Construction of a new single storey teaching block with 9 classrooms, staff room and small hall to enable the school intake to increase from 420 to 630 places. Relocation of the school office and main entrance in the existing building. External works including a new hard surfaced all weather pitch, enlarged staff car park, dedicated on-site pupil drop-off, widening of the school access road and enlarged attenuation pond.
## Planning Statement

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1.0 Introduction

Architecture Initiative, on behalf of Northampton Schools Limited Partnership, has been commissioned to develop a proposal for the expansion of Bridgewater Primary School in Northampton.

Full planning approval is sought for the construction of a new single storey, nine classroom teaching block and associated external works at Bridgewater Primary School, to enable the school intake to increase from 420 to 630 places (2 to 3 form entry). The increase in pupil numbers is forecast to occur steadily over a seven year period to match demand.

It should be noted that the current school intake capacity is 420 pupils. This is based on 60 pupils per year, over 7 year groups. The current number of pupils on roll at the school differs from this school capacity figure.

2.0 Submission

This submission for planning approval includes a Design & Access Statement which explains the proposed extension and associated works and also details how the design of the proposal developed from the initial brief set by Northamptonshire County Council (NCC).

A full set of drawings are also submitted, as well as the additional documents, required to meet local planning requirements as detailed in NCC’s Regulation 3 Applications: Local List Requirements document. These are appended to this application and include:

**Drawing:**
- BR-01 Location plan
- BR-02 Existing site plan
- BR-03 Existing elevations
- BR-04 Proposed site plan
- BR-05 Proposed ground floor plan
- BR-06 Proposed elevations/sections
- BR-07 Proposed 3D views
- BR-08 Proposed site access plan
- BR-09 Site photos
- BR-10 Construction management

**Completed by:**
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative

**Document:**
- Design & Access Statement
- Planning Statement
- Transport Assessment
- School Travel Plan
- Arboricultural Survey
- Habitat Report
- Noise Impact Assessment
- Drainage / Foul Sewage
- External Lighting
- Site Investigation Report

**Completed by:**
- Architecture Initiative
- Architecture Initiative
- BCAL
- Bridgewater Primary School/ BCAL
- Lockhart Garratt
- Lockhart Garratt
- Ion Acoustics
- Michael Barclay Partnership
- Peter Sharp Associates
- Soiltechnics
- Bridgewater Primary School
3.0 Requirement for Primary Places

Decision to Expand: Overview

It should be noted that this application specifically concerns the built accommodation and associated works required to house the additional intake of pupils at the school.

The decision to enlarge the school is covered via a formal process undertaken by Northamptonshire County Council, which included a period of consultation with a final Cabinet Member decision in 2012.

The proposed expansion is related to the general rise in the population of primary aged pupils living in the area, which is the result of the higher birth rate and inward migration being experienced by the County as a whole and Northampton in particular.

Recent census data demonstrates a 19% increase in the County’s under-fives population. Northamptonshire County Council has a statutory obligation to provide sufficient school places for all pupils living in the area. Current projections forecast that additional capacity is required in the local area and therefore extra places are proposed at Lings Primary School. Refer to statement on the following page for further details.

Alternative solutions considered by Northamptonshire County Council included:

(i) Providing ‘Portakabin’ style accommodation to house the additional intake. - It was concluded that this would not provide a long-term conducive learning environment for children and would separate them from their peers.

(ii) Transporting children to alternative schools outside the town. - It was concluded that there would be a negative impact on the welfare and education of children for them to be spending considerable parts of their day on buses and this does not support the healthy schools agenda.

(iii) Reconfigure the starting ages for children to attend school. – It was concluded that this would not adequate to meet the levels of school place demand and does not ensure that every child in the county has the same opportunities as their peers.

(iv) Increase class sizes. – Legislation precludes this option.

Therefore NCC made the decision that the best solution is to construct additional long-term teaching accommodation on the school site to accommodate the enlarged pupil intake.
Decision to Expand: Analysis by Northamptonshire County Council

Government estimates published in January 2012 suggested that the number of children at primary schools in England is expected to rise by a fifth in the next decade. Northamptonshire is already experiencing some of this growth through a rising birth rate, high levels of in-migration and growth from new housing development. The BBC Politics Show on 25 November 2012 featured Northamptonshire in its item on rising demand for primary school places, including input from Northamptonshire County Council officers and the Portfolio Holder. There is particular pressure in Northampton town and Northamptonshire County Council expects that over 4,000 primary places need to be added into the system by September 2014.

The proposed expansion at Bridgewater Primary aims to add 210 places into the Abington Vale area of Northampton by making the school three forms of entry (630 pupils) instead of the current two (420 pupils). The next three nearest primary schools have already increased their capacity (Weston Favell, Abington Vale and Standens Barn) and the three primaries in the town centre (Stimpson Avenue, Barry Road and Vernon Terrace) do not have large enough sites to expand. The extra places at Bridgewater therefore meet the need in the immediate Abington Vale area and provide capacity at the next nearest school to the town centre, where the greatest pressure exists.

Bridgewater Primary was newly built in 2007 as part of the PFI contract to support the schools’ re-organisation from three to two tier and has operated as a primary school from the former middle school site. The school benefits from a large site area of 2.8 hectares, extra provision of playing fields and changing rooms. The school is oversubscribed and filled an extra 30 Reception places in September 2012 through the provision of temporary mobile classrooms.

