Chiltern Primary School
Design + Access Statement
March 2013

Construction of a new two storey 8 classroom teaching block to enable the school intake to increase from 210 to 420 places. External works include an enlarged staff car park and dedicated on-site pupil drop-off area, new pedestrian access to site and extended covered play canopy for existing reception class. A new pedestrian site access from the south is also proposed.
1.0 Introduction

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

Full planning approval is sought for the construction of a new two storey, eight classroom teaching block at Chiltern Primary School, to enable the school intake to increase from 210 to 420 places (1 to 2 form entry). The increase in pupil numbers is forecast to occur steadily over a seven year period to match demand. External works including an enlarged staff car park and dedicated on-site pupil drop-off area, new pedestrian access to site and extended covered play canopy for existing nursery.

It should be noted that the current school intake capacity is 210 pupils. This is based on 30 pupils per year, over 7 year groups. The current number of pupils on roll at the school differs from this school capacity figure.

Summary of Proposal

The application site area is 3021sqm. The proposal involves a two storey stand alone block located to the north east of the existing school, with a gross internal floor area of 764sqm. The existing school building has a gross internal floor area of 1420sqm.

This Design & Access Statement details the proposal as well as how the final design solution was reached.

The document has been arranged into six sections; starting with an explanation of the requirement for additional primary places at Chiltern Primary, details of how the brief was developed and a final design solution was reached. The specifics of the proposal are described in the Design section. The final part of this document addresses access.
2.0 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 includes a period of consultation with a final Cabinet Member decision in March 2013, with the proposed expansion being implemented from September 2013.

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

It is proposed to increase the number of places for primary school aged pupils (4-11) in permanent accommodation at Chiltern Primary School, Northampton: from 210 to 420 places thus doubling the capacity at the school. Northamptonshire County Council has a statutory duty to ensure sufficiency of school places within its area and is required to follow Department for Education guidance “Expanding a maintained mainstream school by enlargement” when considering an expansion. The Cabinet decision about whether or not to proceed with this proposal will be made on 12 March 2013. Cabinet Member Decision reports of 14 November 2012 and 14 January 2013 provided the background details.

Chiltern Primary is currently full with 30 children in every year group (31 in Year 5). The school is oversubscribed with more preferences than places. Analysis of the Reception cohort for September 2012 indicates that 60% of places are filled with sibling links, leaving just 12 places for other children who live closest to the school or in the immediate area. There are six primary schools serving Duston, the area in-between the Harlestone Road (A428) and the Weedon Road (A4500). At the time of writing (January 2013) there are only three Reception places available in the area and this changes on a daily basis. Chiltern, Lyncrest, Eldean and St Luke’s are all full. As well as the rising birth rate and high levels of in-migration, there is new housing development in Duston, which is bringing new families to the area. Developer contributions have been secured from the British Timpken site for example towards the cost of additional educational capacity in the area. Further schools infrastructure will be required as development continues on the Princess Marina and St Crispin’s sites.

A number of factors have been taken into account in deciding to put forward Chiltern as one of the schools with the potential for expansion:

- It is currently one form of entry (total of 210 pupils) and enlargement provides an opportunity to become more sustainable financially.
- The school site is of a sufficient size to meet Department for Education guidelines for two form entry primary schools.
- The Headteacher and Governing Body are supportive of the proposal to expand.
- There is a Government focus on choice and diversity for parents by increasing the supply of school places.
- As there is new housing in the area, there is a definite permanent demand for extra capacity.

Some of the feedback received and concerns raised is summarised below:

<table>
<thead>
<tr>
<th>Concern raised</th>
<th>Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>School was chosen by some parents because it was a one form of entry; the small village feel of the school would be lost if it was expanded.</td>
<td>Single form entry primary schools have less financial flexibility and there are curriculum and staffing advantages from being larger. Maintaining the school ethos would be the responsibility of the Head and Governing Body. Additional school places are required in the Duston area.</td>
</tr>
<tr>
<td>The school has lovely grounds and respondents would not wish to lose the trees, green space or playing fields.</td>
<td>The proposed extension is being designed to fit on existing hard standing and there would be minimal impact on playing fields and wooded areas.</td>
</tr>
<tr>
<td>There are already problems with traffic and lack of car-parking.</td>
<td>The proposals include improved car-parking arrangements on site for staff and visitors. Arrangements for parents’ drop-off will be discussed with the Highways Authority as part of the planning process.</td>
</tr>
<tr>
<td>Building work will cause disruption for staff, pupils and local residents.</td>
<td>A stand-alone block has been designed to minimise disruption for the school and its location on site does not directly impact neighbouring properties. The planning process will provide further opportunities for concerns to be addressed via planning conditions.</td>
</tr>
</tbody>
</table>
Duston Parish Council considered the expansion proposal at its full Council meeting on Thursday 6 December 2012. There was concern expressed about the effect on parking and the increased volume of traffic. NCC will be addressing these concerns as part of the planning process in conjunction with the Highways Authority. The need for additional primary school places in Northampton is well documented and the Council needs to add over 4,000 places by September 2014 to meet the demand. Some alternative suggestions have been outlined in the Cabinet Member report of 14 January 2013:

