Planning Statement for installation of mobile classroom at:
Kingsthorpe Village Primary School, Knights Lane, Northampton NN2 6QL

Introduction

This application is related to a larger planning application that is awaiting validation regarding the expansion of the primary school from one to two forms of entry (210 pupils to 420 pupils). Permission is being sought for a double mobile classroom unit for two reasons:

- To provide the necessary accommodation for increased pupil numbers at the school in September 2013, in advance of permanent building work being completed;
- To provide replacement accommodation for the Bushytails Pre-School, so that their current mobile can be removed from site after building work has been completed.

Pupil numbers

The statutory consultation processes regarding the expansion of the school were completed in September 2011 with the Cabinet approval to increase the numbers from 210 to 420. It was originally intended to implement this from September 2012, but the increase was delayed a year whilst the planning considerations associated with the proposed extension were progressed. The main planning application outlines the need for extra pupil places in this part of Northampton, and in September 2013 the Reception intake will be on the basis of two forms of entry (up to a total of 60 pupils starting school) instead of a single form of entry of 30 pupils. At the time of writing (mid May 2013), 59 places have been awarded following parents’ applications in the annual admissions process. 15 of these children are siblings, 14 are pupils who live closer to the school than any other, and a further 30 places have been offered to parents who expressed this school as a preference. There is therefore a clear demand for places at the school.

Timescales for building work

The extension to provide permanent accommodation is being procured via a contract variation to the grouped schools PFI contract. This can be a lengthy process, requiring approval from the eleven global banks before contract signature can be achieved. Construction will not start on site until early 2014 and temporary accommodation arrangements are therefore required for the extra pupils that start school in September 2013. It is unlikely that building work would be completed by September 2014 when a second classroom would be required, so planning permission is being sought for a double mobile (2 classrooms) as a contingency measure. Once the extension has been completed, the mobiles would not be required as basic need teaching spaces for the school, but it is proposed to keep the mobile on site as a replacement facility for the current mobile that houses the Bushytails Pre-School.

Continued over
Bushytails Pre-School opened in 1960. It is a committee run group and has strong links with the school, as well as being housed within the school grounds in a mobile that is leased to the group. The Pre-School opens Monday to Friday during term with sessions from 8.45 – 11.45am and 12.30 – 3.30pm. There is also a lunch club from Monday to Thursday from 11.45 – 12.30. Children are able to attend a variety of sessions. The Pre-School is registered on the Early Years Register and on both the voluntary and compulsory parts of the Childcare Register. The last OfSTED inspection was in December 2011 and the provision was deemed to be “Good”, serving the local area. The report states that “The staff have a good knowledge of each child’s needs and this enables them to be successful in promoting their welfare and learning. Children are safe and secure and they enjoy the positive interaction from the staff. The strong partnerships with parents and with other providers delivering the Early Years Foundation Stage are significant in making sure that the needs of the children are met.”

Layout of the site

In planning the site organisation arising from the extension to the school, the feedback has taken account of ecological issues, resident’s amenity considerations, observations from Sport England, and the conservation and historic nature of the site. The existing mobile for the Pre-School is not in the best condition and could be better located on the site. Whilst the County Council does not receive capital funding from central government for buildings for Pre-Schools, it would not wish this community facility to be displaced from the school site. It is therefore proposed to relocate the group into the newer mobile once it is no longer required as temporary classrooms. The slightly different position would be beneficial in terms of the location of the playground and pitches, the curriculum relationship with the existing Reception classes, and ecological / amenity benefit.

May 2013
Rationale for relocating Bushytails Nursery mobile unit from its current location to that indicated in the planning statement.

Northamptonshire County Council Cabinet has previously approved increasing the pupil size numbers at Kingsthorpe Village Primary School, from its current 1FE (210 pupils) to 2FE (420 pupils), in keeping with the former use of the site, and to meet pupil number demand within the local area.

Currently a private nursery, Bushytails, operates on site, and provides wrap around and nursery services, which act as a feeder to the primary school. In this year alone, it is expected that out of the 15 children eligible to enter statutory school provision, 14 have sought to enrol at the primary school. There is a clear link between the two organisations.

The Authority (NCC) has chosen that rather than meet the need for statutory school place demand within the area by landing temporary accommodation on the site, it would invest in extending the built area of the school, therefore providing every child that attends, a quality educational environment.

In providing this area, the Authority, in compliance with Department for Education and Sport England guidance, is required to also provide an additional quality hard play area. Having worked with these 2 key consultee bodies, it has been determined that the best location for the additional hard play area is where the current nursery is located. In response to this situation, NCC met with the school and nursery, to look at alternative location options for their unit. They also undertook a survey of the existing building, which indicated that there was a significant risk of the structure not surviving relocation.