The statutory consultation process regarding expansion has been undertaken and the Public Notice was published on 8 November 2012. The period of representation concluded on Thursday 6 December 2012 and Northamptonshire County Council did not receive any responses to this stage of the consultation. Consultation responses at stage 1 were included in the report for the Cabinet Member Decision on 29 October 2012. Two particular concerns were raised as below:

| The extra children that attend the school will not be from the local area. | Analysis of the September 2012 Reception intake indicates that the first 60 places were allocated to: 1 pupil with exceptional medical/social needs; 31 siblings; 13 pupils who live closer to the school than any other and 15 out of 108 other pupils using the distance tiebreaker. The last pupil to be allocated a place within the others criterion lives 0.648 miles from the school. When the additional 30 places were made available, the pupil living the furthest distance from the school was 1.059 miles. |
| Car-parking and traffic congestion will increase and it is already a bad situation. | The proposed school extension addresses the traffic issues: additional car-parking is provided on site and it is proposed to develop a turning circle and drop-off zone for parents to use at key times of the school day. The Governing Body also has a responsibility to update its School Travel Plan and the local PCSO has been involved in design discussions along with representation from Highways. |
The Governing Body unanimously voted to support the proposed expansion to three forms of entry at its meeting in September 2012. The Headteacher and Governing Body have been involved in specifying the scope of works and are contributing funding to the overall package of works. This has involved a review of how the wrap-around and after-school facilities are provided on site and accessed out of school hours.

A pre-planning consultation session was held on 16 January 2012 to provide the opportunity for parents and local residents to see the plans prior to the planning application being submitted. A number of factors have influenced the favoured design option and the location of a stand-alone block of additional accommodation:

- Site restrictions including the drain and habitat area.
- Classroom organisation of three classes per year group.
- Other site users including the Nursery and “Woodies” After-School Club.
- Aim to minimise disruption on school operation during construction.
- Minimal works to the existing new building.
- Aim to improve car-parking and parent drop-off arrangements.
- Mitigate the visual impact on neighbouring properties that are closest to the site boundaries.
4.0 Consultation

This Planning Statement has been prepared by Architecture Initiative, who have been appointed by Northampton Schools Limited Partnership to develop a proposal for Bridgewater Primary School on behalf of Northamptonshire County Council.

Northamptonshire Schools Limited Partnership (NSLP) is a Special Purpose Vehicle (SPV) set up to run the Northampton Schools PFI Scheme. The scheme, which was set up in 2005 following the Review of Education in Northampton includes the operation and maintenance of five secondary schools and thirty-six primary schools in Northampton over a 32 year period.

Bridgewater Primary is one of the primary schools covered under the PFI scheme.

Consultation has occurred with Northamptonshire County Council, local authority, PFI SPV (NSLP), the School and governors, teachers, parents and local community as well as NCC planning department and other relevant consultees to the planning process.

Refer to the Consultation section on the following page for a summary of the consultation that has taken place.

Northampton Schools Limited Partnership (NSLP)
PFI SPV
Consultation throughout the development of the brief, and progression of the design via meetings, and discussions via email and telephone.

Amey
PFI Facilities Managers
Consultation throughout the development of the brief, and progression of the design.

Northamptonshire County Council (NCC)
The brief for the project was set, and the design developed with conjunction with NCC through regular meetings, and discussions via email and telephone.

Bridgewater Primary School
Head Teacher & School Governors
Consultation throughout the development of the brief, and progression of the design. Consultation occurred through meetings, and email.

Parents, pupils & neighbours of Bridgewater Primary School
Consultation has occurred with the pupils and parents at the school, as well as the local community and neighbours, concerning the expansion of the school. An open consultation meeting was held at the school on 16th January 2013.

Northamptonshire Planning Department
Principal Development Control Officer, Planning Services
Consultation occurred regarding the principles and specifics of the design and the requirements of this planning application submission. Meetings were held regarding the proposal and regular discussions occurred.

NCC Highways Department
Highways, Transport & Infrastructure
Consultation regarding highways/transport.
NCC Archaeological Advisor
Consultation via email and telephone regarding archaeology and heritage of the site. Refer to section 7.0 - Heritage / Archaeology later in this document.

NCC Environmental Planner
Senior Environmental Planner, Planning Services
Consultation regarding the arboriculture, ecology and landscaping of the site, via meetings, email and telephone. Refer to section 8.0 - Ecology and section 11.0 - Trees / Arboricultural, later in this document.

Northampton Borough Council HSE
Environmental Health
Consultation undertaken regarding site investigations and contamination.

Northamptonshire Police
Crime Prevention Design Adviser
Consultation via email and telephone regarding Secured by Design and crime prevention principles on the site. Refer to section 13.0 - secured by design later, in this document.

Sport England
Consultation via email and telephone regarding play space/ sports pitches on the site. Refer to section 10.0 - Impact on Playing field, later in this document.

Environment Agency
The Environment Agency has been contacted in regards to flood risk on the site. Refer to section 9.0 - Flood Risk, later in this document.

Consultation with Parents, Pupils and Neighbours
A public consultation evening was organised at Bridgewater Primary School on Wednesday 16th January between 7.30 and 9.00pm. The event was well attended by local residents, staff and parents of children attending the school. An elected member and local PCSO’s also attended. The concerns raised were as follows:

a) Traffic impact on the surrounding network
b) Drop off/car parking problems
c) Pedestrian access to the school – supporting alternative modes of travel
d) Use of the surplus former school site
e) The MUGA/hard surfaced games court location
f) How wrap around school services will be provided

The scheme had already been developed with some of the concerns shared in mind but additional mitigations have been taken. The response below indicates how the scheme responds:

Traffic impact on the surrounding network
The applicant, their consultants, PCSO’s and local authority highways team have had numerous discussions about traffic impact mitigation but it is recognised that parents have personal choices to make in how they ensure their child attends school and that the applicant cannot necessary dictate to parents their choice but through the following actions we would hope to positively influence it.
• Provision of over 30 drop off bays within the school site to encourage parents not to stop cars or park on the main highways around the school. The drop off zone will be managed by the school and the facilities management contractor to ensure swift flow of cars dropping off. The drop off days will also provide car parking for visitors and coaches.

• To increase the width of the access road to the school via Bridgewater drive to allow for two way flow into the school site. It is intended to also locate additional drop off points outside of the schools perimeter fence on the left hand side as you access the site. Currently the applicant, and also the owner of the adjacent former surplus school land is discussion with potential purchasers regarding the delivery of this element of the scheme.

• The local authority highways we make their own recommendations setting out, if any, further mitigations required on public highways and pedestrian routes.

