PLANNING SUPPORT STATEMENT

Extension to Existing Building and New Canopy Structures

At

St. Andrew’s C of E Primary School
Grafton Street, Kettering, Northamptonshire, NN16 9DF

For

Northamptonshire County Council (c/o Lend Lease)

Prepared by

Peter Haddon and Partners Architects

June 2013
**Planning Policy Framework**

The purpose of this report is to outline the local and national planning policy context for the planning application site. A summary of the relevant policy and guidance is provided below.

**Local Plan Policy & North Northamptonshire Core Spatial Strategy**

Localised Policy and guidance is provided in the North Northamptonshire Core Spatial Strategy. The policies listed below have been considered during design development and we believe they are relevant to the scheme as submitted.

**Policy 13 – Meet Needs, Section B, C, D, E, G**

The proposed scheme meets the above standards in part or full as explained below.

**Crime Prevention**

The orientation of the existing building is such that the school is focused towards Grafton Street. The new proposal will bring more focus towards Spencer Street and remove the issues of the back of the existing school being in a quiet area with low visibility. New security lighting will be installed around the proposed works to remove dark corners.

We have also included for increased security around the new buildings in terms of new secure windows and doors, low level external lighting to the exterior. This is in response to the need to design out anti-social behaviour, crime and reduce the fear of crime by applying the principles of the ‘Secured by Design’ scheme and maximising passive supervision across the site. The improvement works will remove an aged and damaged boundary wall and the damaged and rusting metal chain-link fence above to improve the quality of the street scene where the predominate street feature is a row of garage doors on Spencer Street.

**Local Services and Community Services**

The local community will benefit from more children’s places at the school and the potential for using the new Studio space for public sporting or other recreational activities will expand on those currently offered in the Main Hall.

**Transport and Road Safety and Highways**

We have met with NCC highways officer Richard Hall who commented that the site had on-street parking availability, an existing zebra crossing and that he did not have any concerns regarding the proposal.

The existing entrances and exits for the school will remain as this currently works for the site. Based on the updated School Travel Plan, only 25% of students arrive by car and the windows of higher car volumes during the day are restricted around 8.45am and 3.15pm causing minimal impact to the area for the rest of the day. An existing pedestrian crossing on Grafton Street and other restricted travel routes through surrounding streets limit the speed and flow of traffic helping to make the roads around the school safer. Please refer to the School Travel Plan for more information. The existing car park will not be increased in size as there is no space on the site to do this.

**Recreation Spaces and Sports England**

The recreational spaces on the site are private and not public, but the importance of maintaining these open spaces for the children is important. The size of the site requires that some playground area must be lost to allow the school to extend.
high level classroom pods are proposed which will allow the ground level classrooms to expand and fly-over the existing playground below with seating and play areas formed in the covered space. The new two storey extension will result in the loss of playground area, but will not impact the grassed play area. We have consulted with Steve Beards at Sports England and he has confirmed that since the area of playing field is of less than 0.2 Ha, they do not have a statutory role and the impacts on sporting facilities are minimal. They had no objections to the scheme, but commented that they would not wish to see a reduction in the formal hard court area due to the very restricted site this is unavoidable. To improve the quality of the new playground space, there will be localised resurfacing and level adjustments around the proposed works. New seating and painted play markings will be installed.

Policy 13 – Raise Standards, H, I, J, K.

Standard of Design, Sense of Place, Healthier Lifestyles and Travel; NNJPU
We have consulted and met Abigail Morgan of the North Northamptonshire Joint Planning Unit to assess and develop the design. Her input greatly assisted in the development of the project. The resulting design was shown at a public consultation where we were able to further develop the buildings facades as there was a strong opinion that the design should be more modern; these concepts were taken forward to the final design. The school children have been shown the proposals and a poster of the design is displayed in the classroom of each form.

We believe we have created a design that is of a high standard of design which is suitable for, and reflects the local context. The historic materials and building shapes of the local area have been used and adapted to be a modern interpretation using current technologies to create an interesting building which we believe will create a sense of ownership for the children and the local area. The local brick colours and coursing patterns have been reproduced and the dark tile roofs of the local houses are being suggested by the dark grey metal roofing material. By expanding the school which is in a densely populated area it will allow more local children to attend their local school where travel by cycle or walking will be possible. New higher visibility cycle parking facilities will be installed at the Grafton Street pupil entrance to encourage more to make use of this facility. Based on the current School Travel Plan less than 5% of students cycle to the school, but we hope this can be greatly increased; for reasons of safety this will be restricted to children in the older year groups.

