Dear Peter

Re: Weston Favell Primary School Extension

Having submitted a Full Planning Application for a 4 classroom extension to the school we have looked through the ‘List of Local Requirements’ in support of a County Council Regulation 3 Application and can confirm the following, some of which will require your input:

1. **Planning Statement** – Attached

2. **Air Quality Assessment** – The extension to the school will be for 4 classrooms and the relocation of the existing kitchen (formerly on an external wall of the original building and now relocated to an external wall of the new extension) and the extension of the car park. Other internal works include internal alterations to the Reception class area and to enlarge the Hall both which do not require planning permission.

   It is planned to retain the existing kitchen extract ductwork and link the new extract hood back to the existing extract outlet. The new classroom proposal will not affect air quality through odour, dust, bio aerosol or any other potential pollutants and will not impact on the air quality of the existing facilities or infrastructure. In this instance we do not believe that an Air Quality Assessment is required.

3. **Archaeology** – A ground and site investigation was carried out by Lister Geotechnical Consultants in September 2003 to facilitate the building of the new school. A copy of the report is attached. The ‘History of the Site’ on page 3 of the report identifies the site predominantly as open space or playing field with a historical surrounding usage of chalk pits and quarries between 100m and 350m away, River Nene 950m away and various other small buildings and residential developments around the site. When the new school was built no Archaeological planning conditions were imposed on the development. With the new proposal being attached to the building and in a location previously excavated for new soakaways and drainage we believe that an Archaeological Assessment will not be a requirement. We have requested clarification in this respect from Lesley-Ann Mather at NCC Archaeological Department.
4. **Daylight/Sunlight Assessment** – The proposed extension is in the north east corner of the building. The nearest corner of the proposed building is approximately 2.5m from the eastern boundary with an eaves height of 2.4m from ground level. The apex of the gable wall approximately 3.0m from the boundary is 5.4m above ground level. The existing steel boundary fence is 2.0m high with hedges and a tree behind between 3m and 5m high. There is a public path on the other side of the boundary hedge/fence and a close boarded fence to St John’s Home garden. The St John’s Home building is approximately 35m from the school boundary to the nearest part of the building. Taking into consideration the proximity and height of the existing hedges and trees on the opposite side of the boundary and the orientation of the school being due west of St John’s Home there will be no adverse effect on the current levels of daylight or sunlight on either the St John’s Home building or the gardens. As such we therefore believe a formal Daylight/Sunlight Assessment will not be required.

When the original planning application was considered the Development Control Committee Report prepared by County Planning, Transportation and Environment dated 18 May 2004 only identified 667 and 668 Wellingborough Road as being affected by the new school. We believe that these properties will in no way be affected by this new proposal. Also no objections were received from St John’s home other than the relocation of a bus stop which we believe was implemented.

5. **Design Statement** – This has been submitted as part of the Design & Access Statement.

6. **Dust, Mud and Debris on the Highway and litter** – All vehicular and pedestrian movements will be via the existing hard standing access/egress onto the site. During the construction period a Contractors’ entrance will be formed alongside the northern side of the car park on the sports field. This access and the prevention of dust and debris onto the highway will be controlled as part of the Building Contract requirements. Upon completion the temporary road will be removed and the sports field reinstated.

7. **Environmental Impact Assessment** – We confirm your agreement that this will not be required.

8. **Ecology/Protected Species/Biodiversity Report** – We do not believe a report of this nature was carried out when the new school was built in 2006. The proposed new extension is against the north east corner of the school which is currently occupied by a block paved hardstanding to the existing kitchen, a grass area currently underused and a paved slab area against the external wall of the school. The perimeter of the building is at its closest 2.5m away from the existing steel palisade boundary fence. There is no planting other than the underused grass area within the proposed building footprint. The existing sports field or the existing planting around the perimeter of the sports field particularly to the north and part eastern sides will not be affected by the proposal. It is believed that the ecology value of the existing site is low.

We do not believe there is any reasonable likelihood that the proposed extension will have any impact on the existing wildlife or biodiversity on the existing site. Please advise if an Ecology/Protected Species Report is required.

9. **Flood Risk Assessment** – This was carried out by Tapsell Wade Engineers dated 10 November 2003 as a requirement of the new school proposal. A copy is attached. This should be read in conjunction with Lister’s Geotechnical Report that was commissioned at the same time. In summary the site was not at risk of flooding and both reports supported the proposal to discharge rainwater to soakaways. The soakaway design was carried out by Tapsell Wade Engineers and implemented on site. There have been no reports of flooding as a result of the new school and a such we do not believe that another flood risk assessment is required. We have requested clarification from John O’Neill at the Environment Agency.

10. **Foul Sewerage Assessment** – The new proposal will include an additional 6 No wc’s, 7 No basins, 4 No urinals and 4 No classroom sinks. The original infrastructure was designed to accommodate a future extension to a 2 Form entry 420 pupil school. This expected increase in size was identified in the Development Control Committee Report prepared by County Planning, Transportation and Environment dated 18 May 2004 item 1.6. Tapsell Wade carried out the original drainage design and is now in the process of preparing a statement demonstrating the existing system can accommodate the increase. As soon as it is ready we will issue it.
11. **Geotechnical Appraisal** – The Lister Geotechnical Report is attached which was carried out in September 2003 for the new school building. The recommendations contained therein were implemented as part of the construction design. It would seem reasonable to assume that the contents of that report would be sufficient to satisfy the requirements of this proposed extension. We have requested clarification from Tina Cuss Senior Environmental Planner.