<table>
<thead>
<tr>
<th>Alternative suggestion</th>
<th>Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extend Millway Primary instead of Chiltern to provide the capacity for Duston</td>
<td>This is a possibility, but there are additional financial and educational benefits in making Chiltern two forms of entry.</td>
</tr>
<tr>
<td>Consider using the former Greenfields School buildings on the Harborough Road</td>
<td>There are plans for this building to be brought back into educational use as additional accommodation for Northgate Special School.</td>
</tr>
<tr>
<td>Provide additional capacity at nearby village schools</td>
<td>The nearest primary schools at Boughton, Chapel Brampton and Harlestone are either full or have limited surplus capacity. Parents in Duston have the option of expressing a preference for village schools, but many wish to have a place that is in their own community.</td>
</tr>
<tr>
<td>Build a new school in Duston e.g. on the former Timken site</td>
<td>The Timken site does not include provision for a school and the Council does not have other sites available. Expanding existing schools utilises the ethos and governance arrangements that are already in place and makes schools more financially secure. The Council receives limited capital grant from central government and has to plan school places taking account of both future revenue and capital implications.</td>
</tr>
</tbody>
</table>

As well as the consultation process regarding the principle of expanding the numbers, pre-planning consultation was held at the school on 10 January 2013. This provided an opportunity for parents and local residents to view the plans for the proposed extension.

**Consultation**

This Design & Access Statement has been prepared by Architecture Initiative, who have been appointed by Northampton Schools Limited Partnership to develop a proposal for Chiltern 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.

Chiltern 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 as well as NCC planning department and other relevant consultees to the planning process.

Refer to the Consultation section of the Planning Statement for a summary of the consultation that has taken place.
3.0 Context

Chiltern Primary School is currently a 1FE mixed primary school for children of 5-11yrs with a current intake of 210 pupils. It is located to the west of Northampton town centre in the Duston Ward, the site is located in a mainly residential area, with a large cluster of allotments also in the vicinity, to the south east of the school site. The surrounding residential buildings are relatively homogeneous, mainly consisting of two and three storey semi detached and terraced blocks.

The site is bounded by Chiltern Avenue to the south west and Chiltern Way to the south east. To the north west and east, the gardens of the two storey semi detached and terraced houses as well as 3 storey apartment blocks that back on to the site boundary.

The site does not lie within any areas of particular note, as shown in the map identifying zones of land use surrounding the school site. For full details of zones of land use surrounding the school site and other relevant planning policies please refer to the accompanying Planning Statement.

The existing school is mainly visible from the adjacent public roads and properties. Care has been taken to ensure that the new development is sympathetic to view from these nearby residences.
3.1 The School Site

The school building is located in the centre of the 1.7ha site, with a hard play area and grass pitch to the north and soft play spaces occupying the south west of the school grounds. A portion cut out from the school land from its western edge is occupied by a complimentary educational unit, which has strong ties to Chiltern Primary School.

The main pedestrian and vehicular site access points are located adjacent to each other, off Chiltern Way. There is an on-site car park for staff and disabled visitors to the east of the school building, behind the fenced ‘air-lock’. The refuse and recycling bins are located by the Chiltern Way entrance. There is also an additional staff overflow car park located on the north east corner of the school site, outside of the fenced ‘air-lock’.

The 1.7ha school site is fenced and it contains a number of trees (none of which have TPOs).

As can be seen from the photographs on the following pages, the school building is all single storey with flat roofs and of a similar architectural language; monolithic rectilinear forms of bright red tile cladding with dark green coloured spandrel panels within the glazing as well as external doors. The dark green colour is somewhat a theme across the school building.
3.2 Site Photographs
On Site
3.2 Site Photographs

Off Site

Key plan showing views

1. 
2. 
3. 
4. 
5. 
6.
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 Chiltern 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, Chiltern Primary School and other consultants listed in the Planning Statement.

