PLANNING STATEMENT

NEW CLASSROOM EXTENSION
BARTON SEAGRAVE PRIMARY SCHOOL

LEND LEASE CONSULTING (EMEA) LIMITED

CC/JEJK/VW/Sch.201
14th March 2013
PLANNING STATEMENT

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1.00 Introduction

This Planning Statement has been prepared by GSSArchitecture on behalf of Lend Lease Consulting (EMEA) Limited in support of a full application for the redevelopment of Barton Seagrave Primary School.

This application proposes an extension to the school between the two existing schools (infants and juniors) to create four additional classrooms, staff room, WC provision, offices and a reception. Also proposed is the infilling of areas on the north and west elevations to create improved classroom space and storage. Finally an extension is proposed in the north east corner of the site to create two further classrooms and associated facilities. Improvements to parking and access are also proposed.

This statement sets out the context and need for the proposed development. It reviews the national and local Planning Policy documents that are relevant to the application, along with notes on how the proposed design responds to each point. Reference is made to the National Planning Policy Framework (NPPF) and the North Northamptonshire Core Spatial Strategy (adopted June 2008). The East Midlands Regional Plan, whilst it covers the area in question, we consider that it is an overarching document and does not include sufficient detail to be relevant to an application of this nature. Also Kettering Borough Council policies have not been noted as we are informed that they are superseded by the above policies.

The application is supported by a number of further documents/drawings, including this Planning Statement. They are as follows:

1) Application form and certificates
2) Application plans and drawings
3) Design and Access Statement
4) Transport Statement and Travel Plan
5) Lighting Details/Assessment
6) Utilities Statement
7) Arboricultural Impact Assessment
8) Landscaping Details
9) Ecological Statement
10) Sustainability Report
11) Waste Management Statement

2.00 Site Context

The site is situated within the residential surroundings of Barton Seagrave. As already noted, access into the site is gained via a single lane and footpath from Belvoir Drive that runs through Wallis’s Spinney, owned by The Wicksteed Trust. Further pedestrian routes into the site are also located on the northern boundary, through the adjacent site of Latimer Secondary School. The school site is well located within the community that it serves. Many students live in close proximity to the school and therefore walk to the site.

Surrounding the south and west site boundaries are the gardens to residential properties located on Fitzwilliam Drive and Grosvenor Way. These are located approximately 90m from the school building, with playing fields located between.
3.00 Need

Barton Seagrave is continuing to grow with further residential developments occurring in and around the suburb. In addition to growth within the housing sector, Northamptonshire County Council has highlighted a need for additional primary school age places within Barton Seagrave. The potential and current benefits of the site have allowed Northamptonshire County Council to take the decision to redevelop the existing school buildings and site instead of building a brand new school to meet the demand of projected student numbers.

A feasibility study was produced that investigated the potential of developing the existing building stock and drew comparisons with providing a new building. It was felt that the facilities required to provide educational needs could be provided more cost effectively by improving the existing buildings in addition to the construction of some new build elements.

The school will provide facilities for additional numbers of pupils, increasing intake to 3 Form Entry, by amalgamating the two existing school buildings as well as providing facilities for potential community use and after school clubs.

4.00 Planning Policy

4.01 National Planning Policy Framework (NPPF)

The National Planning Policy Framework published by the Government in March 2012 sets out the Government’s Planning policies for England and is weighted towards a presumption in favour of sustainable development. Under the first heading of the same name, paragraph 14 page 4, it states ‘local planning authorities should positively seek opportunities to meet the development needs of their area’, which is the purpose of this application. The NPPF supersedes the remaining PPS and PPG documents and is the government’s key policy document.

The NPPF states under ‘Promoting Sustainable Transport’, paragraph 38, page 10: ‘For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties’.

The NPPF also states under paragraph 37, page 10: ‘Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.’

