Construction of a new 2FE primary school at The Duston School, with associated playspace, new car parking, a dedicated primary school pupil drop-off and new MUGA courts to accommodate 2 forms of entry.

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1.0 Introduction

Architecture Initiative, on behalf of Northampton Schools Limited Partnership, has been commissioned to develop a proposal for a new 2FE primary school on the site of The Duston School.

Full planning approval is sought for the construction of a new two-storey building, with associated playspace and new car parking, a dedicated primary school pupil drop-off and new MUGA courts to accommodate 2 forms of entry. A structured arrangement would be put in place with the existing school to enable the efficient use of the current external sports pitches on a shared basis and it is envisaged that the existing secondary school would become an all-through Academy.

Summary of Proposal

The application site area is 1.5 ha. The proposal involves a two-storey stand-alone block located to the south west of the existing secondary school, with a gross internal floor area of 1967 sqm. The existing car park will also be extended to increase the number of spaces.

This Planning Statement details the context of the proposal and specifies how it relates to relevant national, regional and local planning policies. Consultation undertaken in the development of the proposal is also detailed.

2.0 Submission

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

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

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<td>Site Investigation Report</td>
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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 primary aged pupils at The Duston School. It is envisaged that the existing secondary school will become an all-through academy with the addition of the new primary school places.

The decision to enlarge the school to include primary years is covered via a formal process undertaken by Northamptonshire County Council, which included a period of consultation with a final Cabinet Member decision in June 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. Refer to statement on the following page for further details.

Alternative solutions to the need for additional places 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 sites to accommodate the enlarged pupil intake.
Decision to Expand: Analysis by Northamptonshire County Council

Background
The school census data in Northamptonshire for October 2012 highlights an increase in the size of the pupil population at Reception of nearly 10%. This has arisen from a rising birth rate and high levels of in-migration; it is projected to continue for the next few years and will be enhanced by any uptake in the completion rates of new housing. Behind these general trends, Northampton town is a particular hot-spot and the County Council is making provision in its capital programme to provide an additional 4,200 primary places by September 2014. Following public consultation and Statutory Notices, Cabinet approved the expansion plans for 7 Northampton primary schools in September 2011, a further 6 in January 2013 and another 2 in March 2013.

The Duston Academy
The Duston School became an Academy in June 2012 supported by the Academies Enterprise Trust and currently has a category 2, ‘Good’, Ofsted rating. The Academy has expressed a desire to become an all-through Academy by extending its age-range from 11 – 18 to 4 – 18 and opening a 420 place (two form of entry) primary provision on the existing secondary school site. This new provision would assist the local authority in meeting the demand for primary school places in the Duston area and has been supported by an allocation of funding from the Government’s new Targeted Basic Need Programme (announced July 2013), which supports the provision of new high quality school places in areas of demographic pressure.

The Academy’s aim in having an all-through school is to utilise the ethos, leadership and curriculum expertise of the existing school to provide continuity and progression from 4 through to 18. The primary provision will be built on site through a contract variation with the PFI provider and will benefit from the same facilities management and maintenance arrangements. The proposed implementation date is September 2015, with a phased opening of year groups.

Consultation on the proposal
Dialogue has taken place with the local primary schools at the Duston Cluster Headteachers meetings and also with individual school Governing Bodies. The Academy has outlined its proposal in Parents’ Newsletters and a letter to all local schools. Cabinet Member approval was granted on 6 June 2013 for a formal consultation process to be undertaken as a joint activity between the Academy and the County Council. This is now underway and the feedback will be provided to the Education Funding Agency as part of the Academy’s business case for expansion, and to the County Council’s Cabinet on 12 November for capital funding approval.

Pupil numbers in Duston
Within Northampton, there are nine primary schools in the planning area for Duston, although this two mile radius includes the villages of Kislingbury, Harpole and Harlestone. There has been a 43% increase in the pupil numbers between the current Reception intake and Year 6. Additional capacity has been provided by filling surplus places, temporary increases via mobile classrooms, and proposals for permanent expansion at Earl Spencer, Kings Heath and Chiltern. The number of surplus Reception places is well below the minimum of a 5% working surplus to support parental choice and diversity. Reception numbers for September 2013 are expected to fill an additional form of entry, bringing the total up to 17FE (compared to 12FE when the current Year 6 started in September 2006). The table on the following page outlines the current position for Reception places for the academic year 2012-13.
New housing developments in Duston

The proposal to create an additional 2FE at The Duston School is to increase the number of high quality primary places in the area, particularly taking account of new housing completions. There are major housing developments in Duston that are already well underway (480 houses at the former British Timkin site, 1,267 at St Crispin’s, and 550 at Princess Marina Hospital). A further development of 200 units at Dallington Gateway is expected to be fast-tracked as phase 1 of the larger Dallington Heath urban extension.