4 location options were appraised, as per Sketch 130529-001. In summary, the outcome of the assessment was such:

Option 1 – would require the current kitchen pod to be relocated, and presented significant impact to emergency access to the back of the school. Furthermore, the school was concerned that this posed an additional fire/emergency access risk via the side of the school. Also, parents currently congregate in the morning and afternoon in this area, as it is adjacent to the public footpath, and relocation to this site would significantly reduce the available space.

Option 2 – like option 1 above

Option 3 - would limit the impact to the rest of the site’s operations and is not too far from the nursery’s current location. This option also allowed flexibility for the nursery to provide an additional hard play area (8 x 5 mtrs) for their children, thus meeting new Ofsted requirements.

Option 4 – locating the mobile on this area would significantly reduce the available hard play area for children, and therefore have a converse affect to the principle of relocating the existing nursery. The school were also concerned that this would create a health and safety hazard i.e. bottleneck at one of the school’s main entrances.

Prior to this application, in consideration from feedback from the Planning Authority, the location of the re-sited nursery needed to reduce any further impact to the school operations and conservation area. After reviewing all these options, the Authority established that option 3 was the most feasible and had the least impact on the rest of the school setting. (The final position is highlighted on Sketch 130529-001)

The Authority recognises that this location sits within a conservation area, and therefore to mitigate both private and public amenity impact (visual and noise), it will provide additional soft landscaping to the fence line. This protection will include adding a light weight agricultural screen to the inside of the fence, planting growers near to the fence and using the screen to promote growth and coverage of the mobile.

Subject to commissioning of an arboriculturalist, the Authority will ensure that any roots (as required) are protected by such things as “hand digging” and that the flora planted is representative of the cultural setting.

July 2013
Busheytails Pre-School
Kingsthorpe Village Primary School
Knights Lane, Kingsthorpe, Northampton, NN2 6QL
The Provision of a Refurbished Mobile Nursery Classroom
Design and Access Statement

Design:

Use
The current on-site mobile is used by Busheytail's Pre-school Group, who are a private nursery company, for the education of under fives which supports Kingsthorpe Village Primary School and the local community. Due to the expansion of the school, the current location of the mobile is required to provide an additional play area for the school, so the group needs to be relocated. This will need to take place in the last quarter of 2014. The planning application reference for the extension is: 12/00061/CCDFUL.

In the mean time, it is necessary to provide additional accommodation for increased pupil numbers at the school in September 2013, in advance of permanent building work being completed. It is proposed to site a mobile unit for use as an additional classroom, until the school extension is operational. Busheytail's Pre-school will then relocate into the unit, as their existing accommodation will be demolished as part of the main building project.

Size
The proposed development consists of a single storey mobile classroom of approximately 146m², although if smaller more suitable unit becomes available, this will be replaced. The height is approx 3.3m.

Layout
The internal layout of the building will be exactly the same as it is currently. This may need to reconfigured when Busheytail's Pre-school is relocated.

Landscape
The mobile will be sited on a grass area facing the rear of the main school building. Please see attached plan. The Authority is aware that a small area falls within a root protection area of a nearby willow tree, but any digging necessary within this field will be carried out by hand.

Appearance
The proposed building is of standard single storey mobile classroom construction. The elevations are perpendicular surmounted by a low pitch roof. The roof is finished in grey felt with a small overhang, discharging rainwater into a black PVC gutter and down pipes. The height of the roof is approximately 3.3m from ground level. The walls are refinshed in a stippled weatherproof coating, all painted in dark Green (12 B 25) colour. All windows have white uPVC frames and are double glazed in clear float glass. A wooden slatted skirt is fitted between ground and floor level, the slats being horizontal.
**Access:**

The building design takes account of:-

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<thead>
<tr>
<th>Category</th>
<th>Description</th>
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<tr>
<td><strong>Approach</strong></td>
<td>Within the limits of the site the mobile has been positioned to create ease of access for all users, although a path will be re-routed to provide continued access to the current Busheytail's Pre-school unit from the public access gate.</td>
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<tr>
<td><strong>Parking</strong></td>
<td>No parking spaces are required on site.</td>
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<td><strong>Entrances</strong></td>
<td>Access to the mobile will be via steps and ramp to the main entrance.</td>
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<tr>
<td><strong>Location</strong></td>
<td>The mobile will be sited on a grass area facing the rear of the main school building.</td>
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<td><strong>Horizontal and Vertical Circulation</strong></td>
<td>The horizontal circulation within the mobile has been carefully planned to accommodate all users. Vertical circulation is not applicable for this single storey building.</td>
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<td><strong>Access to all Services</strong></td>
<td>Internally the mobile has been carefully laid-out to maximise use. All facilities are logistically placed in relation to each other.</td>
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<td><strong>Emergency Egress</strong></td>
<td>The design of the mobile will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit facilities provided. Evacuation planning will be recorded and regularly tested by the occupiers.</td>
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<td><strong>Waste Management</strong></td>
<td>There will be minimal waste generated during the installation of the mobile. Each contractor will be responsible for removing their own waste to a licensed tip.</td>
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