Drop-off & car parking problems

It is understood that for limited periods i.e. drop-off and pick-up times at the beginning and end of the school day that cars are parking on main highways leading to inconvenience to local residents. It is expected that the provision of the drop off bays as highlighted above will reduce significantly this impact. The school with feedback from key parties has reviewed its School Travel Plan, which is included within the application. The School Travel Plan indicates that the school will work with parents to find alternative routes to travel i.e. walking buses etc. The school will continually review the school travel plan and car parking to respond as far as it reasonably can to impacts as they arise.

Pedestrian access to the school – supporting alternative modes of travel

As mentioned above the school has set out mitigations and actions it will take to reduce the dependency on vehicular use. It is hoped that parents are receptive to the actions being taken by the school.

Furthermore the applicant is aware that there is the potential to provide pedestrian access either via Filliegh Way or Taunton Avenue to the Northamptonshire County Council. The applicant working with any potential purchaser of the surplus former land will ensure a pedestrian route is provided.

The applicant is in dialogue with Northampton Borough Council, the owners of the land adjacent to the school entrance and side of the allotments to the east, and the local residents association regarding the potential for pedestrian access routes from Billing Road East and Milverton Crescent. This is not to say that these routes will be forthcoming but that they are under serious consideration. These potential pedestrian routes are shown on the diagram to the left.

Use of the surplus former school site

In consideration of the traffic impact assessment, school travel plan and mitigating actions already consider the applicant believes that sufficient steps have been undertaken.

The former school site is owned by the applicant, Northamptonshire County Council, who has previously taken a decision to dispose of the site for the following reasons (a) To gain receipts that in turn will fund providing statutory school spaces and (b) NCC is under increasing pressure to dispose of assets that it can no longer afford and gain capital receipts as per (a) previously.
The MUGA / hard surfaced play area location

The applicant in bringing forward the application consulted with the statutory bodies including Sport England. As highlighted in section 10 Sport England have statutory powers to protect and enhance playing facilities for schools. To ensure we comply with the statutory requirements and meet the Department for Education’s play space guidance (Building Bulletins) the applicant has provided additional all weather play space. This play space enhances the sports facilities offered to children and will add value to over curriculum provided by the school. The applicant is aware of concerns regarding impact on private amenity but the following are provided as mitigating factors: (a) The MUGA is sat down from the residential properties so is over looked, (b) Screening is provided to the MUGA in the form of trees and shrubs to obscure the view from neighbouring properties. (c) No artificial lighting is provided to the area so it is expected that the school will use this area in the same way that it uses other playspaces in the school.

How wrap around school services will be provided

The applicant with the school has been in dialogue with the private wrap around care provider and has concluded that re-providing this service in a stand alone building near to the existing private nursery building is the preference of all parties. The applicant will relocate the existing mobile providing statutory school places to the new location. This will then be independently operated by the school and the private sector provider. Separate access will provided so that it can operate independently. This will be covered under a seperate planning application.
5.0 Developing the Brief

The overall brief for the project, set by Northamptonshire County Council, was to develop a proposal for housing the additional intake required at Bridgewater Primary School to suit the specific constraints of the site and educational requirements of the school. To maintain external play space and deliver an exemplary, cost-effective and sustainable construction solution, whilst minimising the impact on the running of the school during construction.

The specific brief for the expansion which forms this proposal, was then developed through site analysis and consultation and dialogue with NCC, NSLP, Bridgewater Primary School and other consultants listed in the Planning Statement.

Northamptonshire County Council gave specific request that the accommodation provided should adhere to the Department for Education's Building Bulletins. The bulletins set out the types of spaces that school of a particular size should have and the areas of those spaces.

Northamptonshire County Council is also acutely aware of the potential traffic and car parking impacts that increasing school places can incur and in developing the brief Northamptonshire County Council has engaged with the highways authority and the school to insure where possible impacts are limited by additional facilities provided on the school site.

Setting the Brief

In order to keep the impact on the day-to-day running of the school during construction as small as possible it was decided form the outset that all additional accommodation required would be provided in a new stand-alone building. Any works to the existing school building are also minimised. This is also the best way to ensure that the expansion of the school can occur in the most cost effective manner (the budget for expansion is finite).

With this starting point, analysis of the existing spaces within the school was undertaken in order to identify the additional accommodation required to enlarge the school from 2 to 3 forms of entry. This was completed in conjunction with the school in order to ensure that the best educational solution was reached.
5.1 Existing School Analysis

The main circulation routes runs directly through the center of the school on a north south access. The classrooms are currently orientated along the west side of this circulation route with views out over the soft play areas and grass pitches to the western side of the school site.

A main consideration in a 3FE school is that the three classrooms in each year group are kept as a group, so with this in mind 21 classrooms in 7 groups are required in the enlarged 3FE school (as well as other support and shared accommodation).

As previously noted, Northamptonshire County Council use area and space standards as set out in the 2003 document Building Bulletin 99: Briefing Framework for Primary School Projects as a guide for primary school provisions in the County.

It was against these space standards that analysis of the existing building was undertaken in order to determine the additional spaces required.

The conclusion of this analysis was that nine additional classrooms and associated accommodation (such as WC’s and stores) would be required, as well as a new staff room and small hall, for the school to enlarge to a 3FE intake of 630 pupils. It was also decided to relocate the main entrance to the existing building to its northern end in order to improve access and circulation.
5.2 Expansion Options

The new building could potentially be located in a number of locations. However creating a successful circulation link back to the new building will provide the best possible solution of the proposed location as the link needs to run off the existing central circulation routes.

The next step was to analyse the most desired locations on the site for locating the new stand-alone block. This would ideally be as near to the existing school building as possible, whilst minimising the impact on sports and play space. Through discussion with NCC and the school three possible locations were identified for the new classroom development.

The following principles and practices were employed in the analysis of location options for the additional accommodation:

(i) The location that would have the least impact on the private amenity of surrounding neighbours.
(ii) The location best suited due to constraints e.g. protection of green spaces for sports, construction access, protection of the environment.
(iii) The location best suited to support the circulation of pupils within their year groups and key stages.