Duston is also surrounded by further major housing development: 1,000 houses at Upton Park (HCA development south of Weedon Road); 625 houses at Pineham Barns; 2,000+ houses at Upton Lodge (north of Weedon Road). Whilst at least three new primary schools are associated with these sustainable urban extensions, they are typically not provided until a third of the way through each development and there will be resultant pressure on school places from the earlier completions. The infrastructure associated with these major urban extensions is already in place with the completion of the Cross Valley Link Road, and the emerging West Northants Joint Core Strategy places increasing emphasis on these developments coming forward. Planning approval has already been granted for Pineham Barns, and Upton Park is currently at the consultation stage. The County Council is currently working on pupil projections for September 2015 onwards that takes account of new housing completions.
Consultation

This Planning Statement has been prepared by Architecture Initiative, who have been appointed by Northampton Schools Limited Partnership to develop a proposal for The Duston 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.

The Duston School is one of the secondary 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.

The consultation is summarised below:

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

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

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

The Duston School
Head Teacher & School Governors
Consultation occurred through meetings, and email.

Parents, pupils & neighbours of The Duston School
Consultation has occurred with the pupils and parents at the school, concerning the expansion of the school.

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

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

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

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

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

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

The brief for the project, set by Northamptonshire County Council, was to develop a proposal for a new 2FE primary school on the site of Duston School. There was a requirement to maintain the same sports pitch area for the secondary school, whilst delivering an exemplary, cost-effective and sustainably constructed primary school on the secondary school site. Impact on the running of the secondary school should be minimised during the construction of the primary school.

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

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

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

Setting the Brief

In order to keep the impact on the day-to-day running of the secondary school during construction as small as possible it was decided form the outset that the new primary school would be a new stand-alone building rather than an extension.
The new primary school could potentially be sited in a number of locations. However, it’s proximity to the secondary school on site is important as the primary school is to be managed as part of an all-through Academy. Some facilities will be shared between the secondary school and primary school. It also needs to be easily accessed from the site entrance on Berrywood Road, therefore locating the building to the north of the existing school was immediately dismissed.

The next step was to analyse the most desired locations on the site for the new primary school. This would ideally be as near to the secondary school building as possible, whilst minimising the impact on sports and play space. Through discussion with NCC and the school, three possible locations were indicated for the new school development.

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, etc.
(iii) The location best suited to having close proximity to the secondary school.
(iv) The location easily accessed from Berrywood Road.

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

**Option B** This site was looked at as a potential location as it occupies an area of the school site that is currently unused by the school as playspace and has an existing vehicle access route from Berrywood Road. However, it was felt that this location was too far away from the secondary school building as it is envisaged that some of the facilities of the secondary school will be shared with the primary school. Furthermore, it was felt that this location was detrimental to the neighbouring houses amenities as the proposed building would back onto adjacent gardens.

**Option C** This location was discounted because a primary school here would obscure and block the front of the existing secondary school building. It would also require a new car park to be constructed.

**Option A** is the most favourable site for the new primary school as it is close to the existing secondary school building and main pedestrian entrance / vehicle access route. Sited adjacent to Berrywood Road, this location will have less of an impact on neighbouring houses amenities than option B would have. The nearest residential properties on the other side of Berrywood Road present blank side walls. The building is located partially on an area that is not used for sports so as to reduce the impact of lost area for sports pitches.
5.3 Proposal

The new primary school building will be located along Berrywood Road with the large built forms of the hall, studio and support accommodation sitting along the street frontage providing acoustic and environmental protection the primary school activity within the site itself. The teaching accommodation is arranged over two floors and all classrooms face the open aspect of the site with extended views and excellent access to external learning spaces and play.

A narrow top-lit atrium intersects the plan form linking the two primary elements in one dynamic gathering space that will be a focus for school activity. This space also provides clear pupil circulation as well as dedicated access and egress points from the building to the landscape at each end. The primary vertical circulation is also accessed from the atrium space.