As previously mentioned, 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 ensure 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 over two storeys, to minimise its footprint and impact on the school site. 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 1 to 2 forms of entry. This was completed in conjunction with the school in order to ensure that the best educational solution was reached.
4.1 Existing School Analysis

The main circulation routes run perpendicular to the north east and south east of the hall and studios that form the centre of the school. The classrooms are currently orientated along these circulation routes with a south west facing block and a south east facing block with views out over the soft play areas and landscaping in front of the school’s main entrance.

A main consideration in a 2FE school is that the two classrooms in each year group are kept as a pair, so with this in mind 14 pairs of classrooms are required in the enlarged 2FE school (as well as other support and shared accommodation).

As previously mentioned 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 eight additional classrooms and associated accommodation (such as WC’s and stores) would be required for the school to enlarge to a 2FE intake of 420 pupils.
4.2 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.

After consultation with NCC’s environmental officer it was ascertained that a scheme situated in the wooded area of the school grounds would have a detrimental affect on the sites ecology and therefore would not be supported. Similarly Sports England would not support a scheme that utilised the area currently occupied by the grass playing fields to the east of the school site. Therefore these areas were omitted when discussing possible locations for the scheme.

The following principles and practises 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 site 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 bellow illustrates the potential 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 play space/ sports facilities as well as detrimental impact to private amenity. **Option C** is situated at an uncomfortable distance from the existing school building and would require pupils to walk across the car park. It is also located on an area currently occupied by an over flow car park, which would create a negative impact on staff car parking schould a building be placed here.

**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 building arrangement. The mass of the building will be partly hidden by raised parts of the adjacent playing field. Option A is located on the existing car park which will have to be relocated.
4.3 Brief Requirements

In order for Chiltern Primary School to become a 2FE school, eight new classrooms – and associated support spaces - are required within the new teaching block. The diagrams below display the rooms necessary for this expansion, and how they have been arranged to generate the new building. An efficient footprint and use of space is achieved by stacking classrooms and support spaces over two floors.

Ingredients
- Classrooms
- Support Spaces (W.C.'s, Stores etc)
- Group Area

Combination
This diagram shows the arrangement of the spaces required by the school over one floor of the new build block. The classrooms are in pairs with communal and support spaces between.

Proposed Plan
This drawing represents how the diagram has been translated into a material form. The plan form is compact so as to minimise its footprint which reduces its impact on the school site. It is "L" shaped in order to fit in the available site. The group space is open to circulation to enable maximum use of space in the building.
5.0 Design

The basis of the concept revolves around the rationalisation of spaces, as previously discussed in section 4.3.

From this point the building layout was developed through an iterative process of consultation, design and redesign. The opportunity for the school to gain brand new teaching spaces gave the opportunity for the proposal to be designed to meet the aspirations of a modern teaching environment: to maximise natural lighting and natural ventilation; to reduce solar gains and energy use; and to create inspirational teaching and learning environments. The building will house key stage 2 with years 3 and 4 on the ground floor and 5 and 6 on the upper level.
5.1 Layout

The new teaching block is arranged as four pairs of classrooms over two floors with shared support spaces in the core of the building and vertical circulation located in the centre and by the entrance of the proposal. The design consolidates the relationship of the classrooms with the shared amenities core into a rational layout that is efficient both in terms of general use and construction. Most of the classrooms have windows on two external walls to maximise natural daylight. Internally each space meets the requirements of a modern teaching environment.

The ground floor classrooms all have external doors to allow direct access to outdoors. The service core consists of boys and girls WCs, a disabled WC (also for use by staff), a curriculum and cleaner’s store, a small plant room and hub room. A portion of the circulation space doubles up to provide a group area/break out space. Two stairs serve the building (as is required): One internal and one external. A passenger lift is also provided for vertical circulation and disabled access.