The diagram below illustrates the locations that were identified for siting the building. Two of these options (shown in blue) were deemed less appropriate;

**Option B** is located on an area of existing hard play space and would have a detrimental affect on the schools sports facilities. It is also very close to neighbouring residential properties. **Option C** is situated on the existing pond and ecological area that cannot be relocated due to the possibility of housing species of protected newts. **Option D** is located in the area where the school car park currently is. This location does not work because it is not possible to fit the extension block in this space.

**Option A** is the most favourable site for the new classroom block as it sits comfortably within the existing site and is most considerate to the current arrangement of the school and its grounds and play areas.
5.3 Proposal

The basis of the concept revolves around the rationalisation of spaces. From this point the building layout was developed through an iterative process of consultation, design and redesign.

The form of the proposed new teaching block is designed to respond to and was directly inspired by the existing school building. The overall result is one that sits lightly within the landscape while providing a valuable and sensitive addition to the existing built fabric. The scheme proposes a new teaching block, hard surfaced all weather court, a new pupil drop-off area and extension to the existing car park. Additionally there is some work to the internally to the main entrance of the existing school, providing a new main entrance door.
6.0 Planning Policy & Design

The diagram below identifies zones of land use surrounding the school site and details the relevant development areas.

As the map indicates, the area immediately surrounding the school site is a combination of allotments and residential houses.
6.1 National Planning Policy Framework

Achieving Sustainable Development

The National Planning Policy Framework 2012 (NPPF) sets out a number of policies that constitute the Government’s view of what sustainable development in England means in practice for the planning system. Paragraph 7 of the NPPF outlines the three dimensions to achieving sustainable development:

- 1. economic – contributing to building a strong, responsive and competitive economy
- 2. social – supporting strong, vibrant and healthy communities
- 3. environmental – contributing to protecting and enhancing our natural, built and historic environment

The proposed design aims to address these three core principles by:

- 1. Once expanded the school will provide additional employment opportunities for full and part time members of staff. Refer to section West Northamptonshire Joint Core Strategy Policy S7 section below.
- 2. The reason for the proposed expansion of the primary school is in order to meet the needs of the local community, to ensure that all children have the opportunity for high quality education in well-designed schools in the locality of where they live.
- 3. The proposal is of high quality and of scale and appearance that is in keeping with the local area and existing school building and in this way maintains and enhances the quality of the built environment.

Delivering Sustainable Development

Bridgewater Primary School and the design team are committed to ensuring the sustainable expansion of the existing school building. The sections on the following pages outline how the proposed design addresses the relevant NPPF planning policies.
Promoting Sustainable Transport

The school site may be considered as a ‘development that generates significant amounts of movement’. Therefore paragraph 32 of the NPPF should be taken into consideration. It states that:

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people;
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

The transport statement and school travel plan demonstrates the NCC and Bridgewater Primary School’s commitment to promoting sustainable transport. The schools travel plan aims to encourage the use of more sustainable forms of transport and reduce the number of car journeys to the school. The school design changes reflect the commitment to give priority to pedestrian and cycle movements, create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

The school has an existing Travel Plan which aims to inform the travel choice of staff, parents and guardians and encourage the use of more sustainable forms of transport. The travel plan aims are set out below:

- To reduce the risk from traffic around our school so that all children and adults using our school can have a safer route to school
- To encourage the adoption of a positive approach to walking to school and thereby contribute to healthier lifestyles for our children and the adults in their lives.
- To reduce the number of car journeys to our school and thereby contribute to conservation by reducing the consumption of fossil fuels.
- To raise children’s awareness of the pollution and environmental issues associated with car use.
- The school is shown to be well served and accessible to more sustainable means of transport providing an alternative to the private car.

It should be noted that the schools travel plan will be submitted as a draft document and final versions will be conditioned as part of planning approval.
The school extension to provide additional classroom space will extend the life of the existing school building, ensuring current school provision has a long term future. Using building form to create positive and attractive external space and appropriate and inspiring places for learning.

The design will meet the objective to provide high quality buildings and environments and a good standard of amenity and to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the use of renewable resources (for example, by the development of renewable energy).

The school design considers the requirement for games areas and the proposal attempts to ensure no actual loss of total area. This is an example of how the school proposals take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The design proposal reflects the modern character and history of the school site, and through its choice of location, scale and materials responds positively to the identity of the local surroundings - residential houses with some allotments adjacent to the school. The proposal will use a brickwork that matches the colour of the existing building and be provided to a scale which will sit well with the school site as a whole.

The applicant is committed to providing a safe and accessible environment for learning and the prevention of crime and disorder. For further details please refer to the Secured by Design section of this document.

The proposal has been carefully designed to sympathetically respond to the existing school. The scale of the existing elevations have been emulated in the proposed teaching block. The coloured render that is used on the existing school is reflected on the proposed teaching block by using coloured doors to match the colour on the existing school. Therefore ensuring a visually attractive addition that is well consolidated in relation to the existing school building and surrounding grounds.

Requiring Good Design

In terms of promoting good design, paragraph 58 of the NPPF should be consulted. It states that:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- are visually attractive as a result of good architecture and appropriate landscaping.
Promoting Healthy Communities

In terms of promoting healthy communities, there are several policies within the NPPF that the proposal would be required to address:

Paragraph 69 states that developments should aim to promote:

- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

Paragraph 74 underlines the importance of existing open space, sports and recreational buildings and land, including playing fields and states that they should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Paragraph 72 outlines the importance of ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It states that local planning authorities should take a proactive, positive and collaborative approach to development that will widen choice in education.

The design has been developed to create safe and accessible learning environments where crime and disorder (but more generally antisocial and bullying behaviour) do not undermine quality of life with the school and wider community. For further information please refer to the Secured by Design section in this document.

The proposal has aimed to provide a safe and accessible master-plan design for the school site, containing clear and legible pedestrian routes, and allow for safe access for the wider community to the school facilities.

The school design has been developed to reflect the planning policy and aims to deliver the social, recreational and cultural facilities and services the community needs.

