resulting with 14 feedback sheets handed in.

The general consensus was that it was understood and agreed that there was a need for the school to expand and that the proposals were in keeping with the existing school building and the village context.

Design Team Consultations

The following consultations have taken place during the preparation of the current application:


Sport England have been consulted on the proposals and have responded positively with a letter dated 27 July 2011 Ref: EMNRC/2011/24888/P.

Representatives for Mawsley Community Primary School have been involved throughout the design process.

4.0 Evaluation

Key project specific constraints to development that have been identified in order to shape the development include the following:

Topography & Landscape features: The existing site is formed on a plateau with embankments rising to the South boundary of the site and falling away to the North of the site. Play areas border the West side of the school building and would have a greater impact on the surrounding area and ‘play times’ if built on, therefore requiring adjustment of the existing landscaping to accommodate replacement play areas.

The proposals submitted for approval aims to minimise the effect of adjustment to the landscaped boundaries. The Northern boundary to School Road remains untouched, however we propose to erect a sprinkler tank and pump house adjacent the gated rear entrance, behind the boundary. The roof of the pump house will extend to form a new cycle shelter to replace the existing shelters. This is all designed to match the village design style and will be set behind the high level boundary fencing. In addition to this we propose to improve the density of planting to this area, providing a natural screening.

Existing Plan arrangement: The existing school building has a strong design concept of radiating mono-pitched wedges forming the classrooms. This is a format that is likely to be required to be continued with any extension.

The proposals acknowledge the existing form and use it to blend in the new classrooms as a continuation of the existing elevation to the street front. The space between the new classrooms and existing building will have a flat roof to provide a base for sustainable technologies such as solar thermal collectors for hot water.

Nearby Residents: Due to the site being situated within the village, the school is bound on 3 edges by housing and therefore careful consideration of locating the extensions and their orientation has been given to the proposals. This includes views of, and views from the proposed extension.
Design Evolution

5.0 Initial Concept

5.1 Design Development:
The scheme design is the result of close consultation with the School and Northamptonshire County Council (Client), where a number of options for layouts were drawn up. Scheme B fulfils the requirements of the school whilst maintaining the flow of the existing plan and elevational treatment and provides additional teaching space internally.
6.0 Proposal

Classrooms:

The new classrooms are designed to match in with and compliment the existing building format of saw-toothed roofs over each classroom. The proposal for the three class extension is therefore generally a continuation of the existing scheme. Each classrooms will also have a high level window for natural lighting in keeping with the existing building, and reducing the need for artificial lighting.

The space created between the existing school and new classrooms will have a flat roof with a series of rooflights fitted to provide natural lighting and views of the sky to the deep plan areas. This space will be used for library and teaching functions as well as a circulation space.

The proposed layout is the result of consultation with the school and their requirements.

Plantroom:

The extension brings about the requirement for an overhaul of the mechanical and electrical plant, and will therefore require a relatively small first floor extension. Sustainable technologies such as solar thermal collectors for hot water will be mounted on the flat roof area.

Exterals:

The end of the three new classrooms is finished with an external store for external play equipment and furniture. The roof to this area returns back to the building with a roof pitched in the opposite direction to the classrooms, which distinguishes its different use. The roof also projects to form a canopy over the lobby doors. It is also proposed that the temporary classrooms will be removed and the area where they stand is intended to have an all-weather finish installed to compensate for some of the lost play area.
7.0 Appearance

Appearance / Materials:

The proposed extension is designed to compliment the existing school building by adhering to the massing, layout and materials of the original building, therefore retaining the identity of the original design concept.

Red facing brickwork and Thermowood cladding are the dominant materials of the existing building. The red brickwork and timber cladding will be applied to the classroom extension in the same format as the existing building with aluminium framed windows to match.

The South elevation will also be finished with rendered panels painted Green (school colours), with doors in a colour to match.

Roofs will be finished with a grey single ply membrane to match the existing school.

External areas will be a tarmac finish to match the existing.

The sprinkler tank will be painted/polyester powder coated green to match the weld mesh fencing surrounding it. This will also match the existing MUGA fencing.

The pump house and bicycle shelter will have a red facing brick finish to match the school, with a reconstituted slate roof finish.