The building is designed to meet the aspirations of a modern teaching environment: to maximise natural light and natural ventilation and to reduce solar gains and energy use. The position of the building facing the residential properties on Berrywood Road responds to this context in the choice of materials used and is clad in brickwork.

The external works to the site provide new sports and play facilities for the school and also additional car parking to accommodate the increased staff numbers and a dedicated on-site pupil drop off area.

To the east of the proposed primary school, close to the entrance at Berrywood Road, the new pupil drop-off / pick-up point is proposed for the primary school. Further car parking spaces are proposed at the eastern end of the site for the secondary school, to replace those reused by the primary school. A drainage attenuation tank will be installed beneath the car park.

There will be the removal of some small trees to make room for the new car park and primary school. New trees and shrubs will be planted in their place.

Tarmac is provided around the proposed primary school to meet the BB99 requirements for hard play space for a 2FE primary school. A 1.8m heigh fence is provided around the hard playspace to segregate the primary school playspace from the secondary school. Additionally there will be habitat area provided for the primary school. To the east of the site two new all porous surfaced weather courts will be provided - this area of land is currently unused by the secondary school. These will be boundaried by 3m high weldmesh fencing. The primary school will share the sports pitches and the all weather courts with the secondary school.
6.0 Planning Policy & Design

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

As the map indicates, the area immediately surrounding the school site is primarily residential with some areas set aside for primarily residential development.
6.1 National Planning Policy Framework

Achieving Sustainable Development

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

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

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

- **1.** Once enlarged to provide a 2FE primary facility, the school will provide additional employment opportunities for full and part time members of staff. Refer to West Northamptonshire Joint Core Strategy Policy S7 section below.

- **2.** The reason for the proposed addition of the primary school is in order to meet the needs of the local community, to ensure that all children have the opportunity for high quality education in well-designed schools in the locality of where they live.

- **3.** The proposal is of high quality and of scale and appearance that is in keeping with the local area and existing school building and in this way maintains and enhances the quality of the built environment.

Delivering Sustainable Development

The Duston School and the design team are committed to ensuring the sustainable construction of the new primary school. The sections on the following pages outline how the proposed design addresses the relevant NPPF planning policies.
Promoting Sustainable Transport

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

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

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

The accompanying transport statement and school’s travel plan (to be updated yearly) demonstrates the NCC and the school’s commitment to promoting sustainable transport. The school’s travel plan aims to encourage the use of more sustainable forms of transport so as to try and reduce the number of car journeys as far as possible. The access arrangements of the proposed school reflect the commitment to give priority to pedestrian and cycle movements, create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.
The addition of a new primary school to The Duston School will transform the existing secondary school into an all-through Academy, providing much needed new primary school places to the local community.

The design will meet the objective to provide a high quality building and teaching environment and a good standard of amenity and to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage sustainable growth.

The school design considers the requirement for games areas and the proposal attempts to ensure no actual loss of total area. This is achieved by building additional games courts to an area of the school site currently unused, offsetting the impact on reduced playspace of the school.

The design proposal reflects the modern character and history of the school site, and through its choice of location, scale and materials responds positively to the identity of the local surroundings - primarily residential. The proposal will use high pressure laminate coloured cladding to the north elevation, which complements the colour scheme of the existing secondary school, and brickwork to the south elevation - more specifically three types of brick which reference the immediate local context. This graduated brick facade will be broken up by utilising the coloured cladding on the front corner of the building, serving to accentuate the school entrance and reference the materiality of the north elevation.

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

The proposal has been carefully designed to sympathetically respond to the existing school. This has been achieved through the massing - two stories to match the existing secondary school, and the coloured cladding matches the blue colour scheme of the existing secondary school.

Requiring Good Design

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

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

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

Paragraph 69 states that developments should aim to promote:

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

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

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

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

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

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

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

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

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

Planning permission for new development will be granted subject to:

- The design of any new building or extension adequately reflecting the character of its surroundings in terms of layout, sitting, form, scale and use of appropriate materials.