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Through our consultation with Sport England we have ensured that the development will result in no loss of sports pitch.
6.2 Local Planning Policy

The Local Plan for Northampton Borough defines the school site in its Proposals Map as a School/College Site. The area surrounding the school is identified as Primary residential. Policy E20 is appropriate to the proposal and outlines the following main principles, which it is believed the proposal meets:

Northampton Local Plan, 1993-2006, adopted June 1997 and subsequent Schedule of Saved Policies, September 2007 Planning permission for new development will be granted subject to:

- The design of any new building or extension adequately reflecting the character of its surroundings in terms of layout, sitting, form, scale and use of appropriate materials.
- The development being designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

The immediate context for the proposal is both the existing school and the two storey houses that surround the schools site.

The school building is of a modern architectural language. The materials of the existing building are a mixture of brightly coloured render and brickwork with flat roofs over both the single and two storey elements.

The proposals plan and material palette relate to this context and the existing school building. It is rectilinear in plan and will be constructed from the same brick as the existing school building. The coloured doors in the proposed building will match the colour of the render used in the existing building, providing a visual link between the two buildings. The scale and height of the new single storey block will be similar to the existing school building.

Refer to section 5.0 Design of the Design & Access Statement and submitted drawings for further details of how the proposal addresses the requirements of policy E20.
Policy E40 could also be considered as relevant to the proposal. It concerns reducing the likelihood of crime and vandalism and states that:

- 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 Northampton Borough Council Crime Prevention Officer has been consulted with regard to crime prevention, and the building has been located and detailed to the principles of the document Secured By Design Schools (2010). Principles include a secure school site boundary and use of robust and secure materials, natural surveillance and lighting.

Refer to the Secured by Design section of this document for full details of how the proposal meets the requirements for policy E40.
West Northamptonshire Joint Core Strategy

The policies listed below incorporate those from the West Northamptonshire Joint Core Strategy – Pre-submission document (Feb 2011) and the proposed changes as detailed in the document Proposed Changes to the Pre-submission Joint Core Strategy (July 2012). It should be noted that this policy has not yet been adopted by Northamptonshire County Council and is only to be used for guidance.

Policy S7 – Provision of Jobs

This policy is:

Provision will be made for a minimum net increase of 16,000 jobs in the period 2010 – 2026 in order to maintain a broad balance over time between homes and jobs and to maintain a diverse economic base.

The proposed development for the expansion of the school will create new jobs at the school. After a number of years, once the school is at full capacity, an increase in full time employment is envisaged from 19 currently to 25, and an increase in part-time staff employment from 42 to 50.

Full time staff are likely to come from the wider Northampton area, while part-time staff often live in the locality of the school.

Policy S10 – Sustainable Development Principles

The key policy points are listed below in the left hand column. The right hand column describes how the proposed development will meet the policy.

| Achieved the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place; | The proposal is well considered and is of high quality sustainable design, through passive measures incorporated as fundamental principles of the design. Secured By Design principles are utilised to achieve a safe and secure building and site with robust finishes and materials, the selection of which is derived from the local setting. |
| Be designed to improve environmental performance, energy efficiency and adapt to changes of use and changing climate over its lifetime; | The proposed new building is designed to achieve a lower ‘U’ Value and air infiltration rate than required by current building regulations in order to improve environmental performance. Energy efficient luminaries with automatic control are specified, as well as heat recover and use of low temperature hot water heating via energy efficient equipment, all of which reduce energy use during the life of the building. In this way the building is designed for longevity and not just to achieve the minimum standards of the day. Refer to the Sustainability Statement for further details. |
| Make use of sustainably sourced materials; | Sustainably sourced materials will be used where possible, utilising ‘A’ rated constructions/building elements from the BRE’s Green Guide. |
| Minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling; | During its use, the building will be included within the school’s existing waste management strategy; pupils and staff separate waste for recycling to minimise landfill. During construction a contractor will have a waste management strategy to minimise landfill waste. |
| Be located where services and facilities can be easily accessed by walking, cycling or public transport; | The school is easily accessed by walking and cycling, as it mainly caters for pupils from the local community which it serves. |
Achieved the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place;

Maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;

Maximise the generation of energy needs from decentralised and renewable or low carbon sources

Maximise water efficiency and promote sustainable drainage;

Protect, conserve and enhance natural and built environment and heritage assets;

Promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and

Minimise pollution from noise, air and run off.

The proposal is well considered and is of high quality sustainable design, through passive measures incorporated as fundamental principles of the design. Secured By Design principles are utilised to achieve a safe and secure building and site with robust finishes and materials, the selection of which is derived from the local setting.

Solar gains are maximised (and controlled through use of solar controlled glass and user controlled blinds internally). Windows are tall to maximise natural light penetration to the rear of the classrooms, and are situated on two external walls of each, again to bring daylight into the space. All teaching spaces are naturally ventilated.

Use of renewable energy technology such as air source heat pumps will be fully considered at detail design stage.

Water efficiency is maximised through the use of water flow restrictors to all taps and all WC cisterns shall be of low water volume type, to reduce water consumption.

The design of the building is in keeping with the local surroundings in terms of mass, scale and materiality, and therefore is sympathetic to and enhances the character of the local built environment.

Water run off is combated through water attenuation measures.

Refer to the Sustainability Statement within this document for further details.

Policy C2 – New Developments

This policy pushes for new developments to achieve:

…the modal shift targets by maximising travel choice from non-car modes.

Development will be required to be supported by a transport assessment and travel plan prepared in accordance with current best practice guidelines.

A full transport assessment document and up to date school travel plan are submitted as part of this application. The school travel plan, sets out the school’s goals in terms of reducing use of motor vehicles both by parents and staff, and promoting cycling, walking and car share schemes.

Policy BN7a – Water Supply, Quality and Wastewater Infrastructure

This policy sets a requirement to reduce flood risk and to promote conservation of water.

The school site includes water attenuation measures to address issues caused by high levels of precipitation. Water efficiency is maximised through the use of water flow restrictors to all taps and low water volume WC cisterns, to reduce water consumption and conserve water.
Policy BN7 – Flood Risk

This policy calls for compliance with flood risk assessment and management requirements as set out in the NPPF and technical guidance for the NPPF to address current and future flood risks.