8.0 Landscaping

Landscaping around the classroom site area will remain unaffected by the development, however it is intended for the boundary adjacent the proposed sprinkler tank to be enhanced with additional trees/shrubs.
9.0 Access

9.1 Vehicular:

Car parking for the school will be unaffected by this development.

9.2 Approach and Entrances:

The entrance to the new circulation space will now be clearly visible from the playground, and is defined through the use of an external canopy and rendered wall. The entrance lobby doors will be fully glazed automatic with appropriate manifestation. The entrance to the new classrooms will be via existing routes and the new lobby. Disabled accessible doors will also be provided to each of the new classrooms.

All doors/frames will be finished with contrasting colours to meet building regulation/DDA requirements. Entrance matting is to be recessed flush with the floor and of an aluminium-ribbed type not to impede movement of wheelchairs or create trip hazards.

9.3 Horizontal Circulation:

Corridors and passageways are designed to be minimum 1800mm wide (or 1500mm wide with passing places) with level floors. Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between walls and floors, floors and ceilings. Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between door/door frames and surrounding walls, door face and leading edge to non self-closing doors and between ironmongery and doors. Door handles are selected to meet the requirements of BS8300 to be operable with one hand using closed fist. All doors are designed to provide minimum clear opening widths, measured to the face of any protruding ironmongery, to comply with Building Regulations AD part M table 2. Doors on access routes are fitted with vision panels towards the leading edge to provide minimum zone of vision between 500mm and 1500mm from floor level.

9.4 Sanitary Accommodation:

10No. additional toilets will be provided. The existing toilet provision allows for a disabled WC either side of the proposed extension, one of which has a shower. The colour scheme will be selected to ensure colour contrast of minimum 20 points LRV between floor and walls, walls and ceiling, and sanitaryware and walls.
**Statement of Need: extension to Mawsley Primary School (two forms of entry)**

This scheme is related to continued housing growth on the Mawsley development and increasing demand for pupil places at the primary school. The rural location of the development means that the school needs to accommodate all the children on the development, as there are no alternatives nearby. The school has been extended twice since first opening in September 2004, the most recent being an additional two classrooms and studio completed in December 2010. This provided the school with 11 permanent classrooms, suitable for a 1.5 form of entry primary (45 children per year group). There is also a double mobile on the site with planning permission that expires in June 2013.

The school admitted 57 Reception children in September 2010, is expected to have 60 in September 2011, and projections from current birth data are that these numbers will be maintained for the foreseeable future. The school will be operating with 13 classes from September 2011 making use of the double mobile and this rises to 14 in September 2012 when an additional classroom will be required. The school therefore needs to organise itself into two forms of entry permanently, requiring 14 classrooms in permanent accommodation. There is still some housing to be completed, which may yield additional pupils that are not included in the figures above and will sustain the high intakes.

Lend Lease Consulting has completed a feasibility study of how the building can be extended to provide the additional classroom spaces. Most of the other consequences of increasing the pupil numbers have already been dealt with in previous projects e.g. hall extension, new studio, increased staffroom, external areas and car-park numbers. The extra classrooms will require some further investment in the school’s mechanical and electrical infrastructure however, such as boiler capacity, plant room and sprinkler tank capacity. Outline plans have been discussed and agreed with the school within a budget of £1m, including a financial contribution of £2,000 from the school budget. Construction would take place in 2012.

The Council’s capital strategy 2011 – 2015 (approved by Cabinet 24.2.11) makes provision for new build and contributions to Section 106 developments in its key areas of capital investment. This scheme was included in the outline plans of the Children and Young People’s Service shared via the Council’s Star Chamber process. The Department for Education gives a grant allocation to the authority for basic need projects that provide additional pupil places and this scheme will be funded via this grant.

As this is a proposal for expansion, there is a statutory consultation and public notice process to be followed. There was a Cabinet Member decision on 20 June to commence this process and Public Notices will be issued at the end of August following a further Cabinet Member decision on 23 August. The process will conclude with a report to Cabinet in November 2011. This report will make the final decision regarding the expansion and also seek the necessary approvals for the contract award for the building works.