12. **Health Impacts** – The Lister Geotechnical Report covers an assessment of chemical contamination. The conclusion recommends that only simple remedial measures of a 300mm capping of good quality top soil are necessary for local to elevated concentrations of contamination. The risk to site operatives was also considered to be low and could be reduced further with adequate hygiene precautions. The extensive excavations for the building, carpark, drainage and soakaways would have dealt with any considered risk at that time. We have requested clarification from Tina Cuss Senior Environmental Planner.

Radan protection was previously included in the detailed design and will be implemented to the same level in the new extension.

There are no other known potential risks that could impact on health as a planning consideration.

The existing building already utilises a ground source heat pump system which has sufficient capacity to cope with the additional floor area and as such the CO₂ emissions will be kept to a minimum. See the Section 26 ‘Renewable Energy and Clients Change Statement’.

The building project will comply fully with the Construction Design Management requirements. A CDM-Co-ordinator will be employed as part of the Design Team to satisfy any relevant issues.

13. **Heritage Assessment** – See Lister’s Geotechnical Report – ‘History of the Site’ and Section 3 ‘Archaeology’. We do not believe a Heritage Assessment is necessary.

14. **Hydrological & Hydrogeological Assessment** – See Lister’s Geotechnical Report – ‘Ground Conditions Encountered’. We do not believe a further assessment is necessary. We have requested clarification from Tina Cuss Senior Environmental Planner.

15. **Land Contamination/Contamination Risk Assessment** – See Lister’s Geotechnical Report and see Section 12 ‘Health Impacts’. We do not believe a further assessment is necessary. We have requested clarification from Tina Cuss Senior Environmental Planner.

16 & 17 **Landscape Assessment & Landscaping Details** – The proposal does not impact on the wider landscape. The extension is to be built on an area currently used as a block paved vehicular hardstanding, paving slab area and grass area all of which was excavated for the associated drainage, soakaways and underground mechanical services some of which will be relocated as a result of the proposal. The adjacent boundary fence is 2.0m high with hedges and trees on the opposite side outside the ownership of the school alongside a public path. The trees and hedges on the east and north side of the sports ground remain unaffected as do the hedges on the other side of the boundary.

The proposed building is located in the north east corner of the site which does not have any specific views or vistas that affect any adjoining owners but the proposed new classrooms do take advantage of views over the sports field or covered roof play area and courtyard to the east. The existing sports field and surrounding planting and soft landscaping will be unaffected by the proposal.
The proposed car park will extend into the existing grass area at the front of the school. The existing low level planting around the perimeter of the existing car park will be replanted alongside the relocated pedestrian route to the existing school entrance. The hard landscaping of the new car park will match the existing with permeable block paving. The grass area will be retained in the area identified as Adventure Trail. Any other existing landscaping in the area will also remain.

Please confirm if any further landscaping details are required.

18. **Lighting Assessment** – Details of the external lighting provision around the perimeter will be forwarded as soon as it is available from the Mechanical and Electrical Consultant, Roger Parker Associates.

19. **Mineral Safeguarding** – Not applicable.

20. **Noise Impact Assessment** – Please confirm if this will be a requirement of the Planning Application bearing in mind the school has an associated Nursery building directly on the eastern boundary and playground/sports field to all other boundaries. We do not believe that the proposed building extension will increase any noise impact on surrounding properties of which only St John’s Home seems relevant the building of which is over 35m away and the gardens separated by a public footpath and the existing associated planting and fencing. We have requested clarification from Tina Cuss Senior Environmental Planner.

21. **Parking & Access Arrangements** – A Transport Assessment was carried out by Atkins on behalf of Northamptonshire County Council in July 2003. This addressed the requirements for the new access road onto Wellingborough Road (now known as Westwood Way). It also looks into the Traffic Impact, Outline Travel Plan and a list of summaries and conclusions. A copy of the report is attached.

The Planning Approval was granted for a 1½ form entry 316 pupils school to be served by 25 car parking spaces. The school currently has 26 spaces. As a result of the 4 classroom extension 3 new full time staff and 4 part time staff will be employed. The new proposals illustrate 9 new spaces which is in excess of the 1to1 ratio for the increased staff. The existing vehicular access/egress from the site will be retained.

An existing lay-by is located on Westwood Way to facilitate the dropping off by car which forms part of the School Travel Plan and is referred to in Section 30 'Travel Plan'

The pedestrian access onto the site will be reassigned to take into consideration the extended car park but the main entrance into the building will remain unchanged.


23. **Planning Obligations** – None that we are aware of.

24. **Playing Fields & Recreation Facilities** – Sport England have been consulted and are in support of the proposal with a caveat relating to a 1.8m run off from the football pitch being maintained. The current athletics track has been measured and added to the drawings. The football pitch is not currently marked out on site but has been plotted on the site plan showing the 1.8m run off. See Design & Access Statement for correspondence.

25. **Public Right of Way** – There are no public rights of way across the site.

26. **Renewable Energy & Climate Change** – A document is currently being compiled and will be issued in the next few days.

27. **Statement of Community Involvement** – A Public Consultation was held on 9 June at the School where parents and local residents were invited to discuss the proposals with the Head Teacher, NCC and the Architect. The responses to the Consultation have been attached to the Design & Access Statement.