Policy 13 – Protect Assets – L, M, N, O, P, Q

Amenities
The proposed buildings are a reasonable distance away from the neighbouring properties to not cause any issues. The two storey building is across the street from the closest properties, and a boundary setback of 3m is proposed for any windows on this elevation. All sill heights are between 1 to 1.1m above the floor level meaning that the dominant view for most children will be up into the sky rather than across the street.

Opposite the proposed two storey extension are properties number 36 and 38 on Spencer. We have calculated the loss of visible sky from the ground floor windows as a result of this development using the BRE good practice guide Site layout planning for daylight and sunlight. Based on the 25 degree above horizontal plane from the centre of the ground level windows we have minimised the roof height to be no higher than 106.3m AOD at the roof edge closest to Spencer Street.
roof falls below this 25 degree angle at 23 degrees, therefore we have not calculated the Vertical Sky Component as there is no risk to the properties opposite.

If a row of terrace houses were to be built opposite numbers 36 and 38 Spencer Street of equal height, an angle of only 24.5 degree would be achieved which is a common situation for many of the streets in the area. If our building was built on the site boundary our building would need to be shorter, but the 3m setback allows us to provide suitable headroom for classroom spaces.

**Materials and Existing Structures**

The materials selected for the project all have a long life with low maintenance. At the end of the buildings life, many of the materials would be re-useable or recyclable in part or in full. Substantial carbon and waste material savings are being made by extending and improving the existing building rather than demolishing the existing building and constructing a new structure. The existing building is not as energy efficient as a new building, but the savings in materials and energy from this route are great. The existing building is a key structure in the area and we believe this should be preserved and enhanced from a historical and cultural reference point for the area.

**Flood Risk and the Environment Agency**

Kerrie Ginns at The Environment Agency was consulted on the risk of flooding and was provided with suitable information of the proposed site use and arrangement and shown that the extent of the site which is water permeable has not been reduced. They have confirmed by correspondence that the site is in flood risk zone one and that they have no concerns with the proposal.

**Policy 14: Energy Efficiency and Sustainable Construction**

This project is less than 1,000sqm and does therefore not fall within the full requirements of Policy 14, but a number of energy saving processes and materials are proposed.

- High thermal mass by using clay brick
- Highly insulated walls and roofing
- Natural ventilation rather than mechanical ventilation
- Water saving toilets
- Larger windows on the east and west façade to reduce solar gain
- Encourage the use of cycles and walking to school
- Installation of an Air Source Heat Pump to provide heat to the new building

Street may suffer a slight loss of visible sky from their ground floor windows as a result of the proposed development.
National Planning Policy Framework
The Communities and Local Government National Planning Policy Framework set out criteria for effective and appropriate developments which can be supported by the Local Planning Authority. We highlight some key aspects of the proposed scheme relative to the objectives and aims of the Framework noted above, in support of the proposed application.

Paragraph 14: Presumption in favour of sustainable development.
The project is not being lauded as a Green building, but many sustainable features have been incorporated. A full list of the proposed methods to save energy are listed in the Local Plan information early in this report.

Paragraph 30: Facilitates the use of sustainable modes of transport;
Allowing more local children to attend the school with this expansion, more children will be able to walk or cycle and not travel by bus or car to schools further away.

Paragraph 36: Travel Plan;
An updated travel plan has been completed by the school for this application. Please refer to the schools updated travel plan for more details.

Paragraph 37: Balance land use to minimise journey lengths;
An area of playground will be lost to facilitate the expansion of the school, but without major work to the existing building where a second level would be required, this is the only viable solution to gain more student places in the area, and therefore reduce travel times.

Paragraph 56/58/63: Importance of design;
The NNJPU have been consulted on the design on the project and a public consultation held. The comments and suggestions from these discussions have been carried forward into the design to create a high quality design.

Paragraph 62: Design Review by the local planning authority;
Our meeting and correspondence with the NNJPU was in line with this requirement.

Paragraph 66: Work closely with those affected by the proposal;
A public consultation has been held and the comments received were incorporated into the design. The school children have been shown the design and each form has a poster of the proposed scheme. There will be on-going pupil involvement with a competition to design an ēart wallōor mural on the inside of the wall along Spencer Street and a series of fixed picture frames to display the students work on the new building are proposed to allow the work displayed to be changed periodically. We hope this will encourage the children to be engaged with their school and feel they have true ownership.