The NPPF encourages the creation of vibrant sustainable local communities by providing a high quality built environment with accessible local services that reflect the community’s needs. The extended Barton Seagrave Primary School would provide additional local infrastructure and an increased sense of community. The school is within close proximity to many houses, which satisfies the NPPF’s aim to encourage people to walk to school.
The NPPF also states under ‘Promoting Healthy Communities’, paragraph 72, page 17:
'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.' and goes on to state that local authorities should 'give great weight to the need to create, expand or alter schools ...'.

We consider that this application is a proactive and positive approach which meets the guidance provided within the NPPF. The extended school will provide much needed school places, whilst allowing students to walk to school and also providing further choice to the parents of the existing community.

4.02 Local Policy (The North Northamptonshire Core Spatial Strategy)

East Northamptonshire Councils, Corby Council, Kettering Council and Wellingborough Council along with Northamptonshire County Council have worked together to create an overall town planning strategy for the area.

One of the key spatial themes stated in the NNCSS paragraph 3.6 A, page 23 is to: 'Establishing a strong network of settlements that make North Northamptonshire more self-sufficient in terms of access to jobs, shops, leisure, arts and culture, affordable homes and services such as education and training. The general approach will be to meet needs as locally as possible'. This application allows for the continued and improved use of the existing school and increases its capacity to accept additional students from the local area.

Policy 13 on page 62: 'General Sustainable Development Principles’ states:
'Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to.' The NNCSS goes on to provide a list of criteria that development should achieve. These criteria are listed under three headings: Meet Needs, Raise Standards and Protect Assets.

Policy 14 on page 67, 'Energy Efficiency and Sustainable Construction’ states under paragraph b.I, that ‘development proposals should demonstrate that ... The development incorporates techniques of sustainable construction and energy efficiency’.

The proposal addresses the recommendations of policies 13 and 14 in the following ways:

- The scheme has been developed with attention to ‘Secure by Design’ requirements through early consultation with the Architectural Liaison Officer. This will improve the general security of the site and its buildings.
- Improvements to the school will be made to allow the community to use the facilities and can therefore also offer further after school clubs. Leading to a healthier community.
- Access into the site and buildings will be improved.
- Pedestrian, cycle and vehicular provisions will be improved and organised to provide safe movement within the site. Allowing for the continued and improved use of non-vehicular transport onto the site and therefore leading to a healthier community and increased sustainability.
The proposed design of the new buildings will help create a stronger sense of place and will improve the relationship of the structures with their surroundings. It is hoped this will lead to a greater sense of ownership of the site and its buildings within the local community.

Surface water attenuation will be provided on the site to reduce the risk of flooding to surrounding areas, increasing the areas sustainability.

The building is intended to be built using materials that provide a high sustainable rating within the Green Guide to specification and therefore the proposal will not affect the ability of future generations to enjoy the current quality of life.

The proposed development, although not assessed by BREEAM, will be designed in the spirit of the requirements covered by a ‘Very Good’ rating. The cost constraints of the project and requirements of the client do not allow the building to be officially recognised by BREEAM, but will endeavour to follow the requirements set out by this assessment.

4.03 Other relevant Policy/ Guidance

A brief search of the County Council planning application database and of the Kettering Borough Council database reveals that there has not been previous applications on this site within the last 10 years.

5.00 The Proposal

The proposals are separated into 5 extensions, plus improvements to the parking provision. Below is a detailed description of what is proposed within each area:

Extension between the two existing schools
This extension provides 3 no. Year two classrooms and 1 no. Year 3 classroom. These classrooms are accessed from a central breakout corridor which also includes W.C’s and storage areas. This extension also provides a new entrance and reception area, with a new Heads Office, Medical Room, Reception Desk, Admin Office and three further offices. This new area links seamlessly into the existing school buildings.

Extension to Year 3 Classroom (59) (junior school)
A small extension creates a classroom size in line with design briefing document BB99.

Infilling on north elevation (junior school)
Along with some further internal alterations this extensions allows for the creation of two further classrooms, which sit neatly within the existing building envelope.

Infilling on west elevation (junior school)
Along with some further internal alterations this extensions allows for the creation of a further classroom and large storage area, which all sit neatly within the existing building envelope.