As a result of the Consultation the plan was revised so the building extension is located in one area of the school rather than in two areas. This ultimately would cause less disruption to the school during the construction stages and enable year groups to function in a preferred way.
The other internal works which are of a minor scale can then be carried out in the school holiday.

The proposed increase from 1½ form to 2 form entry is as a result of the changing demographic in the area and NCC Education Policy as referred to in Section 1 ‘Planning Statement’. As a result of the increase the Head Teacher will review the existing Community Involvement at the school to ensure all school links are reinforced.

28. **Structural Survey** – Not applicable.

29. **Transport Assessment** – The original Transport Assessment carried out by Atkins is referred to in item 21. The statements provided in that document satisfied the requirements of a new school at that time.

The increase of 316 to 420 pupils will require the 2003 Transport Assessment to be reviewed to see if the existing strategy will still satisfy the increase in numbers. We have requested if any further information is required from Rob Sim-Jones at NCC Highways.

30. **Travel Plan** – The Home requested the existing Travel Plan from the school Head Teacher and any proposed versions as considered necessary to accommodate the increase in numbers. This is currently being undertaken and will be issued shortly.

31. **Tree & Hedgerow Survey/Arboricultural Report** – See Sections 16 and 17 Landscape Assessment and Landscape Details.

No trees or hedges are to be removed as a result of the proposed extension. The area to be built on is essentially grass and hardstanding. Any hedges or trees are on the opposite side of the boundary and at the nearest 2.5m away from one corner of the extension. With the trees not being in the ownership of the school and not directly affected by the proposed works, please confirm if you will require any further information in this respect.

32. **Utilities Statement** – The original infrastructure services were designed to accommodate a future extension to a 2 Form entry 420 pupil school. The existing sustainable and other installations will accommodate the new extension. See Section 26 ‘Renewable energy & Climate Change’.

33. **Waste Audit & Waste Management Facilities Strategy** – The current strategy employed by the school in this respect will be extended to satisfy the increased pupil numbers. Please confirm if you require any further statements in this respect.

Can confirm if any further information is required in respect of the above. In the meantime as soon as I receive any information from the other parties I will send it to you. If on the other hand you hear first please let me know. I would like to have the application requested as soon as possible.

Your sincerely

Adrian Ringrose

Adrian Ringrose
Design and Access Statement  Rev A

Weston Favell CEVA Primary School
Extension to existing school for 4No classrooms and associated facilities.

Site Address:  Weston Favell CEVA Primary School, Westwood Way, Weston Favell, Northampton NN3 3HH

Project Ref:  2011-21

Status:  Full Planning

Date:  July 2011

Applicant
Name  Northamptonshire County Council
Address  PO Box 128
          County Hall
          Northampton
Post Code  NN1 1AS
Telephone

Agent
Name  Stimpson Walton Bond Architects
Address  59 York Road
          Northampton
Post Code  NN1 5QL
Telephone  01604 633155

DESCRIPTION OF SITE AND PROPOSAL INTRODUCTION

Weston Favell Primary School is located on eastern side of Westwood Way off the A4500 Wellingborough Road. This new school was completed in 2006 and designed by Stimpson Walton Bond. St John’s Home is located along the eastern boundary, Wellingborough Road on the southern boundary and Northampton Lawn Tennis Club on the northern boundary. Westward Way occupies the western boundary with undeveloped land east of that. The school has a sports ground to the north and a car park to the eastern side. Playground, grassed areas and hard landscaped areas extend around the perimeter of the school with an all weather playing area on the southern side against Wellingborough Road.

The proposal is to build 4No classrooms and associated facilities to increase intake from a 1.5 form entry to a 2 form entry from September 2012. See Planning Statement for further details.
USE

The use as a Primary school will remain unchanged. The additional classrooms will accommodate the internal alterations and increased number of pupils on roll aged 4 – 11 from 315 to eventually 420. In addition to this the existing Kitchen will be relocated and the Assembly Hall enlarged into other internal spaces.

AMOUNT

The total internal floor area of the existing building is 1685m². This gross internal floor area of the extension is 429 m²

LAYOUT

The proposed building will be single storey and located at the north eastern corner of the school. The roof pitch will match and link with the existing. The existing area where the building is to be extended consists of a hardstanding area for the kitchen deliveries and a grassed slightly banked area which is not used as part of the playing field. We have accurately plotted on the existing athletics track which is shown on the drawings. The football pitch which is currently marked out on site has been added on to show a 1.8m run off in line with Sport England requirements. Neither area is affected by the proposals.

The pedestrian entrance on the site has been changed to accommodate the increase in car parking space and the access road to the Kitchen has been revised to accommodate the classroom extension. See ‘Approach and Access’ Section

Other locations on the site were considered for the extension but would have resulted in building on the playground or landscaped areas at the front of the school which are used for recreational purposes. The proposed location was considered by the Client and Architect as the best location particularly as none of the existing playing or recreational amenities are affected.

SCALE

The extension is to be built at the same visual scale as the existing building with a matching 15° roof and external detailing. Internally the volume of the classroom and corridors will be similar with internal top lit rooflights bringing natural light into the interior.