Paragraph 72: Ensuring sufficient choice of schools;
By increasing the number of student places in the school this will be met.

Paragraph 79: Green belt;
No green belt or open space is lost. All construction is to take place on, or above, existing hard landscaped areas.
Paragraph 100/103: Development in areas at risk of flooding should be avoided;
The Environment Agency has confirmed that the site is in flood zone one which is low risk. No permeable surface is lost from this development so the condition is no worse than the existing arrangement.
Design and Access Statement for St. Andrew’s Church of England School, Kettering
1.0 Introduction

This Design and Access Statement is submitted in support of a full planning application for refurbishment works and classroom extensions to St. Andrews C of E School, accessed from Grafton Street in Kettering.

St. Andrew's School is proposing to extend and expand to meet the local need of increased student numbers. The expansion will include the re-arranging of classrooms and the construction of new classrooms and other auxiliary spaces to allow the school to take an additional 45 students divided between all the age groups.

Please read in association with the other reports, forms and drawings which form part of this submission.

The Design and Access Statement has been prepared by Peter Haddon and Partners (pHp), Northampton.

pHp is a modern architectural practice with a broad range of expertise developed over four decades. pHp are experienced in the delivery of large commercial, residential and educational projects.
3.0 Assessment

3.1 Physical Context

The proposed site sits between Spencer Street and Grafton Street, in Kettering. The existing school building is of heavy redbrick faced masonry construction with large decorative stone lined windows, chimneys and a clay tile pitched roof.

The site is in a predominantly residential area in the north of Kettering with two light industrial units immediately to the north of the site.

Most buildings in the area are two storey terrace houses with a combination of red and/or yellow brick and light coloured render finishes. Most roofs are red tile.

The ground level falls from the south of the site towards the north. Across the site the ground level falls along the same path with a level change in excess of 2m, which is reflected in the distinct level changes across the existing building.

3.2 Economic Context

The increase in student numbers will also necessitate the recruitment of more teachers and support staff by the school. This recruitment will need to happen before the increased student numbers can be accommodated or these new extensions fully utilised.
### 3.3 Social context

**Statement of Need to support the planning application for an extension at St Andrew’s CE Primary School, Kettering by Northamptonshire County Council**

St Andrew’s Primary is a Voluntary Controlled Primary School with a published admission number of 35 pupils in each year group. This gives a total pupil population of 245 across the seven year groups of primary education. The current (April 2013) pupil numbers are as below. It is noticeable that there has been a 60% increase in numbers between the 23 Year 5 children that started school in 2007 and the current Reception number of 37.

<table>
<thead>
<tr>
<th>Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
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<td>33</td>
<td>37</td>
<td>34</td>
<td>34</td>
<td>23</td>
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Places for the Reception intake for September 2012 were allocated according to the published admissions criteria as follows:

1. named child
2. 14 siblings
3. where it is the closest school
4. other, who all lived in surrounding streets

The admissions process for September 2013 is currently underway and the school is expected to fill up to, if not over, its admission number.

Kettering is experiencing the same growth in pupil numbers as the other urban areas of Northamptonshire and reflects the national picture of rising birth rates accompanied by high levels of in-migration. Extensions to two other primary schools in the town are underway (at Brambleside and Greenfields) and also in the neighbouring areas of Barton Seagrave and Burton Latimer. Further capacity is required in the town and the extension at St Andrew’s will provide an additional 70 primary places when the school’s admission number increases to 45. The statutory process on the principle of expansion, including a Public Notice, was completed in January 2013 with the Cabinet decision to approve the expansion.

Kettering Borough Council supports the expansion and welcomes the investment in the school facilities. There were no objections to the Public Notice. Increasing the admission number from 35 to 45 also brings some additional benefits for the school:

A much easier class organisation that does not involve mixing age groups across educational key stages; a school with an admissions number of 45 will usually organise as two classes of Reception, 3 classes of Years 1 and 2, 3 classes of Years 3 and 4, and 3 classes of Years 5 and 6. 11 classrooms are therefore required in total.

The school is financially more secure with greater flexibility in its budget & curriculum planning.

The table below gives a full picture of the pressure on primary places across all the schools in Kettering. Due to the expansions of Brambleside and Greenfields for admissions in September 2012, an additional 45 Reception places were added into the system. This provided sufficient places for all the children starting school, but offers little choice and diversity for parents and is below the DfE recommended working 5% surplus capacity. There are currently no places in Year 1 and only Years 4, 5 and 6 have the recommended 5% surplus.