Infilling on west elevation (infant’s school)
This extension allows for the creation of an additional year one classroom and whilst it projects from the existing building footprint, we consider that it provides further interest to the appearance of this elevation without upsetting the existing.
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Extension in the north east corner to the junior school
This extension is a new addition and will provide 1 no. Year 5 and 1 no. Year 6 classroom with associated cloakrooms and stores.

Improved parking area
A fundamental part of the project is to improve parking facilities alongside vehicular and pedestrian movements within the site. The proposed demolition of the disused Premises Manager’s house provides additional space at the front of the site to create a greater number of parking bays in line with the Highways Authority recommendations, which improves the flow of traffic in and out of the site by widening the access as vehicles enter into the site.

The existing site has 24 staff parking spaces and 2 disabled ‘blue badge holder’ spaces alongside the existing entrance. The proposed scheme will increase that number to 51 spaces plus a further 4 disabled spaces and 1 minibus bay. These works will also include a new landscaping scheme which will provide a new lease of life to the site and will also further emphasise the main entrance. New lighting to the entrance road is also proposed.

The proposals will also see the removal of the existing mobile classrooms.

6.00 Promoting Sustainable Transport
Barton Seagrave currently has a School Travel Plan, which addresses the need for staff, pupils and visitors to use sustainable methods of transport wherever possible. The current School Travel Plan has been updated to address the increase in pupils and staff and is submitted in support of this application.

The school is located within the residential area that it serves and therefore walking to the site is encouraged and promoted by the school. Pedestrian routes into the site are gained from the adjacent Latimer School site and Belvoir Drive. Where appropriate, the schools objectives listed in the Travel Plan are met by the proposed scheme, i.e. improved cycle storage and new lighting around the school and along the access drive off Belvoir Drive.

For further information please refer to the Transport Statement and Travel Plan.

7.00 Promoting Healthy Communities
Due to the increase in facilities across the site, the design has been developed to provide a greater and easier access for communities to use the building out of school hours. There are already a number of groups that use the building and playing fields, including the Brownies, Acorn after School Club, a Karate club, a Football team and a Taekwondo club.

The proposal is committed to providing facilities that cater for the schools and the communities’ specific needs in addition to the guidance within Building Bulletin 99. We consider that the design caters for the future building users and also the local community.

8.00 Reducing Flooding
The site upon which the school is located is not an area considered to be at risk of flooding according to the Environment Agency flood map. However the proposal will help reduce the potential of localised flooding on the site by providing below ground water attenuation and permeable paving to parking bays, thus reducing the water flow rates into main sewers.
9.00  **Conserving and Enhancing the Natural Environment**

The proposed development has been developed to address the ecology and biodiversity that the site currently provides. A school wildlife garden will be created to replace the existing garden behind the new building elements.

The front (east) of the site and surrounding parking areas and pedestrian routes to the main entrance will be surrounded by new planted areas. These will replace the planted beds that have been removed and will create an improved biodiversity within the site. For further information please refer to the Ecological Report and Landscaping details.

10.00  **Consultation and Community Involvement**

A number of consultations have taken place, which have led to the design being altered. Below is a brief list of those consulted. The information/feedback received is mentioned throughout the relevant documentation, which supports this application:

- Highways Authority
- Environmental Planner
- Northamptonshire County Council Archaeology
- Sport England
- Northamptonshire Police
- Public consultation/exhibition
- Northamptonshire County Council Development Control

11.00  **Conclusion**

We trust that this statement is sufficient to allow Northamptonshire County Council to approve our application for the extensions and alterations to Barton Seagrave Primary School. We have demonstrated that this application falls within all existing Planning Policy and will help to improve the quality of education in the surrounding community.

**Approved and Authorised By:**

..............................................