The existing internal floor area of 1685m² will increase by 429 m²

LANDSCAPING

The existing landscaping in the areas affected by the proposals has been illustrated on drawing
number 2011/21/101A. The planting within the school grounds has not yet matured and as such any planting affected by the new proposals, namely to the realigned pedestrian access and extended car park, will be reused. Drawing number 2011/21/111B illustrates the new landscaped areas where planting will be reused. The car park will be extended to provide an additional 9 car parking spaces constructed in permeable block paving. The main entrance into the building will remain unchanged.

Access to the existing kitchen will be amended to suit the new layout none of which affects the usable playing field. Permeable block paving will be used to match the existing. The external areas around the extension will be paved as illustrated to link the existing playground areas. Permeable block paving will be used to match the existing.

The eastern boundary consists of a typical NCC boundary steel palisade fence. On the other side of the boundary fence is a stone wall approx 1.2m high which is completely overgrown with ivy and ‘fatsia japonica’ between 2.3 and 3.0m high. An unknown tree species approx 4m high and 4.4m away from the external wall of the extension is located between the stone wall and tarmac public foot path on the other side of the boundary. 2No further unknown trees are located between 10.3 and 8.0m away. A number of conifers 20m high are located in the St John’s Home garden between 8.9m and 12m away from the extension. More mature oak trees are located in the school grounds approximately 16m away.

It is thought that the unknown trees are most likely to be ‘self setting’. The nearest is approximately 4.4m away on the opposite side of the boundary. Construction works likely to affect the condition of any tree will be considered by the structural engineer in the detailed design stage including a root barrier protection and any other recommendations as considered necessary. With the trees and planting being on the other side of the boundary fence protection from construction traffic will not be necessary. The hardy, easy growing ivy and ‘fatsia japonica’ on the stone wall between 2.4 to 4.0m away and on the other side of the boundary fence and stone wall is unlikely to suffer any damage as result of the works.

The playing field will remain intact and any damage as a result of construction works/traffic will be reinstated.

No site clearance will take place between March and September and any such clearance will avoid impact and disturbance to breeding birds or wildlife.

APPEARANCE

The new extension is located in the rear north east corner of the existing school.

The extension will have the same pitched roof with matching Redland ‘Regent’ concrete roof tiles, rooflights and exposed timber glulam beams. The projecting beams will be expressed externally and support large overhangs to give increased protection to large glazed elements. A linear rooflight directly above the corridor and high level glazing in the classrooms will admit natural light to the rear of the classrooms thus improving the sustainability by reducing the need for artificial lighting. The brickwork will be Ibstock smooth buff to match. The windows will be powder coated aluminium/timber composite type with double glazed units to match existing.

A covered external area on one side of the extension will be similar in detail to the Reception Classroom extension with timber posts and steel detailing to support the roof.

The existing geothermal heating system has sufficient capacity to cope with the new classrooms.
ACCESS AND APPROACH

The existing car park will be extended to create a further 9 car parking spaces but will retain the existing vehicular access onto the site. This parking addition is in excess of the 3 full time and 4 part time staff members to be employed by the school as a result of the increased facility. The existing pedestrian access off Westward Way will be realigned to accommodate the increased car parking area. The main entrance into the building will remain unchanged. Each new classroom will have individual level access to the external landscaped areas. The existing planting will be reused in the new landscaping layout in this area.

The existing access road around the Worship Area to the previously located kitchen will be changed to provide a new hardstanding area suitable for van turning and bin storage as shown on drawing number 2011/21/11B. The new classrooms can then access directly onto the playing field without having to cross over a 3.0m wide access road across the front of the extension.

For further information see the Travel Plan and Transport Assessment.

PUBLIC CONSULTATION

Public Consultation - A public consultation was held on the 9 June 2011 whereby parents and local residents were invited to the school to discuss the proposals. At that meeting the plans were displayed and the Architect and Client were on hand to describe the scheme and answer any questions. Attendees were encouraged to comment on the feedback forms which were then taken into consideration before the final design was prepared for submission. This feedback resulted in the extension being located in one single area rather than two smaller extensions as originally proposed (one being in the proposed area and another at the end of the Reception Classroom). The consolidating of the works to one area will ultimately cause less disruption and enable year groups to function in a preferred way currently employed by the school. The feedback forms and summary are attached.

Sport England – Stimpson Walton Bond wrote a letter to Sport England Planning Manager Mr Steve Beard on the 6 July 2011 setting out the proposals and inviting Sport England to comment. A response from Mr Beard dated 1 August 2011 suggests the proposals are acceptable providing that the football pitch run off is a minimum 1.8m. The current drawings show the athletics track which has been plotted on having taken site dimension. The football pitch is not currently marked out on site and as such we have plotted on the football pitch shown on the original planning drawings which demonstrates that a 1.8m level run off is achievable. Copies of the letters are attached to this Design and Access Statement.
▲ View to proposed building location from playing field to the Nursery

▲ View to proposed building location from playing field to the back of the existing kitchen
▼ View to existing adventure trail at the front of school

▲ View of playing field and Athletics track with octagonal worship room and car park fencing to the right.
▼ Aerial view of School site
Mr Steve Beard  
Planning Manager  
Sport England  
Grove House  
Bridgford Road  
West Bridgford  
Nottingham NG2 6AP

6 July 2011  
2903/AR/AD

Dear Steve

Re: Weston Favell Primary School, Northampton – Proposed Extension

We previously consulted with you on Montsaye Community College, Rothwell regarding a new Engineering Building. We have now been appointed by Northamptonshire County Council to carry out an extension to Weston Favell Primary School in Northampton. We acted as Architects for the new school which was completed in 2006. The school was originally designed as a 1½ form entry school but due to the demographic change in the area the school needs to be increased to 2 form entry. As a result the school requires an additional Reception Class, 3 No Classrooms and associated storage space, cloakroom and toilet facilities. In addition to this the existing Hall needs to be increased in size.