The expansion at St Andrew’s will provide an additional 10 places per year group at an oversubscribed school. It is expected that the additional children will live in close vicinity to the school and will be able to walk or cycle. The over subscription criteria include priority for children who live closer to the school than any other school.

The other factor to consider in planning the need for pupil places is the development of new housing. The major developments associated with sustainable urban extensions e.g. Kettering East have not materialised in the current economic climate, and will be associated with their own education infrastructure. Smaller levels of house building have continued however, and some developer contributions have contributed to the funding for this school extension.

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<tr>
<th>School</th>
<th>Year R</th>
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<th>Year 3</th>
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4.0 Site

4.1 Amount

In order to increase the capacity of the school it is necessary to build larger classrooms, and more of them. Increasing the height of the existing buildings would not be feasible in terms of cost, appearance and practicality of keeping the school open while the construction work took place. By increasing the footprint of the existing building it will be necessary to take space from the hard paved playground. This loss is regrettable, but is being reduced by the use of projecting ‘pods’ over the lower playground which will be supported on metal columns to raise them above the playground below and maintain the use of the area below for the children. The upper playground will lose area where the two storey extension is built, but the remaining area will be improved with replacement play equipment and bench seating; the grounds asphalt surface will also be replaced.

4.2 Layout

The current proposed scheme proposes three separate, independent classroom extensions along with an additional classroom block connected to the existing school via a corridor link and stair well. This two storey block faces onto Spencer Street, and has been proportioned and scaled to reflect the general scale of the adjacent buildings on the street.

Two canopy structures are proposed at key entrance doors on the site, one in the upper playground to allow the children to play outside when it is wet and another linking the two existing school buildings where the children currently need to walk outside to move between the two structures. This second canopy will also have sides to provide further protection from the elements.

4.3 Landscaping

Post construction works, large areas of the upper and lower playgrounds will be re-surfaced in new asphalt to create a smooth play surface free of furrows and scarring. A new sloping path will be built to connect the upper and lower playgrounds along the Spencer Street boundary. The upper playground will also receive new play equipment and ground markings. A mural is proposed for the inside face of the Spencer Street wall which is to be designed by the children and a student art wall of picture frames along the new building.

A conservation area on the existing grassed area on the west side of the site is proposed as a project for the pupils to allow them to learn about nature.

There are a number of mature trees on the site which have been surveyed and the extent of their roots recorded so that all site works, including any resurfacing of the playground will not encroach into these zones to omit any direct risks to the trees from the proposed site works.

A detailed ecological report has been conducted of the site which concluded that there are no protected or other species living on the site which would be affected by the proposed works. Please refer to the report for more information.

4.4 Scale

The proposed buildings are all of a scale which is proportioned to the existing buildings in overall height, windows sizes and arrangement.

In order to minimise the impact on the neighbouring properties along Spencer Street, specifically number 36 and 38, we have kept the roof pitch of the proposal as low as possible along the street edge of the building by reducing the ceiling height in the first floor to 2.35m at this edge rather than the more desirable 2.7m. The ceiling height will then raise across the classroom to follow the roof pitch.

The nursery school building is already built up to the pavement line, so our proposal to set the building back by 3m is a much better condition that what is currently existing along the site edge.

Our new proposals aim to respect both the scale and materiality of the existing building, although adding a sharper modern feel to effectively distinguish between the old and new. The extended classroom pods are to retain the look of the original Victorian façade, with a gable end roof and windows with stone surrounds and a matching clay tiled roof. The red brick has been chosen to tie in suitably with the existing and will be built in matching English Bond coursing to ensure the visual similarity of these elements.

The link staircase serving the new extension provides a visual break between the existing building and the new classroom block, strengthening the sharper and more contemporary approach to the architecture of this extension, but still closely mirroring the scale and roof pitch of the original school.

The new two storey block will be constructed in red brick, including areas of special brick detailing to help lift the elevation and provide visual interest from the texture and shadows it will form. The windows are deliberately of a different scale to provide verticality, linking this area with the stairwell curtain walling and also providing floor to ceiling glazing for pupils to enjoy views out and for good daylight penetration into the room.