<table>
<thead>
<tr>
<th>Rooms</th>
<th>Area per room (m²)</th>
<th>Number</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td>58</td>
<td>9</td>
<td>522</td>
</tr>
<tr>
<td>Hall</td>
<td>80</td>
<td>0</td>
<td>80</td>
</tr>
<tr>
<td>Support Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupil WCs</td>
<td>9</td>
<td>4</td>
<td>36</td>
</tr>
<tr>
<td>Disabled WCs</td>
<td>4</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Staff WCs</td>
<td>2</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Cleaner’s Store</td>
<td>4</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Store</td>
<td>9</td>
<td>2</td>
<td>18</td>
</tr>
<tr>
<td>Class Store</td>
<td>1.5</td>
<td>8</td>
<td>12</td>
</tr>
<tr>
<td>Group Area</td>
<td>10</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>Hub/Server</td>
<td>8.5</td>
<td>1</td>
<td>8.5</td>
</tr>
<tr>
<td>Plant Room</td>
<td>8.5</td>
<td>1</td>
<td>8.5</td>
</tr>
<tr>
<td>Circulation</td>
<td>51</td>
<td>1</td>
<td>46</td>
</tr>
<tr>
<td>Partitions</td>
<td>10</td>
<td>-</td>
<td>14</td>
</tr>
<tr>
<td><strong>Total GIA</strong></td>
<td></td>
<td></td>
<td><strong>785</strong></td>
</tr>
</tbody>
</table>
5.1 Layout

External Works

Externally there will be two new pedestrian access route into the site, one from the south corner of the site and one close to the main entrance. The existing staff car park will be extended to the west and a new pupil pick-up drop-off will be created to alleviate problems associated with additional traffic to the school. Three trees will be removed and the existing redundant classroom cabin will be removed. Three new trees will be planted along the eastern site boundary, replacing the trees to be removed. The existing staff car park to the east will be reconfigured. The existing reception play canopy is extended.
5.2 Form & Scale

Form of the Proposal

The form of the proposed new teaching block is designed to respond to and was directly inspired by the existing school building.

The scale and rhythm of the existing elevations have been emulated in the proposed teaching block. However, contemporary details have been added so that the teaching block is read as a modern addition to the school site.

The overall result is one that sits lightly within the landscape while providing a valuable and sensitive addition to the existing built fabric.
5.2 Form & Scale

Scale within the Existing Context

The proposal is designed to sit comfortably in relation to its surroundings and the existing school. The school buildings are of a similar architectural language; monolithic rectilinear forms, 1 storey in height, of a red coloured tile cladding with coloured spandrel panels and all with flat roofs.

The proposed two storey teaching block fits in well within the school site, situated ideally away from the school site boundary and within appropriate proximity to the existing school building to allow easy access to the new classrooms whilst not detrimenting daylight or views from the classrooms in the main building.

The overall affect of the new build block on the existing context is minimal. The proposal sits lightly within its surroundings and compliments the landscape through carefully considered detailing and contemporary design.
Materiality

The materiality of the new teaching block has been carefully considered to respond to the existing school building. Creating a link between the buildings on site and helping to consolidate the existing materials and therefore defining the image of the school within its context.

The existing school building is a mixture of red tile cladding and green coloured spandrel panels. The school is single storey with flat roofs.

The proposed new building relates to and directly responds to this design and as such the materiality of the new building compliments the existing buildings on the site, being of a similar coloured red brick and green spandrel panels to match the existing panels and tile cladding. In this way the character of the new building will fit within its context.

Facing brickwork was chosen as it was felt it would best fit in with the context as well as being durable and secure.

The flat roof of the proposal will be finished in a single ply membrane or asphalt. With a thin profiled, powder coated aluminium coping.

The double glazed windows and external doors are aluminium framed, powdered coated grey to provide an attractive a durable finish.

Example of proposed facing brickwork (colour to match existing building)
5.4 **Detail Design**

The suspended ceiling is set back from the internal wall to let more daylight penetrate deeper into the classrooms.

The one brick return helps to control daylighting inside the classrooms whilst also reducing cleaning and maintenance.

Windows at eye level allow for surveillance of the external play areas.

Floor to ceiling windows allow for full height views out onto the surrounding landscape and natural light to reach deeper into the classroom. South facing windows utilise solar control glazing. Mid-level slide open windows provide easy access for natural ventilation. The windows open within the recessed opening.

Mid-level slide open windows provide easy access for natural ventilation. The windows open within the recessed opening.

Windows are raised from ground level and together with the one brick return help to reduce cleaning and maintenance.

The internal skirting visually aligns with the external window finish and also reduces maintenance.
Daylight & Ventilation

Natural Daylighting

The principles of natural lighting and ventilation are realised throughout the design of the classroom spaces.

The classrooms have full height windows with the suspended ceilings set back to allow natural light to penetrate into the rear of the spaces during the winter.

In summer months, solar control is used to prevent overheating within the classrooms. The proposal utilises solar control glass, which is both cost effective and easier to maintain than alternate forms of solar shading such as canopies or brise soleil. All windows have internal blinds for user control of light levels.

Natural Ventilation

The classrooms are naturally ventilated via mid-level opening windows situated on each of the adjacent external walls. They are shallow enough to enable single sided ventilation.