- The development being designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

The immediate context of the proposal is the existing school building and the neighbouring residential houses on Berrywood Road. There is also a new hospital building being constructed on Berrywood Road. The existing secondary school building is a modern school building, faced in white and blue render, while the residential houses are primarily constructed from brick. The proposed primary school responds to each of these contextual issues with different facade treatments to the north and south elevations. High pressure laminate coloured cladding to the north relates to the colour scheme of the existing secondary school and adds a playful nature to the facade. The south elevation facing Berrywood Road uses three brick types taken from the immediate context and which are mixed together to create a graduation across the length of the facade. Coloured cladding has been added to the front corner of the building to accentuate the school entrance, break up the facade and reference the materiality of the north elevation.

The scale of the proposed primary school matches the existing secondary school as it is two stories high.

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

- Planning permission will not be granted for development unless its design, layout and landscaping pay adequate regard to the need to deter crime and vandalism.

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

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

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

Policy S7 – Provision of Jobs

This policy is:

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

The proposed development for the expansion of the school will create new jobs at the school. After a number of years, once the school is at full capacity, an increase in full time employment is envisaged from 93 currently to 118, and an increase in part-time staff employment from 99 to 114.

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

Policy S10 – Sustainable Development Principles

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

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

<table>
<thead>
<tr>
<th>Maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;</th>
<th>Solar gains are maximised (and controlled through use of solar controlled glass and user controlled blinds internally). Windows are tall to maximise natural light penetration to the rear of the classrooms, and are situated on two external walls of each, again to bring daylight into the space. All teaching spaces are naturally ventilated.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximise the generation of energy needs from decentralised and renewable or low carbon sources</td>
<td>Use of renewable energy technology such as air source heat pumps will be fully considered at detail design stage.</td>
</tr>
<tr>
<td>Maximise water efficiency and promote sustainable drainage;</td>
<td>Water efficiency is maximised through the use of water flow restrictors to all taps and all WC cisterns shall be of low water volume type, to reduce water consumption.</td>
</tr>
<tr>
<td>Protect, conserve and enhance natural and built environment and heritage assets;</td>
<td>The design of the building is in keeping with the local surroundings in terms of mass, scale and materiality, and therefore is sympathetic to and enhances the character of the local built environment.</td>
</tr>
<tr>
<td>Promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats;</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimise pollution from noise, air and run off.</td>
<td>Water run off is combated through water attenuation measures.</td>
</tr>
</tbody>
</table>

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

**Policy C2 – New Developments**

This policy pushes for new developments to achieve:

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

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

A full transport assessment document and school travel plan are submitted as part of this application. The school travel plan, sets out the school's goals in terms of reducing use of motor vehicles both by parents and staff, and promoting cycling, walking and car share schemes. It will be updated on a yearly basis.

**Policy BN7a – Water Supply, Quality and Wastewater Infrastructure**

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

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

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

The Environment Agency has confirmed that school site is in a flood zone 1 and due to the fact the application site area is more than 1 hectare a flood risk assessment has been carried out. For further details see the flood risk assessment document for the site.

West Northamptonshire Joint Core Strategy Infrastructure Delivery Plan Update 2012

Within the document it is stated that:

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

And that the

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

The proposed primary school at The Duston School goes some way to addressing the growing need for primary places within Northampton for the local community that the school serves.

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

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

NCC’s Archaeological Advisor was consulted regarding archaeology on the application site. The advice was as follows:

Berrywood Road is presumed to represent the line of the Roman Road from Duston to Bannaventa (both Roman towns). There is therefore some possibility of archaeological interest to the site. An area of partial hardstanding may have protected some of the site during construction of the secondary school.

The archaeological officer has advised that the area contains archaeological potential, however due to the potential disturbance, the officer suggests that this potential is dealt with post determination of this application. This would most likely take the form of some targeted trial trenching followed by appropriate mitigation in light of the results.

8.0 Ecology

The Senior Environmental Planner at Northamptonshire County Council has been consulted with regard to ecology on the school site. Their view is that the proposals are unlikely to cause any significant negative impacts on ecology or biodiversity habitats, and therefore an ecology report is not required for the site.

Additionally it was advised that if any trees, hedges or shrubs are to be removed or are affected by the proposal between the months of March and September, a bird survey will need to be completed to avoid disturbance of breeding birds.

9.0 Flood Risk Assessment

The site falls within Flood Zone 1 on the Environment Agency’s indicative flood map. Flood Zone 1 is defined in PPS25 as land assessed as having less than 0.1% AEP (1 in 1000 annual probability) of river or tidal flooding in any year (low probability). All uses of land development are considered appropriate in this zone.