The roof is proposed to be of standing seam metal, in a mid grey colour. The double mono-pitch design both mirrors the silhouette of the existing hipped gables and also allows for high level north facing roof lights behind to bring additional day lighting into the first floor classrooms. The standing seam roof will fold down the façade to form the head of the vertical windows to create a fluid and integrated design solution.
5.0 Appearance

The proposed building is to be made from a palette of vernacular materials and styles. The new two storey extension is a modern form using up to date construction methods and materials, but the style and forms behind the design come from the existing buildings. We would like it to be seen as an updating of the existing building rather than a design that is intended to dominate or have higher prominence on the site.

The new and replacement canopies to the Spencer Street side of the school are proposed to be a lightweight timber structure using bands of coloured polycarbonate plastic for the walls and roof. These coloured surfaces and the mixture of the colours will have low visibility from the surrounding streets, but should add visual interest to the children where the main colours on the site are the grey asphalt flooring and orange/red bricks of the buildings.

5.1 Precedents and Inspiration

While developing the design we sought precedent images of modern brickwork buildings and metal standing seam roofing to help guide us along a suitable design path. The images below show some of the proposed elements we are incorporating, including expressed brick relief patterns, combing brick and other materials and vertical and horizontal banding of windows.
6.0 Evaluation – Design Process

Following the analysis of the site and the context, 3 main design directions were identified for the style and character of the proposed building. These are detailed below as Design Direction Options 1, 2 and 3.

6.1 Design Direction Option 1 - Victorian Inspired Design to match existing

Description
Using brick walls and tiled roofs to match existing materials and to match the style of the 1900 AD building. The existing stone mullion windows and frames would be replicated to match the existing fenestrations.

Pros.
In-keeping with the existing materials and styles.
Long lasting durable materials, but with a cost premium.

Cons.
The high pitched roof will be problematic with the houses on Spender Street to the south. Two smaller pitched roofs side by side could be used, but then we would need to provide access to clean the gutter on the roof between the two and the roof design could look clumsy.
The large expanses of brick look more imposing.
The pitched roofs add a lot of extra cost and we would need to do works to the existing roof for the projecting room extensions.
The matching windows do not maximise natural daylight because of the stone mullions and the glazing bars.
The existing cluster of brick buildings and the new additions may be considered too visually busy if all built in brick due to the high concentration of buildings. A more simple form and use of materials may be the answer.

6.2 Design Direction Option 2 - Contemporary Design, a modern look in an up-to-date style

Description
Using a combination of existing and new materials to compliment the existing palette a series of flat roofed structures are combined with the existing to create buildings that are distinctly different while echoing the scale, proportions and character of the original buildings and the Victorian era, but in a modern stylised design.

Pros.
Suggestive of a modern school.
The distinctive shapes and different forms may be more appealing to the children.
Larger less fussy windows have the potential to allow more light into the building.
Building in this style gives us more options for the building, and therefore a more flexible approach to expanding the school.
A brick building may be expensive so the introduction of a light coloured render could help reduce the visual bulk and reduction in light levels at number 36 & 38 Spender Street.
The smaller massing and use of materials that may be quicker to assemble on site may help to reduce the construction time on site.

Cons.
Some people may not feel that a modern approach is appropriate for the site and the local area.
The removal of the pitched roof reduces the overall height, but a flat roof may require access and therefore a parapet wall or guarding rail may be needed, but without access for staff or children.

6.3 Design Direction Option 3 - Hybrid of Victorian extensions to existing and a modern 2 storey building

Description
By Combining the Victorian style for the single storey extensions and a more modern design for the two storey extension we can eliminate some of the anticipated issues and create a scheme that integrates with the existing while possessing the strength to stand alone.

Design Conclusion
An evolved version of the Hybrid design incorporating comments from the NCC planning department and from the Public Consultation held at the school has been developed and this is the design that for which planning consent is being sought. Our early analysis of the different form options has been confirmed by comments from NCC planning department and NNJPU and from the public, staff and students at the public consultation.

St. Andrew's Church of England School, Kettering, June 2013
7.0 Involvement – Design Process

7.1 Consultation with Northamptonshire County Council Planning Department

Over the course of developing the design proposals for these works, we have liaised with representatives of the Planning Department to ensure there was appreciation and understanding of our design approach.

Pre-Planning advice was received from the North Northamptonshire Joint Planning Unit (NNJPU) on 08th May 2013, in terms of the design of the proposals. As a result of this meeting, the design of the new 2-storey building was re-considered, resulting in an angular, mono-pitch roof design with a metal roof which folds over the new classrooms and staircase to visually hold the various elements together. The proposal is to adopt a modern, smooth red/orange brick for this extension which whilst maintaining a visual connection to the original buildings, allows the new extension to create its own architectural style.