**CHRISTOPHER CHAPMAN**

Gotch, Saunders & Surridge LLP,  
Chartered Architects, Lead Consultants  
& Quantity Surveyors,  
2 Spencer Parade,  
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CC/JEJK/VW/Sch.201  
R04 Revision A  
14th March 2013
DESIGN AND ACCESS STATEMENT

NEW CLASSROOM EXTENSION
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NEW CLASSROOM EXTENSION
BARTON SEAGRAVE PRIMARY SCHOOL
LEND LEASE CONSULTING (EMEA) LIMITED

DESIGN AND ACCESS STATEMENT

Site Address: Barton Seagrave Primary School
Belvoir Drive
Barton Seagrave
Northants
NN15 6QY

Grid Reference: SP 89114 76622

Contact Details

Applicant: Northamptonshire County Council,
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Contact: Christopher Chapman, Tel: (01604) 631919
1.00 Introduction

This Design and Access Statement has been prepared by GSSArchitecture on behalf of Lend Lease Consulting (EMEA) Limited. It supports a full application for the development of the existing site of Barton Seagrave Primary School.

This application proposes an extension to the school between the two existing schools (infants and juniors) to create four additional classrooms, staff room, WC provision, offices and a reception. Also proposed is the infilling of areas on the north and west elevations to create improved classroom space and storage. Finally an extension is proposed in the north east corner of the site to create two further classrooms and associated facilities. Improvements to parking and access are also proposed.

This statement sets out the design principles of the proposed scheme and describes how the physical characteristics of the scheme have been shaped and developed through assessment, investment, evaluation and design.

Barton Seagrave Primary School is located off Belvoir Drive, within the residential area of Barton Seagrave. The main area of the site is accessed from a single lane drive that passes through Wallis’s Spinney, owned by The Wicksteed Trust and leased to Barton Seagrave Parish Council as a pocket park. The school is surrounded on three sides by residential properties and Latimer School on the remaining.

2.00 Use

Barton Seagrave Primary School is currently a 2 form entry school split into separate Infant and junior schools, within separate buildings. The proposal will provide additional accommodation to increase pupil intake from 420 to 630 with approximately 15 additional members of staff increasing to 75, therefore creating a 3 form entry primary school.

3.00 Site Context

The site is situated within the residential surroundings of Barton Seagrave. As already noted, access into the site is gained via a single lane and footpath from Belvoir Drive that runs through Wallis’s Spinney, owned by The Wicksteed Trust. Further pedestrian routes into the site are also located on the northern boundary, through the adjacent site of Latimer Secondary School. The school site is well located within the community that it serves. Many students live in close proximity to the school and therefore walk to the site.

Surrounding the south and west site boundaries are the gardens to residential properties located on Fitzwilliam Drive and Grosvenor Way. These are located approximately 90m from the school building, with playing fields located between.
The school site is of generous proportions, surrounded by hedgerows, mature clusters of trees and dense wooded areas. In particular Wallis's Spinney provides a ‘green back drop’ to the school site from Belvoir Drive and minimises views in and out of the site from the road.

Buildings within the site comprise of two school buildings, once accommodating the more traditional setup of infant and junior schools. They have since been amalgamated in name, but remain detached from one another, providing a 2 form entry primary school.

In addition to the school buildings, the site also includes a now disused Premises Manager’s house and garage. This is located at the front of the site (east), fronting Wallis’s Spinney and slightly elevated from the school building levels. Currently the house and garden sit centrally between the two school buildings breaking up two undersized car parking areas and restricting the flow through the site.
There are also currently two temporary mobile classrooms within the site that are located to the front (east) and rear (west) of the infant’s school building.

4.00 Alternative Schemes Considered

At feasibility stage, 7 different options were considered and compared against a new build solution. Option 1 scheme provided a benchmark for the development and addressed all of the recommendations set out in Building Bulletin 99. The main features included:

- Admin and staff facilities are centrally located.
- Circulation routes through the building are clearly defined.
- A dedicated Sports Hall, small Hall and Studio are provided.
- Sports/main Hall is located at the front of the building providing potential for community use.
- Dedicated Learning Resource Centre and Specialist teaching room open to the whole school.
- Clearly defined main entrance.
- Clustered facilities for each year group.
- Improved storage to halls.
- New Kitchen facilities within the school and removal of the Kitchen pod.