The flood risk assessment has found that the site is potentially at risk from surface run-off and drainage flooding in the event of a heavy downpour. The new primary school building and playground sits on an area that is currently playing-field increasing impermeable areas by 3,378m²; as such this means that the run-off from that area will increase by approximately 110l/s1. In order to mitigate this flooding risk, a new attenuation tank will be placed beneath the new car park to cope with the additional surface water run-off.

Please see the full flood risk assessment for further details.
10.0 Impact on Playing Field

The external spaces at Duston School are a great asset to the school and local area; there is a large grass pitch to west of the school, which is used for sports pitches and to the east of the site there are a number of all weather courts.

It is paramount that the construction of the new primary school does not impact negatively on the play and sports provisions of the existing secondary school. This has been addressed in the design layout of the new block (compact footprint/two storey building).

Sport England have a statutory obligation to protect sports pitches, therefore building on a pitch will be opposed by Sport England unless one of their Exceptions listed in the playing fields policy: A Sporting Future for Playing Fields of England.

The proposed location of the new primary school is partially on an area classified as sports pitch and is therefore protected. However two new hard surfaced all weather court to the east of the secondary school building will be built in addition to the primary school. The area of these new all weather courts is equal to the area lost to the new primary school. As the part of the site that these new sports courts will be built on is currently unused by the secondary school, the sports pitch area lost to the primary school is mitigated by the creation of the new sports courts. Under Exception E4

The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity.

The grass pitch area (used for sport) lost is 2500sqm and the hard court area gained is 3000sqm, giving a net increase of 500sqm. It is also worth noting that the hard surfaced court is usable all year round whereas use of the grass pitch is seasonal.

Refer to the diagram below for details.
11.0 Trees / Arboricultural

An arboricultural report has been reproduced by Lockhart Garratt detailing the trees to be removed and altered as part of this application. Below is a summary of the findings of the report.

The proposal requires the removal of 2 groups of trees and 3 individual trees. The first group to be removed consists of 12 mixed broadleaf trees situated within a playing field on the site of the proposed new primary school.

The second group of trees to be removed consists of 5 rowan trees situated within the existing car parking area, growing within a liner area of low shrubbery. These will be removed to make room for the new car park associated with the primary school development.

As both groups comprise of trees with an average stem diameter of 75mm their loss would not have an adverse impact on the visual amenity of the wider area, and therefore, should not be an influence in determination of this application. Table 1 of BS5837 suggests that all trees below 150mm stem diameter are recorded as Category C trees and Paragraph 4.5.10 notes that the loss of such trees is normally acceptable due to the relative ease of mitigation for the loss through replacement planting.

An individual tree within the site boundary to be removed is a young Blue Atlas Cedar of C grade quality, located in the south eastern corner of the site below an existing Multi-Use Games Area (MUGA) facility. This tree is to be removed to allow for the car park extension works.

The remaining 2 individual trees to be removed are located off site, against the southern boundary of the proposed primary school building and consist of a crab apple and common lime. The crab apple tree is of Grade C quality in poor physiological condition with a limited useful life expectancy remaining, whereas the common lime tree is of Grade B quality. The proposed layout of the site will require the removal of these trees, with the consent of the landowner.

The common lime tree is at a life stage of early maturity and is currently 7m in height. The potential final height of this tree could reasonably achieve 18m with a crown spread of up to 9m. In order to ensure that there is no conflict between the building and the tree canopy, there will be an unreasonable requirement for the canopy to be pruned on a regular basis, which is neither practical nor good practice, creating regular wounds into which pathogens can enter. This tree will therefore be removed and a replacement specimen planting within the grounds of the school in a location that is visible from Berrywood Road. This will ensure that there is on-going visual amenity from trees to the wider community.

Some existing trees will require tree protection during the construction period. The specifics of the tree protection measures are detailed in the Arboriculture report attached to this application.
Sustainability

This statement provides an overview of sustainable design principles that have been adopted for Duston Primary School.

The design team have taken a holistic approach to sustainability, and ensured that sustainable design principles have been integrated into the scheme from inception through the remainder of the building design and operation stages. This holistic approach ensures that the building will minimise environmental impacts associated with embodied or operational energy, and other impacts such as noise, water consumption and waste.