As the increase in impermeable area to the site will be less than one hectare the Environment Agency recommend that:

guidance in our Flood Risk Standing Advice (FRSA) “operational development less than a hectare in flood zone 1” is followed. Please be aware that the designed standard for Northampton is 0.5% (1 in 200) plus climate change.

A Flood Risk Assessment carried out on the site shows it to be located within Flood Zone 1 on the Environment Agency’s Indicative Flood Map (low probability of river and sea flooding as defined in the National Planning Policy Framework).

Whilst not in a high flood risk area, the site has been identified as being in an area at risk of sewer flooding. The proposed new school building, all weather pitch, hard standing and car park add an additional 3392 sqm of impermeable area to the site, which will increase the volume of surface water run-off in the event of a heavy storm. It is unlikely that the attenuation pond will be of sufficient capacity to accept this increase in run-off. In order to avoid the need to increase the flow discharge rate into the existing sewer system it is proposed that the attenuation pond be increased in size from it’s current volume of 311 m³ to 635 m³.

For further information please refer to the accompanying flood risk assessment.

West Northamptonshire Joint Core Strategy Infrastructure Delivery Plan Update 2012

Within the document it is stated that:

Primary schools by their nature are required to be provided close to the population they serve. (6.39)

And that the

…the need for primary school places within the existing urban area of Northampton is growing. (6.41)

The proposed expansion of Bridgewater Primary School goes some way to addressing the growing need for primary places within Northampton for the local community that the school serves.

The infrastructure requirement is Ref E1 within the Infrastructure Delivery Plan, which is described as: Extensions to Existing Primary Schools in Northampton Urban Area.

The date given for provision of this infrastructure is 2013/2014 onward. The programme for delivering this works detailed in this proposal are in line with the Infrastructure Delivery Plan; it is proposed that the enlarged school to be fully operational for the start of the school term in September 2013.
7.0 Heritage / Archaeology

NCC’s Archaeological Advisor was consulted regarding archaeology on the application site. They confirmed that Archaeological activity had been identified to the south and north of the school and the site may therefore contain archaeological activity associated with the Roman period. It was concluded that an archaeological investigation would be required however this could be undertaken by condition of planning.

8.0 Ecology

Due to the close proximity of the habitat area / attenuation tank to the proposed construction sites, a habitat survey has been carried out to determine the effect on which any development will have on this area. A summary of this is described below. Please see the full habitat survey for further details.

Desk Study

The purpose of the desk study was to collect baseline data held by statutory and non-statutory consultees and to obtain any views they may have about the proposals. A secondary purpose of the desk study was to collect records of species that may not be present at the time of survey and identify any protected species or habitats which may potentially be affected by the proposals. Information was requested for the site as well as a 2km radius around the site in line with the IEEM Guidelines for Preliminary Ecological Appraisal (2012). This information was gathered from Northamptonshire Biodiversity Records Centre (NBRC) (with the full information presented in Appendix II of the Habitat survey report).

Extended Phase 1 Habitat Survey

The aim of the Extended Phase 1 Habitat Survey was to provide information to establish the ecological value of the site and to determine any further assessments. During the Phase 1 Habitat Survey the dominant plant species present were recorded and the habitats classified according to their vegetation types. This information is presented in accordance with the standard Phase 1 Habitat Survey format with habitat descriptions and a habitat map (Joint Nature Conservation Committee, 2010), presented in Appendix III. In addition Target Notes providing supplementary information, for example relating to species, composition, structure and management are also presented on the Habitat map. In addition invasive weeds were also searched for during the Phase 1 Habitat Survey. This assessment has followed the current baseline ecological survey guidance as set out in the Institute of Ecology and Environmental Management’s Guidelines for Preliminary Ecological Appraisal (2012).

Great Crested Newts

The Great Crested Newts are a European protected species and there is the potential for their presence on the school site. A newt survey has been carried out to determine whether there are newts present in the habitat area / attenuation pond. The survey has been completed and no evidence of Great Crested Newts has been found on or nearby the school site.
9.0 Flood Risk Assessment

The Environment Agency has been consulted for advice on the risk of flooding to the site. Within the response it was noted that the school is sited within a critical drainage area and was advised that a site specific Flood Risk Assessment be carried out in accordance with the Northampton Level 2 Strategic Flood Risk Assessment. As the increase in impermeable area will be less than one hectare the Environment Agency recommend that:

"guidance in our Flood Risk Standing Advice (FRSA) “operational development less than a hectare in flood zone 1” is followed. Please be aware that the designed standard for Northampton is 0.5% (1 in 200) plus climate change."

Consequently, a Flood Risk Assessment has been carried out on behalf of Northampton City Council. This takes into account the details of the site and as well as assessing risk to the proposed scheme will also highlight the expected flood risk on neighbouring developments as a consequence of the proposal and recommend a course of future action.

The findings show the site to be located within Flood Zone 1 on the Environment Agency’s Indicative Flood Map (low probability of river and sea flooding as defined in the National Planning Policy Framework).

Whilst not in a high flood risk area, the site has been identified as being in an area at risk of sewer flooding. Currently the discharge of surface run off water to the sewer is capped at a flow of 11.5 litres per second. In the event of a heavy storm surplus water is discharged into the existing attenuation pond. The proposed new school building, all weather pitch, hard standing and car park add an additional 3392 sqm of impermeable area to the site, which will increase the volume of surface water run-off in the event of a heavy storm. It is unlikely that the attenuation pond will be of sufficient capacity to accept this increase in run-off. In order to avoid the need to increase the flow discharge rate into the existing sewer system it is proposed that the attenuation pond be increased in size from its current volume of 311 m3 to 635 m3.

For further information please refer to the accompanying flood risk assessment.
10.0 Impact on Playing Field

Sport England have been consulted with regard to play space/loss of pitches. They considered the proposal with regard to its affect on the schools playing fields in the light of its Playing Fields Policy: ‘A Sporting Future for the Playing Fields of England’.