Options 2 to 7 were variations of Option 1, mindful that adequate facilities should be provided, but also realistic in the level they were to provide to and within time and cost constraints.

Whilst Options 2 to 7 were a compromise compared to Option 1, all proposals would allow the school to operate as a 3 form entry school and addressed the challenges the school currently encounters, such as existing accommodation, external parking and circulation.

Option 7 was selected as the ‘best fit’ in meeting the demands of all criteria, including:

- Improve vehicular and pedestrian access into the site.
- Define a single main entrance into the school and admin facilities.
- Address serial build structural defects remedial works to existing buildings.
- 1 no. new classroom base to each year group.
- Cluster year groups around breakout spaces and central resources.
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- External entrance Hall to aid community use.
- Retain after school club facilities.
- Early years to have access to garden area.
- A single staff base with Planning and Preparation area and tea making facilities.
- Sport is important to the school.
- Demolish discussed Caretakers house to improve parking facilities on site.
- Dedicated Learning Resource Centre that is accessible to the whole school.
- Hall storage requires improvement.
- Resource storage across whole school.
- Outdoor learning spaces.

5.00 Amount

It is proposed that Barton Seagrave Primary School will be extended to provide additional accommodation as well as reorganising the existing spaces to meet the requirements for a 3 form entry primary school in line with Building Bulletin 99.

The estimated floor areas of the proposed extensions are indicated below:

- Extension between the two existing schools – 711m$^2$
- Extension to Yr. 3 Classroom (59) (junior school) – 15m$^2$
- Infilling on north elevation (junior school) – 19m$^2$
- Infilling on west elevation (junior school) – 22m$^2$
- Infilling on west elevation (infants school) – 59m$^2$
- Extension in the north east corner to junior school – 172m$^2$
- Improved parking area – Existing 399m$^2$ approx/new 718m$^2$ approx

6.00 Layout

The site, currently split into two building elements, which under the proposals will be joined as one, bringing key stage one and two year groups together.

Predominantly, the main new build elements will take place in the centre of the site creating an arrival experience with much greater presence and visual identity. Further explanation of what is to be included in this area can be found in the ‘Planning Statement’.

Above: 3D Perspective of Main Elevation
The building has been designed so that the main entrance for visitors is located within the heart of the admin facility, providing a secure arrival area. Teaching areas are then located to either side of this central admin area. This allows for staff facilities to be centrally located between the teaching spaces, providing the opportunity for natural surveillance over the car park.

The potential for community use has been designed into the scheme. An after school club/studio has been relocated to connect with the newly designated Main Hall providing breakout into a larger space if required, with its own dedicated entrance at the rear (west) of the building. This allows the space to be used outside of school hours without the need to open the whole school.

Similarly the Small Hall/Sports Hall and Learning Resource Centre can also be accessed directly from the arrival area, which further improves facilities for community use.

External areas at the rear (west) of the proposed main building will also be reorganised as part of the proposal. A planted school wildlife garden and outdoor teaching spaces will be created adjacent, which enclose the existing outdoor play equipment and help address the level changes between the two existing hard play areas.

7.00 Scale

The scale of the proposed new build elements are to be in keeping with the existing buildings on the site. Taller elements, such as teaching rooms and arrival areas help to articulate the building vertically, providing interest and definition in the façade and allowing cross ventilation and natural light into deeper plan spaces.

Upon entering into the site, new build elements are emphasised by the change of materials, which help to break up the existing mass of brickwork which is predominantly found on the site. The building frontage remains on the same line as the existing Infant school providing a straight access road and footpath from the site boundary to the key stage 2 teaching areas and Small Hall/ Sports Hall.

8.00 Landscaping

The proposal acknowledges the expanse of planting, hedgerows and trees on and around the site. The landscaping scheme provides a new school wildlife garden surrounding outdoor play areas and teaching spaces. Landscaping throughout the site will be informed by the Ecology Report and Arboricultural Impact Assessment, which are both submitted in support of this application.