The design aims to promote sustainability principles through the provision of a comfortable and safe building and learning environment, which also maximises the use of sustainable design techniques, such as passive design and sustainable materials. The sustainability strategy also aims to raise awareness and educate occupants, by monitoring and displaying operational energy consumption and carbon emissions.

This Sustainability Statement has been prepared in response to West Northamptonshire Joint Planning Unit Joint Core Strategy Local Plan and Schedule 1: Significant Proposed Changes.

Context

Key national, regional and local sustainability policy documents have been reviewed and taken into account when considering the schools design and sustainability. These include the National Planning Policy Framework (NPPF), which sets out the Government’s planning policies for England, and the principle of a presumption in favour of sustainable design.

The key regional policy document will be the West Northamptonshire Joint Planning Unit: Joint Core Strategy (JCS) Local Plan. The JCS has yet to be formally adopted, but will provide a planning framework for the West Northamptonshire area up to 2026. It sets out the long-term vision and objectives for the whole of the area and includes strategic policies for steering and shaping development.

Of particular relevance to Duston School is JCS Policy on Sustainable Development Principles (Policy S10). S10 provides a number of policy requirements in order to achieve sustainability goals:

- Achieving high standards of safety and security;
- Making use of sustainably sourced materials;
- Maximising opportunities for recycling, promoting locality to facilities via walking, cycling and public transport;
- Maximising use of solar energy, passive heating/cooling, natural light and ventilation;
- Promoting generation of energy from decentralised renewable or low carbon sources; and
- Maximising water efficiency.

A number of Proposed Changes have been included following a consultation period for the JCS. These include reference in S10 to development being designed to improve environmental performance, energy efficiency and adapt to a changing climate over its lifetime. A new policy entitled Low Carbon and Renewable Energy (Policy S11) has also been introduced via the Proposed Changes to the JCS, which will require major development to contribute to reductions in carbon emissions.
Energy

The following sections demonstrate how the building promotes energy efficiency in design, construction, and operation.

Passive Design

Duston School Primary is a two-storey narrow plan building, orientated east-west.

Classrooms will be situated along the north façade to help reduce solar gains. Overheating in summer will also be avoided using solar control glazing and internal blinds to reduce direct solar gains to spaces.

The building will be naturally ventilated throughout, with the exception of some internal zones and welfare areas.

Natural ventilation in classrooms will consist of openable windows, using a single sided strategy in accordance with the requirements of Department for Education (DFE) Building Bulletin (BB) 101. The ventilation system has been designed to ensure controllability of airflow; in winter a minimum background level of 3 l/s/p will be provided, with the opportunity to further open windows to achieve 8 l/s/p where CO2 levels need to be controlled. In summer, ventilation openings shall be sufficient to ensure the avoidance of overheating in accordance with DFE BB101.

Other spaces around the perimeter of the building will be naturally ventilated using a combination of windows openings. The main hall utilises low level and high level windows to exploit the natural buoyancy of air using ‘stack’ effect, helping to increase ventilation and remove hot stale air in summer.

Natural daylighting will be used where possible; extensive glazing will be provided to classroom areas, and the central circulation area will use rooflights to reduce reliance on artificial lighting. Glazing will be positioned to maximise uniformity of daylighting.

Energy Efficient Fabric

In order to minimise heat loss in winter, and prevent excessive heat gains in summer, fabric thermal transmittance properties (U-values) for all major building elements will be selected in excess of Building Regulations Part L to provide a high level of thermal insulation.

The air infiltration rate will also be less than that required under building regulations, and it is proposed that high quality construction details will be achieved for all building joints to improve linear thermal transmittance.

In addition to achieving a low level of fabric thermal transmittance, glazing will be selected with a low solar transmittance factor (G-value), to help prevent solar heat gains into occupied zones during the summer.

Energy Efficient Building Services

It is proposed that high efficiency building services will be used throughout the building. Gas boilers shall be selected with a high efficiency, and low dry NOx emissions to ensure air pollution is minimised.

All mechanical ventilation systems will be selected to achieve a low specific fan power (SFP) and high efficiency. The few internal zones that are to be served using mechanical supply and extract ventilation will use heat recovery to ensure energy consumption relating to heat loss is minimised during the winter. The heat recovery shall have by-passes to prevent overheating in summer.
High efficiency lighting will be utilised throughout the building, principally light emitting diode (LED) fittings with a high efficacy and low power consumption. Control gear will be selected with a low parasitic power, and will include, where appropriate; addressable daylight dimming for classrooms and occupied zones, and automatic occupancy presence control switching for areas such as WC's.