This policy statement defines in planning terms what is considered a ‘Playing Field’, 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 the normal position of opposing development, which would result in the loss of playing fields. Sport England’ s response to the proposal was;

*The proposal would be located on the wider playing field area but does not impact on usable playing field area. We would consider that this application meets Exception E3. Sport England would not object to the proposal on this basis.*

*E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.*

In conclusion, placing the new build block to the north of the existing school successfully minimises the impact on the playing field and pitch areas to the west and south. Infact the proposal improves the pitch provision for the school by providing a new hard surface all weather pitch.

11.0 Trees / Arboricultural

The development proposal for Bridgewater Primary School does not require the removal of any trees within the site. Therefore the proposed development is unlikely to have any detrimental impact on local amenity, or on the existing trees within or in close proximity to the site. Refer to the accompanying arboricultural survey for further information.
The following Statement is in accordance with the requirements of the Joint Core Strategy Policy S10 and Schedule 1: Significant Proposed Changes (July 2012).

As a high priority for the Client, the design team strove to integrate sustainable issues into the design vision of the scheme. A strong sustainable design agenda from inception helped to develop a new building which minimises embodied energy and energy in use, within the constraints available in the budget. The Client and design team believe that passive and low energy sustainable measures should be addressed beginning at the concept design stage; sustainability should not be a ‘bolt-on’; rather it should be embedded in the principles of the building. Once these passive measures have been fully utilised, the team can then decide on the appropriate renewable / low energy technologies appropriate to benefit the project. As a standalone building, the new construction shall be independently serviced with Mechanical and electrical services installations separated from the main school. The new building shall incorporate a new plant room. Any renewable energy or low carbon based systems considered shall initially be contained within the plant room. The detailed design may include for a ducted internal Air Source Heat pump which is contained within the plant room. Any renewable or low carbon systems considered in the detailed design for this project shall not have a visible or acoustic impact upon the Planning drawings or submissions.

Energy Use

Carbon emissions from energy use in buildings accounts for over 50% of our total greenhouse gas emissions. It can also be a significant financial cost for a buildings user. The proposed strategy for the new building at ‘Bridgwater Primary School Northampton’ is summarised below.

The classrooms ventilation occurs through natural ventilation through openable windows located upon adjacent sides to provide cross flow ventilation. The natural ventilation has been proposed in accordance with the requirements of Building Bulletin 101 Ventilation of Educational Buildings to achieve 3 litres/sec/per person background ventilation and 8 litres/sec/per person rapid natural ventilation. In accordance with the recommendations of BB101, occupants shall be made aware of CO2 levels within occupied spaces via means of CO2 detection. The detection provided shall make occupants aware that CO2 levels are rising and that windows and roof lights should be opened to increase natural ventilation.

(a) The scheme achieves sustainable design through construction measures through the incorporation of:

- Lower ‘U’ valves, than minimum Building Regulations
- Lower design air infiltration than minimum Building Regulations
- Control of building fabric in relation to quantity of external glazing area
- Quality assured Approved construction details for building joints/intersections and linear thermal transmittance.
(b) The scheme achieves supply energy efficiently through specification of high efficient equipment:

- High efficiency luminaries and automatic control gear for internal and external lighting
- Specification of high efficiency mechanical fans incorporating heat recovery
- Low Temperature Hot Water Heating via high efficiency equipment // Installation of effective automatic controls (BMS) & user friendly local controls
- Installation of inverter driven variable speed circulating pumps for heating and domestic water.

(c) The scheme incorporates passive design techniques:

- To achieve natural daylight where possible and practical, through positioning of glazing to give day light uniformity.
- Avoidance of solar overheating by reducing the amount of glazing in the south facade. The new building will be in compliance with BB101 and there shall be no more than 120 hours when the air temperature in the class bases rises above 28 deg C
- Extend roof over hangs to provide external solar shading to glazing in external walls.
- Orientation of new School building to reduce solar gain

(d) The scheme shall achieve Building Regulations Part L compliance. SBEM calculations shall be carried out to demonstrate compliance. The project shall be thermally modelled utilising recognised and compliant software to ensure the requirements of BB101 are achieved.

(e) Heating shall be generated by SEDBUK A rated gas fired boilers with low Nox emissions.

(f) The scheme shall incorporate as a design requirement water flow restrictors to all terminal water fittings e.g. taps, to prevent excessive water flow and hence saving water consumption. Further consideration in the design stage shall be given to the benefits of rainwater harvesting to this particular project. All taps shall be of the percussion type to operate on a fixed time period once activated. The WC cisterns shall be of low water volume type.

(g) The proposal will not increase noise levels on the site. There will be no loud external plant to the building, nor any features likely to increase the current noise levels on the site, other than children playing in the playground.
Low Carbon Technology

For feasible low carbon technology applicable to the school extensions, the following technology shall be considered when selecting appropriate systems, in conjunction with considering the feasibility of Traditional systems such as gas fired boilers, to meet the energy demands of the proposed extensions.

Air Source Heat Pump (ASHP)

The installation of internally mounted high efficiency ASHP(s) modules within the plant room shall be considered. Each ASHP module would be ducted to atmosphere. The inlet and outlet ducts would be via integrated weather louvers within external walls. Contained within the inlet and outlet ductwork would be attenuators to limit noise emissions to below background external noise levels.

ASHP’s would provide low grade heating for underfloor heating and generate higher temperature for domestic hot water generation. ASHP’s can generate a typical maximum Coefficient of Performance (COP) of 3.6.

Ground Source Heat Pump (GSHP)

Consideration will be given to the installation of a GSHP from boreholes. The feasibility of GSHP’s will depend upon the availability of suitable land and space to provide closed loop boreholes. The ground requires testing for thermal conductivity.

Closed loop circulation buried pipework from the borehole(s) would be collected into a concealed manifold chamber prior to entering the plant room below ground. The Heat pump unit would be contained within the plant room and requires no external louvers.

GSHP’s would provide low grade heating for underfloor heating and generate higher temperature for domestic hot water generation. GSHP’s can generate a typical maximum Coefficient of Performance (COP) of 5.

