Dear Sirs,

On behalf of Property Asset Management, Northampton County Council, I am applying for a Variation of Conditions No. 2 & 3 for the following approved planning application: 11/00057/CCD for Kingsheath Primary School, North Oval, Northampton, NN5 7LN

Condition 2: ‘Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans:

- Drawing No. KH-04 Rev A - Proposed Site/Ground Floor Plan;
- Drawing No. KH-06 Rev A - Proposed New Block Ground Floor Plan;
- Drawing No. KH-07 - Proposed Elevations/Sections;
- Drawing No. KH-08 - Proposed Site Section;
- Drawing No. KH-09 - Proposed 3D Views;
- Drawing No. KH-10 - Site Access Plan Proposed;
- Drawing No. KH-12 - External Play Space Analysis.’

Condition 3: ‘Details of the materials including colours to be used for the external surfaces of the building shall be submitted to and approved in writing by the County Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.’

Supporting information includes revised Plans, Elevations, Sections and 3D visuals drawings which demonstrate the omission of the diamond pattern to the brickwork and the variation of the Brise Soleil along with the required planning statement, and additional details/sketches.

To further assist in the assessment process please note the following statement:

For Kings Heath the approved scheme currently shows a brise soleil that is raked (following the line of the brick gable end with a supportive column on the end. However we are now proposing to remove the column and straighten up the brise soleil to be horizontal.

There are a many factors that have influenced the design to evolve into this new proposal:

1. The current scheme with raking members that followed the line of the roof is very difficult to achieve from a build-ability point of view, the gable wall is actually a parapet to the roof behind and thus the roof is lower than the top of the parapet. There is also a gutter positioned at the base of the mono pitch roof - this clashes with the raked brise soleil. To achieve the original Brise Soleil design we would need to break the line of the gutter, resulting in multiple
down pipes approximately every 4m along the elevation. (see attached sketch detail indicating the build-ability issues with trying to achieve this detail).

2. Whilst the approved scheme may indicate a colour or timber material to the brise soleil, the detail of this was to be confirmed as part of the conditions. Timber is not a suitable material choice for this due to the maintenance required; the NCC/FM provider has discouraged the use of timber throughout for this reason. Therefore the additional details would always have shown a steel/grey finish for robustness.

3. The columns were omitted as they were not structurally required by the system; this also allows the space below to be free from obstacle/potential hazard on the single storey schools. Also by omitting the columns, the decision to alter the brise soleil supports to be horizontal was made as if they were cranked without a column to ground them, they look lost, and more like an add-on as the connection to create this crank would have to be outside the line of the external wall finish (cladding). Therefore by straightening the supports out, a seamless joint (hidden behind the cladding) can be achieved, thus giving a lighter feel altogether. The cranked Brise Soleil when dropped under the gutter also starts to conflict with the view from the classrooms, and becomes intrusive. Straightening the brise soleil alleviates this.

4. Straightening the brise soleil also allows easier access for maintenance as depicted on the submitted access and maintenance strategy drawing. A cranked system would restrict the use of a mobile platform lift, by straightening it, this allows a mobile platform lift to abut the building directly and gives ease of access to the gutter for maintenance.

I think many factors have influenced the design during the course of construction that has forced it to develop into a cost effective and more practical solution that has taken on board the need to provide a good quality educational environment for the children.

I feel that this change actually fits in with the scheme and furthermore enhances it to provide a facility that will be more robust and less reliable on maintenance. And whilst your concerns over the raking of the brise soleil are noted, I think viewing this from a flat elevation is not very realistic from a person’s perspective and may heighten this change to seem more drastic than actually is. The 3D visuals however, demonstrate that the proposed brise soleil still works with approved the scheme.

The Omission of the Diamond Brick Pattern has evolved through looking at cost effective design solutions that enhance the educational experience. It was also felt that to achieve a high quality pattern to match in with the existing chimney would be very difficult and would always seem somewhat different. This level of workmanship requires an area of expertise that just in not available for a project of this nature. Therefore to ensure a good quality within the brickwork we believe a simple approach in the treatment of the elevations is far better and ensures we achieve consistency throughout, without a detriment to the overall aesthetic of the extension. The existing chimney is also a prominent part of the existing school and it will now continue to be by not trying to imitate it elsewhere.