One of the major design issues is not to reduce the playground or playing field area when considering the extended footprint. This has inevitably influenced the design and location of the proposal resulting in Scheme 5 a copy of which is attached. The scheme number demonstrates that we have fully considered 4 other schemes before arriving at this layout which is compact, financially feasible, fulfils the space requirements and minimises the effect on any landscape, sporting or planting areas.

The original new school planning approval identified a provisional future extension of the Reception Classroom wing into the playground. This was considered as an option in one of the recent schemes but the cost and impact on the site and internal arrangement was unfeasible.

The proposal illustrated on our drawing 2011/21/115 – Feasibility Study Scheme 5 shows an extension to the building in one corner of the site which is not used as part of the playing field or for any other activities. It is in essence a grass slightly banked area alongside the access road to the kitchen. It does contain 2 No soakaways which were installed when built which will be relocated. The football pitch remains unhindered in its current location. This location has been chosen because it is underused, avoids extending other areas of the school which will inevitably impact on playground areas and potentially hinder supervision. The area at the front of the school facing the access road was considered but part of it is used as an adventure trail and so was dismissed.

The existing Nursery is accommodated in the former Tennis Clubhouse which was converted soon after completion of the new school and maintains its own courtyard, individual entrance from Wellingborough Road and retains access to other school playground and sports field facilities.

The existing access road has been extended alongside the football pitch but does not hinder its use or original size. The existing car park is undersized which currently causes parking issues on the access road for staff, visitors and parents. With the increase in pupils the staffing requirement will be greater and as such the car park has been extended to accommodate the need. The layout does slightly impact on the grass area at the front of the school but with the boundary positions being as they are and the proximity of the football pitch the layout shown is seemingly the only feasible way to accommodate the increased need on the site.
Policy Guidance Note 17 refers to the loss of playing field which Sport England will object to unless one of five exceptions is met. In this instance the building extension does not result in the loss of playing field or an area of land which would prejudice the use of all or any part of the playing field. The extension of the car park is the only option available on this site which will have a minimal effect on the existing ‘green’ area at the front of the school. The adventure trail referred to earlier will remain and the area alongside the fenced path to the pedestrian entrance will remain as a recreational area for children.

We are looking to submit an application for planning approval to Peter Moor at Northamptonshire County Council at the earliest opportunity so your early response to our proposal will be greatly appreciated. I hope this letter and the drawings clearly identify that what we have put forward is a carefully considered proposal which looks to satisfy the requirements and needs of the County Council and also to those of maintaining the current sporting, social and recreational facilities in the school ground.

If you would like to discuss the proposals in any more detail please do not hesitate to contact me.

Yours sincerely

Adrian Ringrose

Adrian Ringrose

Encl.
Adrian Ringrose
Stimpson Walton Bond
59 York Road
NORTHAMPTON
NN1 5QL

01 August 2011

Our Ref: EM/NRC/2011/25009/P
Your ref: 2903/AR/AD

Dear Adrian

Site Address: Weston Favell Primary School  Westwood Way
              Northampton NN3 3HH
Proposal: Proposed extension.

Thank you for consulting Sport England on your proposal.

General

Sport England considers proposals affecting playing fields in the light of its Playing Fields Policy: A Sporting Future for the Playing Fields of England. This is available online at:

http://www.sportengland.org/facilities_planning/putting_policy_into_practice/playing_fields.aspx

This policy statement defines in planning terms what is considered a ‘Playing Pitch’, which is the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more.

The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports. The policy identifies five exceptions to our normal position of opposing development, which would result in the loss of playing fields. These may be summarised as follows:
A documented assessment of current and future needs has demonstrated that there is an excess of playing fields in the catchment.

The proposed development is ancillary to the main use of a site for playing fields.

The development affects only land incapable of forming a, or part of a, playing pitch.

The playing fields to be lost would be replaced by a playing field of equivalent or better quality.

The proposed development is for a sports facility, the benefit of which would outweigh the harm caused by the loss of a playing field.

The proposal involves internal alterations to the existing school, provision of additional car parking spaces, an extension to the school to provide 4 additional classrooms and a covered area over an extended courtyard area. The proposal also includes and extended access road and turning area.

The internal alterations do not raise any issues for Sport England. The extended parking area would be constructed on a grassed area in front of the existing school. It is not considered that this area forms part of the playing field area, therefore we would not raise an issue with this element of the proposal.

You advise that the additional classrooms would be positioned on an area of the playing field which cannot be used for sports as this is a banked area and is adjacent to the existing kitchen access road. The extension involves the need to reposition the access road and create a turning area. The classroom extension does not impact on the usable playing field area, however the current kitchen access impinges on the pitch area in one small section, the proposed access road would impinge on a greater length of pitch. I am not sure what the hatching around the pitch relates to but if a clear level runoff area (safety margin) of a minimum of 1.6m

Sport England reserves the right to object to any subsequent planning application if we do not consider that it accords with our playing fields policy.