A building management system will be installed to monitor energy consumption levels in the building and ensure efficient operation of equipment using zoning and time switching. Pumps and other equipment will be variable speed (inverter driven) to ensure efficient operation for circulation systems.

A display energy device shall allow occupants to monitor their electrical energy consumption and could be used as an educational tool to promote energy savings within different classrooms.

**Renewable Technologies**

The design team has followed the principle of the energy hierarchy:

1. Reduce demand (be lean);
2. Reduce energy consumption (be clean); and
3. Low or zero carbon technologies (be green).

It is predicted that Duston School Primary will be able to meet Building Regulations compliance, and the requirements of sustainability planning policy, via stages 1 and 2 of the energy hierarchy.

Energy demand will be minimised through the use of building form and efficient fabric, with consequent energy consumption then being reduced using efficient building services.

It is not considered necessary to install on-site renewable technologies to meet Building Regulations Part L CO2 compliance.

This statement provides an overview of sustainable design principles that have been adopted for Duston Primary School.

The design team have taken a holistic approach to sustainability, and ensured that sustainable design principles have been integrated into the scheme from inception through the remainder of the building design and operation stages. This holistic approach ensures that the building will minimise environmental impacts associated with embodied or operational energy, and other impacts such as noise, water consumption and waste.

The design aims to promote sustainability principles through the provision of a comfortable and safe building and learning environment, which also maximises the use of sustainable design techniques, such as passive design and sustainable materials. The sustainability strategy also aims to raise awareness and educate occupants, by monitoring and displaying operational energy consumption and carbon emissions.

This Sustainability Statement has been prepared in response to West Northamptonshire Joint Planning Unit Joint Core Strategy Local Plan and Schedule 1: Significant Proposed Changes.

**Context**

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The key regional policy document will be the West Northamptonshire Joint Planning Unit: Joint Core Strategy (JCS) Local Plan. The JCS has yet to be formally adopted, but will provide a planning framework for the West Northamptonshire area up to 2026. It sets out the long-term vision and objectives for the whole of the area and includes strategic policies for steering and shaping development.

Building Regulations CO2 Compliance

The scheme shall achieve Building Regulations Part L2A CO2 compliance, and SBEM calculations shall be carried out to demonstrate this. The project will be thermally modelled using recognised and compliant software in accordance with CIBSE AM11 to ensure that both SBEM compliance, and the requirements of BB101 are achieved.

Preliminary SBEM calculations indicate that the building will pass Building Regulations CO2 compliance.

Water

There are a number of water saving measures that are proposed for Duston Primary School.

Domestic water consuming components will be selected to ensure low water flow rates. WC’s will use dual flush cisterns with low effective flush volume, and wash hand basin taps will be either low flow push type pillars or soft touch. There are no plans to install a permanent irrigation system for external landscaping. All external planting will rely on manual watering, or precipitation only.

Rainwater harvesting has not been considered viable for the scheme, due to the practicality and cost of installing the system, in lieu of targeting other energy and water saving measures.

Noise

The scheme will not increase ambient noise levels on the site. There will be no loud external plant to the building, nor any features likely to increase the current noise levels on the site, other than children playing in the playground areas.

Bibliography


13.0 **Secured By Design**

Secured by design principles have been considered during the design of the primary school.

**Integrated Approach**

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

**Environmental Quality/ Ownership**

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

**Access + Security**

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

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

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

**Lighting**

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

**Natural surveillance**

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

**Additional**

The proposed building materials are robust, secure and resilient to wear and tear e.g. brickwork, high pressure laminate cladding and aluminium framed lockable double glazed windows.
14.0 Construction Management

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

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

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

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

Accommodation and Set Up

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

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

Site Works Access

The project manager will agree specific access constraints with the school prior to commencing on site. Access to the site will be through the service access gate at the south of the site off Berrywood Road, with timing of access restricted to avoid the school pick up and drop off times. All deliveries to site will strictly adhere to these restrictions and a sign will be positioned permanently and prominently by the entrance gate detailing the restrictions. All construction traffic will be segregated from pupils and wheel washing will be in place to ensure the school site and surrounding neighbourhood are kept free of mud from the construction site.