7.2 Community Involvement

Following the review with the NNJPU the revised design was taken to a Public Consultation open forum on 22nd May 2013. The event was held at the school and was attended by a mixture of staff, students, governors and local residents.

Written responses to the design were received from many of the visitors where there was unanimous support in favour of the expansion and improvement works to the school and some comments were raised that the design could be enhanced further to make it more modern and more different from the existing school, which we considered and incorporated as we developed the design.

7.3 Student Involvement

As part of the expansion of the school, the pupils are set to be involved in a competition to create a mural along the inside face of the boundary wall on Spencer Street adjacent to the new building. We are also proposing that an artwork wall be created along the side of the new two storey extension where fixed waterproof picture frames will be used to display artwork or other material from the students to help them feel they belong to the site and that the site belongs to them.

Prior to the public consultation the students were updated on the proposals and a poster explaining the scheme has been put up in each of the forms classrooms to ensure they understand what is proposed for their school and how it will affect them.

The involvement as detailed on this page was crucial in the development of the buildings design. The top image shows the first version as discussed with the NNJPU, the middle image as shown at the Public Consultation and the bottom image as per the Planning Submission.
8.0 Summary of the Design

Traditional Extensions
The extensions to the classrooms are proposed to be in a traditional 1900 style to match the existing school buildings on the site. The bricks and coursing lines will be matched as well as the roof tiles and the stone mullion windows.

A traditional design for these extensions will help it read as part of the existing building and strengthen the new classroom building in a contemporary form.

The ridge line of the roof will be lower than the existing building to reduce the height and mass of the building to a more suitable level.

Contemporary New Building and Stair Well
A contemporary design is proposed to create a form that reflects modern design styles and materials. The building materials were selected to be of low maintenance, but all to be in-keeping with the existing site. The brick will be similar to the existing site, but with a sharper edge and more consistent colour.

The building is set back from the boundary by 3m to increase the distance from the properties on Spencer Street. The flat roof is reflective of the modern materials we wish to use on the building which can have very long lives unlike older products.

The stair well is seen as the link between the modern and traditional. We have attempted to keep it light with as much glass as possible, while avoiding unwanted solar gain.
9.0 Sustainability

The building does not have a strong green focus, but the design of the building has a grounding in energy saving concepts. These include the use of natural ventilation rather than mechanical, maximising the use of natural daylight to reduce dependency on artificial electric lighting, the building will be insulated sufficiently to create a pleasant and controllable temperature internally. The external brick skin of the building will have a high thermal mass to reduce quick fluctuations in temperatures internally. Brick has very high embodied energy resulting from the way it is made, but this is offset by the potential long life of the product. Solar gain inside the building will be controlled with suitable blinds and automatically opening windows could be used in the stair wells.

An Air Source Heat Pump (ASHP) is to be installed on the flat roof over the stair well of the new extension. This will extract heat from the outside air and transfer it into the building to heat the new spaces in the two storey extension.

10.0 Access

A new cycle stand for staff and pupils is to be positioned near the students entrance into the lower playground from Grafton Street. An existing cycle rack near the car park has low visibility and overlooking for security and is accessed through the car park which is not safe for the children. It is hoped that the increased visibility will encourage greater use of cycles.

Accessibility and Lift Requirement

In the UK, 6% of children are classified as disabled (NSPCC Statistics on children with disabilities, March 2011). St. Andrew’s School does not currently have any children that are classed as disabled with mobility issues.

A lift is not being proposed for the new 2 storey building; the school intends to manage any accessibility needs by keeping the classroom assignment flexible allowing full classes to move to a ground floor classroom if a student or teacher with limited mobility requires access within that class. Provision will be made by the school for visitors who may access this building by making other areas available at times such as open days and parent evenings, but these occasions will be rare and access to these rooms is unlikely to the majority of visitors to the site.

Across the site, most of the stepped access areas have at least one alternative route without steps.

The facilities available on the new ground floor classrooms will be identical to those at first floor to ensure that equal use and enjoyment can be had no matter which floor people are on. Although the lift will not be installed, the design and construction will allow for a zone in the floor for the future installation of a passenger lift if a need is assessed to exist. This zone is identified on the plans and is being followed by the architects, MEP and structural engineers to be kept clear of all obstructions to minimise the work required to install the lift when required. The stair will be fully accessible and compliant with Part M of the Building Regulations to allow anyone of less restricted mobility to access the upper floors.