If you require any further information please do not hesitate to contact the undersigned.
Yours sincerely

Steve Beard
Design and Access Statement - Addendum

Extension to existing school for 4No classrooms and associated facilities.

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<td>2011-21</td>
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<td>Status:</td>
<td>Full Planning</td>
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<td>Date:</td>
<td>July 2011</td>
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<table>
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<tr>
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<tbody>
<tr>
<td>Name</td>
<td>Northamptonshire County Council</td>
</tr>
<tr>
<td>Address</td>
<td>PO Box 128 County Hall Northampton</td>
</tr>
<tr>
<td>Post Code</td>
<td>NN1 1AS</td>
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<td>Telephone</td>
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<tbody>
<tr>
<td>Name</td>
<td>Stimpson Walton Bond Architects</td>
</tr>
<tr>
<td>Address</td>
<td>59 York Road Northampton</td>
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<td>Telephone</td>
<td>01604 633155</td>
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Extension to Primary School

at

Weston Favell Northampton

Consultation Evening held on Thursday 9 June 2011

Attendees List

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<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PARENT/TEACHER/PUPIL</th>
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<tbody>
<tr>
<td>Juliet Farrow</td>
<td>57 Park Avenue North</td>
<td>Miss Harris</td>
</tr>
<tr>
<td>Kathryn Young</td>
<td>8 Charnwood Avenue, Wellingham, NN3 3DU.</td>
<td>Mrs Clews + Mrs Vailone</td>
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<tr>
<td>Rachel Hollows</td>
<td>32 Ruchmore Avenue, NN1 5JG.</td>
<td>Mrs Clews</td>
</tr>
<tr>
<td>Michelle Sleater</td>
<td>23a Birchfield Road, NN3 2JY.</td>
<td>Mrs Clews</td>
</tr>
<tr>
<td>Corinne Harrington</td>
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<td>Miss Harris, Mrs Billingham</td>
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<td>Jenny Carter</td>
<td>124 Birchfield Road, Northampton, NN1 4PR.</td>
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<td>Charlotte Hound</td>
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<td>Sarah McConnonay</td>
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<td>Isabelle Le Fan-Kyle</td>
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<td>Miss Harris, Parent</td>
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<td>Jo Tucker</td>
<td>16 Woodland Avenue, Houghton, NN5 6AP.</td>
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<td>Ben Albrey</td>
<td>28 Northwood Ed, Northampton, NN3 3JR.</td>
<td>Parent</td>
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</tbody>
</table>
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

- We need more quiet space - even if it's a bigger class the children need places to read etc without distractions.
- The hall needs more room 420 children to sit comfortably.
- Reception needs more storage & outdoor tap
- Need more storage in all classrooms
- Can we build up to save using more of field/playground.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

My main concern is to ensure that the hall is big enough to accommodate the whole school + some parents for group worship, assemblies, musical soirees etc. Some sort of system to enable a "stage" would be ideal.

The other concern would be having adequate storage - both for children, teachers and PTA (we need a bigger cupboards!)

I would hope that the right and airy feel to corridors is maintained with the same glass windows. I would also like the extension to be built to the same spec as the original building.

Thanks.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

I would like to comment that the design should ensure that the level of light continues in the extended areas as the rest of the school experiences.

Also how could the implementation be carried especially for those in the classes next to the areas where the building will take place. Mainly effect of noise for those easily disturbed.

Toilet seems a long way to reception 1 to access as they may interrupt a lesson in reception 2 to access the toilet.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below.

Concerns are where are pre-school children going to play outdoors, as the outdoor area is close to classrooms.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

Having a child in reception and seeing the limitations in space they have, I would have liked to have seen more room for the increase in reception numbers, break out areas to minimize distractions for children within different abilities. The hall & extension plans don’t seem enough to deal with the increase in numbers.

I would like reassurance that the disruption to reception children in 2012 will be an absolute minimum, so my second daughter will have the same opportunities and experience as my daughter currently has. The most important issue is to ensure the school keeps its spirit and atmosphere it has now & space is needed for this to happen. The hall, reception & break out areas need to be bigger.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

Having looked at the plans I have very grave concerns regarding the size of the hall. It doesn’t appear to be large enough now & the proposed extension doesn’t seem to be big enough to cope with the school pupils & their families. There is a lovely community spirit at the school at the present time & families are invited to attend class assemblies & other events. If the plans go ahead as they are will school assemblies have to be divided into KS1 & KS2. What impact will it have on lunchtimes & will we eventually lose the wonderful community/family spirit we have at the present time?

I understand the need for the extension but it appears that rooms have just been added on without any thought to increasing the current resources.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

I am disappointed by the extension of the hall. It is not big enough for certain school events (Christmas party, class assembly). I would not like to see assembly events split by KS1 and KS2.

I am disappointed by the size of the reception extension. The size of the rooms are smaller than other local schools eg Cedar Road and Bridgewater Primary. (recently both had reception rooms built), especially reception room 2 taking the corridor into account.

I hoped to see break out or 'group rooms' for taking small groups for learning.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

I am concerned that overall these extensions do not appeal large enough! E.g. the Hall. It seems crazy to put everyone through. The disruption + to end up with school still too small to adequately cope with these increased numbers.

