



Ref:- 13/00013/CCDVOC; Application to Amend Approved Planning Consent;
Planning Statement in support of amending Consent condition 2; adherence to approved documents

Job 876; Falconers Hill Infant School, Ashby Road, Daventry NN11 0QF

This statement refers to Drawing 876/TP/100 Revision C approved by Consent Ref:- NCC 12/00047/CCDFUL

We have produced this planning statement to highlight and explain as-built amendments made to approved plan 876/TP/100 Revision C and to justify the reasons for all changes as follows;

Please refer to revised drawing 876/TP/100 Revision D submitted along with the current application.

1). Ramp and Access steps to the school entrance from the internal site access path/road:-

The approved ramp location changed when it resolved to omit new steps and retain existing steps. This change was needed to meet the school's budget and programme and cause minimum disruption to school's operation.

This enabled reduced excavation, groundwork & quantity of materials, lessened construction impact at this end of the works and required swapping the ramp location with the retained step access up the bank to an existing path.

Relocation caused a slight rotation of the original orientation, a straighter course of access the existing path and an easier gradient for users.

The revised layout of the new ramp and omitted new steps are now shown on the amended drawing on plan.

2). Bay Windows:-

The approved Windows were a series of 8 No. bays projecting from new elevations, formed of two angled vertical planes; one being a glazed 2-light window and the other a blank face of painted, rendered material.

It was decided to omit all steelwork to structural roof framing and window openings to meet the school's budget and programme and cause minimum disruption to school's operation.

This meant approved window bays were simplified in construction method and lightweight commercial windows were the best option available to meet the school's requirements. Initial proposals to form the blank faces in an insulated material were set aside when the school requested more glazing to improve daylight to the new rooms.

This has resulted in new bay windows having two vertical planes formed from matching coupled 2-light windows.

The revised bay window elevations have now been indicated on the amended drawing elevations.

3). Rainwater Goods:-

Approved elevations did not include guttering or downpipes for bay window roofs and the projecting eaves linking them as these minimal flat roof areas were considered to be capable of drying from natural air movement.

However based the roof contractor's advice it was deemed safer to drain bay window roofs and the new entrance canopy by adding new guttering & downpipes which were selected as white upvc to match colour to the new bay window frames and painted render.

The added downpipes and guttering have now been indicated on the amended drawing elevations.

4). Landscaping:-

The bottom edge of an existing grassed bank that falls towards the school from the school access path had to be cut back by approx 1200mm for health & safety reasons to disclose and drop further down some existing power and data cables which were detected during construction works.

The Tree Protection Officer has retrospectively agreed that existing topsoil should be reinstated to reform the bottom of the bank and grassed over to protect existing retained tree roots.

The proposed area of new turf has now been indicated on the amended drawing on plan.