I trust the above is satisfactory and if you require any further information to assist in the approval process, please do not hesitate to contact me.

Yours faithfully,

Billy Rollo
Architect
Rock Townsend

Online application via The Planning Portal
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Planning Statement
1.0 Introduction

Permission is sought for a Variation to Condition 3 of the Full Plans submission ref: 11/00057/CCD for the new two storey stand alone teaching block at Kingsheath Primary school located to the located to the north west of the inner town area of Northampton. Its address is: Kings Heath Primary School, North Oval, Kings Heath, Northampton, NN5 7LH.

Consultation has occurred with the local authority, PFI SPV Northampton Schools Ltd, the Building Contractor, as well as Northamptonshire County Council [NCC] planners and relevant consultees to the planning process. Refer to the Consultation section of this document for a summary of the consultation that has taken place.

2.0 Submission

This submission for a Variation of Condition no. 3 includes: A full set of revised drawings that indicate the proposed Variation to the approved plans as required to meet local planning requirements as detailed in NCC’s County Council Regulation 3 Applications: Local List Requirements document.

The proposed variation is to alter the Brise Soleil design to a more robust, cost effective, and buildable solution.

Revised drawings include:
- Proposed site / Ground Floor plan
- Proposed Ground Floor plans
- Proposed Elevations
- proposed 3D visuals & Proposed Site Sections

Additional drawings indicate the Access & Maintenance strategy for cleaning the first floor windows and gutter at the eaves, as well as a detail depicting the construction principles that have been applied.

The approved scheme design currently illustrates a raking single storey timber brise soleil element with supporting columns that provides solar shading to the classrooms.

The approved scheme also shows a diamond pattern within the brick work to replicate the chimney to the existing school.

The proposed change is to have a horizontal line of brise soleil to shade classrooms rather than raking (that follows the roof pitch) however, the principle will be the same.

The building is designed to meet the aspirations of a modern teaching environment: to maximise natural lighting and natural ventilation and to reduce solar gains and energy use.

The proposal also includes omitting the the diamond pattern from the new build element of brickwork on the gable ends.
3.0  Design Variation

The approved scheme shows with raking brise soleil members that followed the line of the roof with associated support columns. The gable wall is actually a parapet to the roof behind and thus the roof is lower than the top of the parapet. There is also a gutter positioned at the base of the mono pitch roof - this clashes with the raked brise soleil. To achieve the original Brise Soleil design we would need to break the line of the gutter, resulting in multiple down pipes approximately every 4m along the elevation. (see associated sketch detail included in this submission indicating the build-ability issues with trying to achieve this detail).

The building is designed to meet the aspirations of a modern teaching environment: to maximise natural lighting and natural ventilation and to reduce solar gains and energy use.

There is also a gutter positioned at the base of the mono-pitch roof - this clashes with the raked brise soleil.

To achieve the original Brise Soleil design we would need to break the line of the gutter, resulting in multiple down pipes approximately every 4m along the elevation.

4.0  Designing for Robustness

The approved scheme shows with raking brise soleil members that followed the line of the roof with associated support columns. The gable wall is actually a parapet to the roof behind and thus the roof is lower than the top of the parapet. There is also a gutter positioned at the base of the mono pitch roof - this clashes with the raked brise soleil. To achieve the original Brise Soleil design we would need to break the line of the gutter, resulting in multiple down pipes approximately every 4m along the elevation. (see associated sketch detail included in this submission indicating the build-ability issues with trying to achieve this detail).

The building is designed to meet the aspirations of a modern teaching environment: to maximise natural lighting and natural ventilation and to reduce solar gains and energy use.

Omission of the Diamond Brick Pattern, this has evolved through looking at cost effective design solutions that enhance the educational experience. It was also felt that to achieve a high quality pattern to match in with the existing chimney would be very difficult and would always seem somewhat different. To this level of workmanship requires an area of expertise that just in not available for a project of this nature. Therefore to ensure a good quality within the brickwork we believe a simple approach in the treatment of the elevations is far better and ensures we achieve consistency throughout, without a detriment to the overall aesthetic of the extension. The existing chimney is also a prominent part of the existing school and it will now continue to be by not trying to imitated elsewhere.