-I am not happy with reception expansions - seems minimally larger overall for large increase in numbers; also outdoor play space in smaller.
- The hall is too small currently & too hot when full; small expansion will not cope with these ties - perhaps re-locate kitchen + double the size of the hall instead?
- Also with larger class numbers, children will not get as much attention. B Smaller break off rooms for small groups & would help to cope with this.
- The Community spirit within this school is one of the magical features which makes it so special and successful. Therefore I would hope that these plans incorporate this & not spelt it in the name of progress.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

After reviewing the plans I quite like the idea of 2 form entry and for each class to have its own year group. I am pleased to see that the whole of the school is not being transformed and only being added to too. The only concern is how much the reception class will be affected with this extension as have my daughter starting September and really don't want too much disruption as school is and will be new to her and needs to adjust accordingly.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

Megan thinks it will make her school look fantastic
better than before

Mary
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

I am impressed with the new design & think it is good not to be taking up the outside space.

Slight concern over the new housing estate on westwood way is already quite busy, but understand this is not on a result of the extension plan.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

I originally sent my daughter to this school because of its size (being small to moderate in size). I didn't like the larger schools, as they were too daunting. So, I liked the mixed class & buddy system to help integration with older children and peer mentoring. I liked the ethos and family feel to the school. I fear the larger intake will split up the lunch time and play times and separate the children. The school will become of a family feel where children mix freely. The dynamics may change as resources become divided into time slots, each year having a slot to use the play area or the school hall or the very tiny library & IT suite.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

Looking at the plans, when finished they will not remove as much outside space as I was concerned about although I am concerned about the impact of the building work all year on the existing pupils. Also the impact of building work on PFA and the newly starting pre-school as it will be directly next to it.

I am concerned about changes to class structure for existing pupils if it goes to a form entry for existing classes. The mixed year groups is one reason I chose the school. I like the relationships between different years and the older year group having responsibility over other year and being role models for the younger ones. Also the continuity of teaching between 2 years.

The extension of reception space does not cover what the design will flow and work as well as the current one does.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2016

Please leave any feedback/comments with regards to the design of the proposed project in box below

I have no problem with the extension but I would like to keep the mixed year groups as I feel this benefits the children of all ages.

I am also concerned about the building work over running and the disruption of the ordinary and noise to the children's School days.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

Having looked at the plans my previous concerns have been reduced. The design looks as if it will not spoil the current look of the school nor encroach on the open play areas. I did have concerns that the 1/2, 3/4 and 5/6 year groups will be phased out but having spoken to Mrs Rammah I can truly appreciate the benefits for doing this. Overall I am very happy with it all.
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

It will be great for the school to become 2form entry.
Large reception with outside areas and access.
The children will benefit from single year groups in a class, more well trained teachers.
Still having a large grass area and field
Extension to Primary School
at
Weston Favell PS

Consultation Evening held on Thursday 9 June 2010

Please leave any feedback/comments with regards to the design of the proposed project in box below

The extension seems well planned on paper - we are hoping the organisation of the build will be well planned too as there will be a lot of building traffic & noise as well as loss of playing ground during the build.

My concern is the increase of traffic on the already congested Crestwood Road & an insufficient drop off zone - also there will be increased pressure on the after-school clubs which are already over-subscribed. The plans show there is limited extra hall space or in common spaces being built which means extra indoor clubs will not have room to run easily. 100 more pupils would need those.

It may be an idea to relocate the kitchen to
squash off & increase the hall & rebuild the kitchen along the bit where the external store is. The new hall would then include the studio + proposed hall extension + proposed ventilated covered passage. That would be much better.
As the playground is also affected I also fear that some PE may have to take place off-site. Not only will increased number of children need increased classroom space but need larger staff room & office space too - IT & library area and small rooms to facilitate small group working.

Another concern is that the work will not be completed on time and Part the 2012 reception class intake.
It needs to be ensured that there is room in the classroom for music lessons and other activities. The space in the IT suite is number of seats for assembly and other events, and also for parents.生长与之前相比有所增加，因为学校没有足够的空间容纳这些活动。
# Planning Statement

**Weston Favell CEVA Primary School**  
Extension to existing school for 4No classrooms and associated facilities.

## Site Address:  
Weston Favell CEVA Primary School, Westwood Way, Weston Favell, Northampton NN3 3HH

## Project Ref:  
2011-21

## Status:  
Full Planning

## Date:  
July 2011

### Applicant

<table>
<thead>
<tr>
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### Agent

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<th>Stimpson Walton Bond Architects</th>
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</tbody>
</table>

## General Statement

This should be read in conjunction with the Design & Access Statement submitted with this application together with a letter to Peter Moor dated the 3 August 2011 which addresses the List of Local Requirements under County Council Regulation 3 Applications.

Weston Favell Primary School is a voluntary aided school in Northampton currently admitting 45 children per year group (1.5 forms of entry; total pupil roll of 315 children). As part of the plans to increase the number of school places across the town, it is proposed to increase the admission number to 60 children, so that the school becomes two forms of entry from September 2012.

The primary-aged population of the area served by Northampton town primary schools is expected to increase because of a recent rise in the number of annual births. From 76.5 forms of entry in 2008/9, provision need to be made for 85 – 87 forms of entry by September 2015. Cabinet has discussed this in a strategic context in terms of the countywide Strategic Plan for Schools 2010-21 in December 2010 and the Capital Strategy 2011-15 in February 2011.

A Cabinet Member decision was made on 6 May to commence the statutory consultation process regarding school enlargement at eight primary schools in Northampton, including Weston Favell. Public Notices were subsequently issued on 29 June 2011 and no objections to the proposal for Weston Favell were received during the four week period of representation.

