Bridgewater Primary School, Northampton

Planning Application
Supporting Statement

Address:
Bridgewater Drive
Northampton
NN3 3AF

Reason for development:
Northamptonshire County Council has committed to the Government’s agenda of Extended School Use. Part of the Extended School Use agenda is to provide facilities for children of pre school age in addition to before and after school care. In adopting the agenda, many schools in the County have facilitated the provision of pre school care on their site.

As part of the Northampton Review of Schools, and public consultations, the community was assured that all efforts would be made to ensure that no existing playgroup had to be discontinued as a result of any change in school premises.

The playgroup at Bridgewater Primary is currently using accommodation on the school site and although the accommodation is not ideal, the playgroup is very well supported and would like to be able to accommodate more children than the premises allow. The playgroup is the only facility of its type in the area and it is important to the users, the school and the community that the provision continues.

There however a new school being provided for Bridgewater on the playing fields adjacent to the existing school and when this is available, all the existing school accommodation, including the area being used by the playgroup will have to be demolished.

Unfortunately, funding cannot be made available, either via PFI or the County Council’s capital funding sources, to provide a permanent building for playgroups. The Playgroup Management team have also explored all areas to try and identify funding for a permanent build but without any success. However, it has been possible to secure sufficient funding to provide a mobile for playgroups that may be forced to close by the changes resulting from building work as part of the PFI contract.

At Bridgewater the mobile would remain in the ownership of the County Council but would be leased to the playgroup who would take full financial responsibility for the building.

The school governors are fully supportive in offering part of the site of the new school to allow a mobile to be placed on site for use by the playgroup. This would ensure the provision continues and the close links with the school are maintained.
Proposed site

The site of the new school is owned by Northamptonshire County Council and the new school building is being completed as part of the NCC/PFI contract. The site has an area of 29738 sq m and is within a predominantly residential area.

The site is above the statutory area required for the Primary School and the proposal to place the mobile on site will not prohibit any school activities. A small low fenced grass area will be provided adjacent to the mobile as part of the early year’s provision.

Staffing implications:

The staffing at the existing playgroup consists of 4 – 5 staff at each session. This can increase to a maximum of six. As the provision is for either a morning or an afternoon session, the maximum number of staff at any time will be six. There will be no need to increase the staffing levels at the new premises.

The hours that the playgroup operates are currently 9.30 am to 12 pm and the arrival of staff and parents is co-ordinated to avoid the times that are crucial to the school. These hours will continue at the new site and any increase in hours would be agreed with the school in order to ensure a coordinated approach that minimises the number of people arriving at the site at any one time.

Statement of Community Involvement / Consultation

The application is to relocate an existing playgroup. The playgroup has been operating on the school site for many years and is used by parents living in the immediate neighbourhood. At public meetings and consultations on the new Primary school, there was a clear expectation from people attending that the playgroup would be able to continue.

Demolitions:
No demolitions are required on site prior to the installation of the mobile.

Trees to be felled:
No trees are required to be felled prior to the installation of the mobile.

Flood Risk Assessment:
A flood risk assessment was completed for the site prior to the submission of the planning application for the new school.

Land Contaminants:
All contaminant surveys were completed prior to the building of the submission of the planning application for the new school.

Vehicle access:
Access to the site will be via the access provided for the new school.

Site access during construction period:
Access for the delivery of the mobile will be via the access provided for the new school

Car parking:
The staff does not currently use any of the parking facilities at Bridgewater Primary. Some staff live locally and do not bring a vehicle to work other make alternative arrangements for parking off site. This practice would continue.

Services implications:
All necessary mains statutory services will be provided for the new school. Connections for the mobile services will be within the main school site

D. Farrell
Buildings & capital Development
Children & Young People’s Service

6th November 2006

CYP Services for Children

1st November 2006
The Playgroup mobile will be positioned within the fenced airlock on the school site. It will be accessed via a pedestrian gate in the airlock fence. The gate will be open at the start of sessions to allow parents and pupils to gain access to the playgroup. The playgroup will manage pedestrian access through the gate during this period; from then on the gate will be locked. There will be a pedestrian pathway from the gate to the playgroup building.

No additional security fencing is to be installed surrounding the mobile as this would be undesirable.

Bridgewater Primary School will make one car parking space available for the playgroup within the school site. Most members of staff live locally and walk to work.

Ian Shanks
Children and Young Peoples Service
March 29th 2007
Supporting Statement for the Removal of Conditions

I have attached a copy of the original supporting statement submitted with the planning application in 2007. The comments and statements contained within are still current and pertinent to the present situation on site.

Since planning approval was granted the pre-school has flourished and has provided a very valuable resource both to the main school and the wider community. Indeed links with the school and community are very strong. Investigations have been and are ongoing to source funds for permanent accommodation to be provided for the preschool and is the long term aim of all concerned. To date funding has not been forthcoming and with the cut backs from central government is not likely to be in the foreseeable future, however the long term aim remains to provide permanent accommodation. I therefore apply for the variation of condition one to be extended for a further five years.

Ian Shanks
Property Asset Management
John Dryden House
Northampton
NN4 7DD

May 2012
SS/02
**Design:**

**Use**
The building is used as a pre school providing early years education for 3-5 year olds.

**Size**
The development consists of a single storey double classroom mobile building of approx 77m². The height is approx 3.3m.

**Layout**
The layout of the site is as existing, and therefore has been somewhat predetermined.

**Landscape**
The mobile is sited on a grass area adjacent to the existing school playing field. The landscape of the site will remain the same other than the footprint of the mobile.

**Appearance**
The building is of standard single storey mobile classroom construction. The elevations are perpendicular surmounted by a low pitch roof. The roof is finished in grey felt with a small overhang, discharging rainwater into a black PVC gutter and down pipes. The height of the roof is approximately 3.3m from ground level. The walls are refinished in a stippled weatherproof coating, all painted in dark green (12 B 25) colour. All windows have white uPVC frames and are double glazed in clear float glass. A wooden slatted skirt is fitted between ground and floor level, the slats being horizontal.
**Access:**

The building design takes account of:-

**Approach**  
Within the limits of the site the mobile has been positioned to create ease of access for all users.

**Parking**  
Not applicable.

**Entrances**  
Access to the site is as existing with no need for any alterations. Access to the mobile is via a hard paved pathway.

**Horizontal and Vertical Circulation**  
The horizontal circulation within the mobile has been carefully planned to accommodate all users. Vertical circulation is not applicable for this single storey building.

**Access to all Services**  
Internally the mobile has been carefully laid-out to maximise use. All facilities are logistically placed in relation to each other.

**Emergency Egress**  
The design of the mobile will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit facilities provided. Evacuation planning will be recorded and regularly tested by the occupiers.

**Waste Management**  
There was minimal waste generated during the installation of the mobile. Each contractor was responsible for removing their own waste to a licensed tip.

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Ian Shanks  
Northamptonshire County Council  
Property Asset Management  
May 2012  
Ref DA/01