The support spaces are also all naturally ventilated (with the obvious exception to the required extract to all WC’s).
5.6 Play Space

The external spaces at Chiltern Primary are a great asset to the school and local area; the grass pitches and hard play areas to the north east of the school site and soft play/ habitat areas to the south.

It is paramount that the construction of the new teaching accommodation not impact negativity on the play and sports provisions of the school. This has been addressed in the design layout of the new block to by minimising its footprint by building over two storeys.

In order to ensure that there was no loss of hard play area, the proposal was situated on the existing car park. Provision for staff car parking and pupil drop off has been addressed by providing a new car park and drop off/ parent waiting area in front of the existing school building with better access to the main entrances to both the site and main school building.

Sport England have a statutory obligation to protect sports pitches, therefore building on a pitch will be opposed by Sport England unless the net overall sports pitch usable area on-site be maintained and improved. The proposal does not affect the grass pitch, hard or soft playing areas.
6.0 Access

Entering the Site
All access arrangements are as existing condition.

Pedestrian / bicycle access
There will be a new pedestrian cycle access into the school site in the south west corner of the site. Main pedestrian and cycle access is via the existing pedestrian gate off Chiltern Way.

Pick up/Drop off
As is the current arrangement, during the peak times when parents gather to drop off or pick up their children at the beginning or end of each academic day, the entrance gates will be open and monitored by members of staff. Pupils and parents will be able to congregate on the proposed drop off/ waiting area.

Teaching hours
During teaching hours, all access gates to the secure part of the site are locked shut. Visitors can still access the car park area. Any visitors must enter the site via the secure entrance/reception area, with access into the school through an electromagnetically locked door.

Non-teaching hours
Subject to out of hours uses or holiday use the main entrance gates will be securely closed. All visitors will have to wait off-site for the facilities manager to allow them access.

Drop-off Area
A new on site pupil drop-off/ pick-up area is to be provided at the front of the existing school building. Eleven waiting spaces will be provided with separated vehicular entrance and exit gates providing through access to the school site.

Parking
For this section the Northamptonshire County Council’s Supplementary Planning Guidance (March 2003) was consulted with regards to parking standards.

Cycling provision
NCC Planning guidance asks for 5 cycle parking spaces to be provided for every class at a primary school. Therefore in the case of Chiltern Primary School this adds up to 70 cycle parking spaces, 5 for each of the 14 classes. NCC planners advised that additional spaces can be added incrementally, as required by the school. At its current 1 form entry size (210 pupils) very few pupils currently cycle to school. It is hoped that as they expand to 2 form entry, pupils will be encouraged to cycle to school. Therefore it is proposed that 20 additional cycle spaces be provided, 28 in total, to meet current and future requirements.

Car parking
Ten additional spaces are proposed in the staff car parks facility increasing provision to 32 spaces, to allow for the increase in staff in line with the client brief from NCC. It is hoped that staff will be encouraged to car share, use public transport, cycle or walk to work.
Disabled Spaces / Mobility Standard Spaces
There are disabled/mobility standards parking spaces provided on site to meet the standards set out in NCC’s Parking: Supplementary Planning Guidance (March 2003). There will be three disabled spaces provided near the entrance of the school.

Delivery access / parking
All delivery vehicles to the school or school kitchen enter the school site off Chiltern Way. The proposed pupil drop off provides through access so there is no need for vehicles to reverse.

Maintenance
Refuse collection
The bin store is located adjacent to the main site entrance (including for recycling bins). Refuse collection occurs via the Chiltern Way site entrance. There is no change in location of refuse collection.

Service/maintenance access
The site is to be accessed via the Chiltern Way entrance, managed by the facilities manager.

Emergency Access
To occur via the Chiltern Way site entrance, with vehicular access gates in to the secure part of the school site.

Inclusive Access
The new building has been designed to provide an inclusive environment, in accordance with current legislation that provides for the need of all users.

Guidance referred to:
- The Building Regulations of England & Wales (most specifically Part M)
- Building Bulletin 91: Access for Disabled People to School Buildings (published by DCFS)
- Building Bulletin 94: Inclusive School Design (published by DCFS)

The building is designed to be fully accessible to all members of society, the design of the building is inclusive for children who may be dependent upon wheelchairs or have varying degrees of visual or aural impairment. All visitors access the building via the same entrance; no segregation occurs. The new building is fully accessible a disabled WC provided.

Please refer to the Transport Statement, School Travel Plan and access drawing for further details.
Proposed Access Plan

Chiltern Primary School