The Council’s Capital Strategy 2011-15 makes provision for capital funding to support pressure on school places due
to demographic changes in the county. The budget for this project was recommended for approval by the Council’s Capital Investment Board on 28 June 2011 and approved for inclusion in the capital programme by Cabinet on 19 July 2011.

The Council’s property partners, Lend Lease Consulting, have completed a feasibility study on how the additional accommodation can be provided for the school. The Head and Chair of Governors have been involved in the consideration of four options and a preferred option has been identified. This scheme will provide the school with four new classrooms, internal alterations to the Reception Classroom and hall/studio including the relocation of the existing kitchen provision. There is also a provision for the car park to be extended for 9 cars. Pre-planning consultation took place on 9th June and design changes have been made as a result of the feedback received.

The current programme is for a construction start in December 2011 with an estimated completion in the summer of 2012.

The pupil numbers will increase by 15 per year from September 2012.

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**East Midlands Regional Plan March 2009 Policy References**

**Policy 1: Promoting Better Design**

*This Policy refers to the continual improvement of the design, layout, construction and address reduction in CO2 emission and resilience to Climate change*

The original primary school was designed by Stimpson Walton Bond specifically to meet the needs of a 1½ Form entry school on a new site which also had to accommodate the usual sporting, playground and recreational facilities. The original school design has been well received and takes advantage of energy efficient design and reduced CO2 emissions by using a ground source heat pump, under floor heating, heat recovery, automated electric lighting, natural ventilation, and high levels of insulated external walls, roof, floor and windows.

The proposed extension design has been located in the north east corner of the building in order to have a minimum impact on the surrounding playground, sports and recreational areas. The architectural design principles used on the original building will be utilised on the new extension with materials and intersecting pitched roofs to match the existing building including a continuous rooflight to admit natural light into the middle circulation spaces of the extension. The existing mechanical and electrical technologies currently used in the existing building will be extended into the new proposal.

The existing on site car parking provision will be extended at the front of the school resulting in a realignment of the pedestrian access onto the site but utilising the existing front entrance into the building. Both vehicular and pedestrian access remain separated.

The architectural design replicates virtually all the external design features of the school which previously satisfied the crime prevention requirements.

Due to the location of the site in the town sustainable modes of transport to and from the school will be encouraged by walking, cycling, car sharing and raising co-operation of safe parking. As part of the original proposals an additional ‘Toucan’ crossing was added across Wellingborough Road in addition to the Pelican crossing from the Trumpet Pub.
Policy E1:  **PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD INVOLVE THE DESTRUCTION OF, OR SUBSTANTIAL DAMAGE TO, TREES, HEDGEROWS OR WOODLAND OF SIGNIFICANT VALUE IN TERMS OF THE ENVIRONMENT OR ITS ENJOYMENT BY THE PUBLIC, UNLESS THE FEATURES INVOLVED ARE ALREADY IRRETRIEVABLY DAMAGED BY OLD AGE OR DISEASE AND REPLACEMENT IS INTENDED.**

The extension to the primary school or provision of temporary construction works required in the process of the building process does not involve the loss or damage to any surrounding hedgerow or tree.

Policy E17:  **PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT UNLESS FEATURES AND AREAS OF ACKNOWLEDGED NATURE CONSERVATION VALUE WITHIN THE SITE ARE SAFEGUARDED OR CAN BE ADEQUATELY ACCOMMODATED.**

The school site has no areas of acknowledged conservation value. The extension is located in an area of the site which minimises its impact on the existing sport field and the surrounding landscape.

Policy E20:  **PLANNING PERMISSION FOR NEW DEVELOPMENT WILL BE GRANTED SUBJECT TO:**

A) **THE DESIGN OF ANY NEW BUILDING OR EXTENSION ADEQUATELY REFLECTING THE CHARACTER OF ITS SURROUNDINGS IN TERMS OF LAYOUT, SITING, FORM, SCALE AND USE OF APPROPRIATE MATERIALS.**

B) **THE DEVELOPMENT BEING DESIGNED, LOCATED AND USED IN A MANNER WHICH ENSURES ADEQUATE STANDARDS OF PRIVACY, DAYLIGHT AND SUNLIGHT.**

The proposed extension uses the existing design features and materials used in the new building completed in 2006. Various locations have been considered around the school to accommodate the extension as part of a feasibility study. The location has been selected through consultation with the School, NCC Education Department and a public consultation exercise on the 9 June 2011.

The proposal has been carefully designed to link the extension with the existing building and afford adequate standards of privacy, daylight and sunlight required for a Primary School building. The design proposal also minimises any adverse effects on the eastern boundary which consists of a boundary fence, public path and St John’s Home in respect of privacy, daylight and sunlight, most of which is sheltered by existing planting which will remain unaffected by the proposals.

Policy E40:  **PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT UNLESS ITS DESIGN, LAYOUT AND LANDSCAPING PAY ADEQUATE REGARD TO THE NEED TO DETER CRIME AND VANDALISM.**

The proposal replicates virtually all the external design features of the school which previously satisfied the crime prevention requirements when the original school obtained planning approval. The whole site will continue to be located behind a 2.0m high NCC standard school boundary fence design. Any existing crime prevention features such as security alarms, CCTV, secure by design windows and doors will also be employed in the new extension.