NORTHAMPTONSHIRE COUNTY COUNCIL
PROPERTY ASSET MANAGEMENT

SUPPORTING STATEMENT FOR

A MODULAR BUILDING AT:

Wootton Community & Sports Centre,
Curtlee Hill, Wootton, Northampton, NN4 6ED

Reason for development:

Northamptonshire County Council has a statutory responsibility to provide Library and Information Services. A full library service includes borrowing and returning of books, DVDs and audio books, the provision of newspapers, magazines, community information and bus timetables. Users can access the internet and a wide range of regular activities for children and adults is offered, including homework clubs, story time sessions and knit and natter groups. Customers can purchase local history publications, greetings cards and other items.

The vision of Northamptonshire Library and Information Service is to be a leading and innovative service at the heart of local communities connecting everyone, everywhere to reading, knowledge, information and inspiration through community partnerships. To further improve their unique position by delivering accessible community resources; leading the way in encouraging lifelong learning, reading development, the greater use of public information and a sense of place.

There are 36 libraries within Northamptonshire. The Library Service wish to relocate the public library provision in Wootton into the heart of the community, moving it from the Wooldale Centre for Learning to interim and then permanent accommodation in line with the agreed Libraries Strategy to bring the provision up to the same standard of the other libraries in the County achieving value for money in line with the Strategy and to deliver affordable services located as community hubs. We are therefore applying for planning consent for 5 years to cover the interim period.

Existing site/proposals

It is proposed to place a modular unit on the site of Wootton Community and Sports Centre as an interim location for a public library and in conjunction with East Hunsbury and Wootton Parish Council, make use of meetings rooms at the centre for other Library Service activities. The Wootton Community and Sports Centre is seen to be the most appropriate and provides opportunity for some of the library services to take place within the Centre and is located at the heart of
the community. Visitors can take advantage of the additional facilities such as refreshment facilities within the Centre, this adds to the library offer.

In the longer term there is the potential of a permanent co-location of the library as part of a proposed community centre development in 3-5 years.

The opening hours of the library will fit within the current operational hours of the Community Centre. It is anticipated that this development will facilitate continuity of service and enable the Library Service to provide public library facilities in line with those offered at other public libraries in Northamptonshire. Public access to Wootton Library will be increased and operating hours will be between 09.00-19.00 weekdays, 10.00-14.00 Saturday and 13.00-16.00 Sunday.

**Design Approach:**

Placement of the modular unit on the site has been achieved to ensure ease of access from existing car parks and a strong link to existing buildings and amenities.

The proposed site will facilitate the connection to essential services on site with minimum disruption.

**Staffing Implications:**

Wootton Library service has a staffing establishment of 4.78 FTE (7 staff). However, not all of the staff will be in attendance on site at any one time and they will operate on a rota basis to cover the weekly opening hours of the library.

**Pre-application publicity:**

Public consultation took place between 30 April and 24 May, 2012 on opening hours, location suggestions and involvement by the community in the service at Wootton.

**Demolitions:**

No demolitions are required on site prior to development.

**Trees to be felled:**

No trees are required to be felled prior to site development.

**Vehicle access:**

Access to the site is via a shared driveway accessed from the adopted estate roads.
**Car Parking:**

There are 60 car parking spaces plus 5 disabled parking spaces and 12 cycle rack spaces as part of Community Centre. It is proposed that library users will use the existing car parking provision.

Supplementary Planning Guidance indicates that a library of this size would only be permitted to have 3 parking spaces.

**Services implications:**

All necessary mains statutory services exist on the site. It is anticipated that the electricity supply to the modular unit will be fed via the community centre and sub metered.

Water will not be supplied to the unit and existing toilet and refreshment facilities within the existing community centre will be used.

**Emergency Egress/Alarm Systems and Evacuation Planning**

The design of the property will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit options are numerous. Evacuation planning will be recorded and regularly tested.
**Wootton Community & Sports Centre, Curtlee Hill, Wootton, Northampton, NN4 6ED**

**Proposed Modular Unit Design and Access Statement**

---

**Design:**

<table>
<thead>
<tr>
<th><strong>Use</strong></th>
<th>The building will be used for Library Services in conjunction with the existing accommodation within the Centre.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>The proposed development consists of a single storey single modular building of approx 77m². The height is approx 3.3m.</td>
</tr>
<tr>
<td><strong>Layout</strong></td>
<td>The layout of the site has been carefully considered in order to impact as little as possible on Community Centre activities.</td>
</tr>
<tr>
<td><strong>Landscape</strong></td>
<td>The modular unit will be sited adjacent to the Community Centre access driveway and within the line of the existing development. The development will not encroach onto the sportsfield and the rear elevation will be 16m from the first football pitch touchline. A pathway will be laid to interlink the modular building to the existing building. In all other respects, the landscape of the site will remain the same other than the footprint of the modular building.</td>
</tr>
<tr>
<td><strong>Appearance</strong></td>
<td>The proposed building is of standard single storey modular 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. 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.</td>
</tr>
</tbody>
</table>
Access:

The building design takes account of:-

**Approach**

Within the limits of the site the modular building has been positioned to create ease of access for all users.

**Parking**

Staff and customers will be able to use the existing facilities, consisting of 60 spaces, 5 disabled car parking spaces or 12 cycle spaces.

**Entrances**

Access to the site is as existing with no need for any alterations. Pedestrian access to the modular building will be via steps and ramp to the main entrance.

**Horizontal and Vertical Circulation**

The horizontal circulation within the modular has been carefully planned to accommodate all users. Vertical circulation is not applicable for this single storey building.

**Access to all Services**

Internally the modular building has been carefully laid-out to maximise use. All facilities are logistically placed in relation to each other.

**Emergency Egress**

The design of the modular building 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 will be minimal waste generated during the installation of the modular building. Each contractor will be responsible for removing their own waste to a licensed tip.
Security Alarm System

The building will have a monitored alarm system and the alarm activation will alert a keyholder service who will attend the site. Activation of the alarm will trigger both an audible and silent signal with a flashing strobe to attract attention from passing pedestrians or vehicles.

Alarm components will comprise a number of Passive InfraRed Sensors (PIRs), sited to avoid the height of the bookcases to give blanket coverage of the building, these will be focused on the windows which are not boarded. Magnetic contacts will be fitted to the front entrance door.

Consideration will be given to the feasibility of using break glass detectors and the use of a smoke cloud system.

Window and Door protection

Six windows will be internally boarded and there will be bookcases filled with books placed against them. All windows will be fitted with a security film. The windows to the rear elevation facing the sports field will have external wire mesh protection to protect against damage from sports equipment.

The fire exit door will be protected with a steel facing held in place with non return screws. The hinges will be protected with hinge bolts and internally the door will be capable of being secured out of hours with padlocked shoot bolts.

Internal security

No cash will be stored on site and there will be a notice visible from outside stating that fact.

The computers will be secured to the work station and overtly marked as property of Northamptonshire County Council.