Overall the proposed variation offers a more desirable facade treatment, which less imposing on an already congested external play area, whilst the omission of the brick pattern is in keeping with a modern extension that is not trying to replicate the existing but enhance it, and enable the key features of the existing to remain prominent.
5.0 Access & Maintenance

Having vertical Louvres of brise soleil to shade the ground floor classrooms has developed mainly from an access and maintenance issue. Access is required to the gutter at eaves level to the pitched roof and to clean the first floor windows.

By switching the louvres to the outside vertical face this allows room for a mobile platform lift to manoeuvre alongside the building and enable a competent person to access the gutter safely, it also allows for cleaning of the first floor windows via extension pole.

With the building being a school, minimal disruption for maintenance is required. The use of a mobile platform lift negates the need to erect a full scale scaffold system which is not feasible whilst the school is open, and is an undesirable option in the access & maintenance strategy of the school.
6.0 Consultation

Northampton County Council
Principle Development Officer, Planning Services
Consultation occurred regarding the principles and specifics of this Variation of Condition application submission. Regular discussions were had via telephone and email. Initial 3D visuals were issued to help understand the changes along with associated sketches.

Amey
Facilities Management for Northampton Schools
Discussions held with the school management company which included requests for robustness, ease of access and minimal maintenance requirements.

Galiford Try Contraction
Main Building Contractor
Build ability issues raised over the use of timber and raking member due to clash with gutter.
The National Planning Policy Framework 2012 sets out a number of policies of which the design is supportive:

A. The Three Dimensions to Sustainable Development.
   1. Economic: As per approved planning statement
   2. Social: As per approved planning statement
   3. Environmental: The proposed structure will enhance the local built environment by replacing poor design with good design, creating a sustainable environment suitable for the education of young people. Well considered building placement will enable construction and future use to be in a prudent way that minimises waste and pollution. The introduction of a two storey extension also allows the retention of the much needed outdoor space, in the form of both hard and soft landscaping. The Brise Soleil is an integral part of the design, and works with the scheme offering a simple modern look, that also demonstrates its purpose and reasoning to provide solar shading to the teaching spaces.

B Core Planning Principles
The design will meet the objective to provide a high quality environment and a good standard of amenity. It will support the transition to a low carbon future in a changing climate minimises the use of carbon fuel through passive shading of brise soleil. The school extension to provide additional classroom space will also extend the life of the existing school building, ensuring current school provision has a long term future.

C Requiring Good Design
The proposed school extension 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. It will establish a strong sense of place, using architecture to create internal and external spaces that are attractive, appropriate and inspiring places for learning.

The design proposal responds to the character, formation and nature of the site, and through its choice of location, scale, materials, approach to a simple maintenance strategy will ensure longevity of the building and its components responds positively to the identity of the local surroundings.
7.0 Planning Policy

Northampton Local Plan 1997

E40_Deter crime and vandalism.
The design of the brise soleil has considered minimise the likelihood of vandalism. The original columns supporting the brise soleil have been removed and therefore removed an aid to climbing on to the fabric of the building.

2.18_Greenspace
The general design of the school extension has been to minimise the impact of the design onto the ‘Green Space’ of the school recreation grounds and playing fields.

E39 / 2.133_Renewable energy
The Brise Soleil provides passive shading to the glazing of the classrooms. The ability of the building to avoid unwanted solar gain is greatly enhanced; the use of energy to provide cooling is therefore avoided. As such Brise Soleil is a means to minimise carbon emissions and provide environmentally sustainable building forms.

West Northamptonshire Joint Core Strategy

4.60_Design
Design must also incorporate sustainable building techniques to help climate change and community safety principles to help reduced the opportunity for crime and make places safer. The brise soleil achieves both these aims, firstly in regard to passively avoiding unwanted solar gain and secondly the design dissuades unwanted access from intruders and is durable to resist damage due to its chosen materials.