Photovoltaic Panels (PV)

PV panels could be integrated within the roof design of the new extensions, preferably on roofs facing in a southerly direction and with an optimum angle of 36 degrees. The facing direction and angle can be flexible but effectiveness will be reduced. The PV would generate on site electricity and attract fee in tariffs and export tariffs. Capacities depend upon the available roof areas.

Unlike the other technologies considered PV panels are not sized against a specific load. Any amount of electricity can be generated, space availability allowing, and used on site when there is a demand and exported when not used. To have an impact and a significant reduction in CO2 emissions, large areas of PV panels are required. Consideration shall be given to PV panels as a single installation or in combination with other systems, for example ASHP.

Solar Hot Water

Energy from sunlight is absorbed by the solar panel and converts it to heat energy. This is then removed by a heat transfer liquid, usually water or anti-freeze. In most systems, a small pump is required to circulate the heat transfer fluid to where it is immediately needed, or to a store from which it can be used later. In the case of solar hot water systems, this is usually a hot water cylinder. A back-up heat source is required to ensure that the water is heated to a sufficient temperature on days when light levels are limited. The water in the cylinder is then fed to your taps and showers to provide hot water.

Solar panels could be integrated within the roof design of the new extensions, preferably on roofs facing in a southerly direction and with an optimum angle of 36 degrees. The facing direction and angle can be flexible but effectiveness will be reduced. Consideration is required as to the effectiveness of solar panels as domestic hot water demand within the proposed extensions may be low.
Secured By Design

The Crime Prevention Design Adviser was consulted regarding the proposals during the design process. The crime data received from them from the area around the school is summarised below:

There have been no crimes or incidents reported at this school premise in the last 12 months and no evidence of youths on the school site after hours. In light of this I would solely recommend that the new block is fitted with an intruder alarm, linked to the existing school system. The alarm should cover all ground floor rooms and not just the corridors and circulation spaces.

Integrated Approach

From the projects earliest stage the principles of Secured by Design have been followed: crime prevention and security issues have been considered throughout the design. These have been discussed with the Headteacher and governors of the school and NCC.

Environmental Quality/ Ownership

The surroundings of the school and its site are pleasant and the neighbourhood and local community friendly. Those who have ties to the school; pupils, parents, teachers and staff all take a great deal of pride in it and feel a great sense of ownership. Staff members are vigilant and the ethos of the school instils this vigilance into its pupils.

Access + Security

During the hours of 08:00 to 18:00 on a school day the main entrance gates into the school site off of Bridgewater Drive are open to allow access into the ‘air lock’ zone beyond. At the beginning and end of the school day secure gates are opened and, monitored by members of staff, allow pupils to gain access into the secure part of the site.

At all other times access occurs via the main entrance to the school building, via secure, controlled access. Visitors are held in the entrance/reception area, only able to enter the building through an electromagnetically controlled door. Out of hours the entire site is secured and all access gates are locked.

The school building is protected by a security alarm system. The system will be extended to include the proposed new building.

Lighting

The lighting design provides a well lit exterior that promotes the open secure quality, however simultaneously respecting the surrounding buildings and minimising light pollution.

Natural surveillance

This concept is taken further as the interaction encouraged at the beginning and end of the academic day will promote natural surveillance from the community as well as the staff and teachers. The play space behind the school is visible from the windows of the classrooms and can therefore be monitored.

Additional

The proposed building materials are robust, secure and resilient to wear and tear e.g. brickwork and aluminium framed lockable double glazed windows. The building is located away from any boundaries so is not susceptible to vandalism.
14.0 Construction Management

Undertaking buildings works on an occupied school site requires careful planning to ensure that the educational delivery of the school is not negatively impacted.

This section outlines a preliminary approach for the site management plan for the delivery of the proposed new building and associated works. Note that the building contractor appointed to undertake these works will complete, and submit for approval, a thorough construction management plan which has been worked up in conjunction with NCC and Bridgewater Primary. The plan will detail their methods to ensure safe, cost effective and on time delivery of the project, within the confines of the active school site. This plan will have to be approved by Northamptonshire County Council as a condition of planning approval.

Prior to commencement the contractor’s detailed proposal for the delivery of the works will be developed into a full Construction Phase Health & Safety Plan, a detailed Risk Assessment and Method Statements according to legislation and best practice guidance and submitted for approval by a CDM co-ordinator. The construction management plan will include details of of the tree protection required during construction phase.

An outline construction management approach is detailed below. Read in conjunction with the Preliminary Construction Management drawing submitted as part of this application.

Accommodation and Set Up

Upon commencement the contractor will secure the construction site area (as indicated in the Construction Management drawing) using ‘Heras’ type fencing. The line of which will vary depending on the stage of construction whilst being maintained as a secure boundary to unauthorised access for the duration of the works.

Safety signage will be installed at key places as identified. Mobile site offices will be situated as indicated and will contain facilities including site office, induction room, secure storage and toilets. Drainage by preference will discharge to foul drain however where that is not practice a tank will be used. Connection to mains services will be provided.

Site Works Access

The project manager will agree specific access constraints with the school prior to commencing on site. Access to the site will be through the main site access off Bridgewayer Drive, with a gate from this point into the secure construction compound (as indicated on the construction management drawing), with timing of access restricted to avoid the school pick up and drop off times. All deliveries to site will strictly adhere to these restrictions and a sign will be positioned permanently and prominently by the entrance gate detailing the restrictions. All construction traffic will be segregated from pupils and wheel washing will be in place to ensure the school site and surrounding neighbourhood are kept free of mud from the construction site.

Sequence of Works

Works will commence with clearing of the site, followed by excavation and earth works and superstructure and building envelope. The final area of work is envisaged as the landscaping and construction of the drop-off area and MUGA. The works to the car park could be completed during the school holidays.
15.0 **Site Investigation**

A preliminary site investigation report has been completed by environmental and geotechnical consultants Solitechnics. The report details site history, ground conditions and chemical and gaseous contamination found.

The table below summarises the potential chemical and gaseous contamination on the site.

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<th>Potential source of contamination identified</th>
<th>Radon protection requirements</th>
<th>Comments/Justification</th>
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