Trees identified within the Ecology Report and the Arboricultural Impact Assessment affected by the proposed building and external works have been removed in accordance with the letter dated 13th February 2013 by MLM Environmental, which has been submitted to support this application. Trees and hedges have been removed prior to the submission of this application to avoid the bird nesting season. For clarity, the aforementioned letter makes reference to a ‘conservation area’, which is the school’s own within the school grounds. MLM Report R1 makes reference to the same.
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Further planting will be provided at the front (east) of the site to help to further emphasise the main arrival area for visitors. Planting in this location also helps to soften the appearance of the existing building alongside the new build elements and surrounding green backdrop. The existing playing fields remain unchanged and the soft play area is extended to cater for the potential increase in student numbers. For further information please refer to the landscaping details also submitted.

9.00 Appearance

The appearance of the building externally has been heavily influenced by the green and wooded landscape that surrounds the site, in addition to complementing the existing school buildings. The landscape has also heavily influenced the choice and colour of materials used, so the building blends in within its surroundings.

We consider that the brickwork seen on the existing buildings is of poor visual quality, particularly the existing junior school building. It is therefore felt that the new build elements should not try to match, but instead complement its colour and appearance with alternative materials that relate to the buildings context. Coloured render and timber cedar cladding are widely proposed across the scheme, which reflect the existing buff/brown brickwork and wooded backdrop of Wallis’s Spinney.

In elevation the building is articulated both vertically and horizontally to define specific areas, including class bases and the main entrance. This also creates visual presence amongst the lesser building elements. The design provides interest in the façade as well as subconsciously guiding people to key areas of the building. This is something that the existing buildings failed to achieve and it is considered an important part of and benefit to the design.
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To capture the playful nature of a school environment, coloured glazing will be used in a number of teaching and admin spaces providing further interest both inside and outside of the building.

The arrival/ entrance area is crucial to the successfulness of the design. The main entrance is defined by the schools emblem set within the timber clad façade. The timber ‘cube’ extends over the glazed sliding doors providing a covered entrance canopy, clearly marking this area as the entrance.

The rear elevation again sees three distinct elements that extend up from the main expanse of roof. These areas are centrally located fronting the relocated and newly landscaped wildlife planting and outdoor play area.

We consider that the scale, appearance and proportions of the new build elements sit well amongst the existing two school buildings and relate well to the architectural vernacular that is found on the site.

10.00 Access

The access into the site, which passes through Wallis’s Spinney, will remain as existing. Improvements to the access road will be provided once through the main entrance gates and onto the school site. Pedestrian access is not affected by the proposals, all existing routes are to remain.

The approach into the building from parking areas will be accessed via a raised road crossing, which is flush with the pavement level, providing a safe and an accessible approach into the building.

Level changes at the rear of the building will be designed alongside the new school wildlife garden. A slope between the two hard play areas will be formed, allowing access to all areas around the perimeter of the building for wheelchair and disabled users.
Circulation within the building has been designed to provide access for all. There is a level change from one building to the other, which has been addressed by the creation of a ramp and stair within the Year 2 and 3 breakout space in the large extension. The existing level change located within Years 5 and 6 will remain as existing, with the stair lift retained.

Access to facilities for disabled occupants will be provided throughout the building. A new disabled WC/ Shower room is to be provided within the admin area and further disabled WC’s distributed in accordance with the Equality Act.

11.00 Conclusion

We trust that this statement is sufficient to allow Northamptonshire County Council to approve our application for the extensions and alterations to Barton Seagrave Primary School. We have demonstrated that this application falls within all existing Planning Policy and will help to improve the quality of education in the surrounding community. The scheme has been designed to meet with the requirements of the end users and the community as a whole.

Approved and Authorised By:

Christopher Chapman

Gotch, Saunders & Surridge LLP, Chartered Architects, Lead Consultant & Quantity Surveyors, 2 Spencer Parade, Northampton. NN1 5AA

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