Sequence of Works

Works will commence with the creation of new car parking, followed by excavation and earth works and superstructure and building envelope. The final area of work is envisaged as the landscaping and planting of trees and shrubs and work to create MUGA courts.
15.0 Site Investigation

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

Based on desk study information, site reconnaissance and laboratory testing, in our opinion, there is a low risk to human, water and ecological receptors from ground conditions encountered at this site. No potential source of landfill type gases has been identified and therefore no gas protection measures are considered necessary. The site is located in an area where no radon protection measures are considered necessary.

Laboratory testing and our assessment indicate that Made Ground soils can be classified as inert waste for off-site disposal. Chemical laboratory testing indicates that these soils are suitable for reuse at this site and thus should be reused or recycled in preference to disposal to landfill, where possible. Natural Glacial Till soils, unaffected by artificial contamination, can also be classified as inert waste.
Duston School Primary
Design + Access Statement
July 2013

Construction of a new 2FE primary school at The Duston School, with associated playspace, new car parking, a dedicated primary school pupil drop-off and new MUGA courts to accommodate 2 forms of entry.
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Design + Access Statement

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1.0 Introduction

Architecture Initiative, on behalf of Northampton Schools Limited Partnership, has been commissioned to develop a proposal for a new 2FE primary school on the site of The Duston School.

Full planning approval is sought for the construction of a new two-storey building, with associated playspace and new car parking, a dedicated primary school pupil drop-off and new MUGA courts to accommodate 2 forms of entry. A structured arrangement would be put in place with the existing school to enable the efficient use of the current external sports pitches on a shared basis and it is envisaged that the existing secondary school would become an all-through Academy.

Summary of Proposal

The application site area is 1.5 ha. The proposal involves a two-storey stand-alone block located south-west of the existing school building, with a gross internal floor area of 1967 sqm.

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 primary places at The Duston School, 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.
3.0 Requirement for Primary Places

Decision to Expand: Overview

It should be noted that this application specifically concerns the built accommodation and associated works required to house the additional intake of primary aged pupils at The Duston School. It is envisaged that the existing secondary school will become an all-through academy with the addition of the new primary school places.

The decision to enlarge the school to include primary years is covered via a formal process undertaken by Northamptonshire County Council, which included a period of consultation with a final Cabinet Member decision in June 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. Refer to statement on the following page for further details.

Alternative solutions to the need for additional places 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 be 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 sites to accommodate the enlarged pupil intake.
Decision to Expand: Analysis by Northamptonshire County Council

Background
The school census data in Northamptonshire for October 2012 highlights an increase in the size of the pupil population at Reception of nearly 10%. This has arisen from a rising birth rate and high levels of in-migration; it is projected to continue for the next few years and will be enhanced by any uptake in the completion rates of new housing. Behind these general trends, Northampton town is a particular hot-spot and the County Council is making provision in its capital programme to provide an additional 4,200 primary places by September 2014. Following public consultation and Statutory Notices, Cabinet approved the expansion plans for 7 Northampton primary schools in September 2011, a further 6 in January 2013 and another 2 in March 2013.

The Duston Academy
The Duston School became an Academy in June 2012 supported by the Academies Enterprise Trust and currently has a category 2, ‘Good’, Ofsted rating. The Academy has expressed a desire to become an all-through Academy by extending its age-range from 11 – 18 to 4 – 18 and opening a 420 place (two form of entry) primary provision on the existing secondary school site. This new provision would assist the local authority in meeting the demand for primary school places in the Duston area and has been supported by an allocation of funding from the Government’s new Targeted Basic Need Programme (announced July 2013), which supports the provision of new high quality school places in areas of demographic pressure.

The Academy’s aim in having an all-through school is to utilise the ethos, leadership and curriculum expertise of the existing school to provide continuity and progression from 4 through to 18. The primary provision will be built on site through a contract variation with the PFI provider and will benefit from the same facilities management and maintenance arrangements. The proposed implementation date is September 2015, with a phased opening of year groups.

Consultation on the proposal
Dialogue has taken place with the local primary schools at the Duston Cluster Headteachers meetings and also with individual school Governing Bodies. The Academy has outlined its proposal in Parents’ Newsletters and a letter to all local schools. Cabinet Member approval was granted on 6 June 2013 for a formal consultation process to be undertaken as a joint activity between the Academy and the County Council. This is now underway and the feedback will be provided to the Education Funding Agency as part of the Academy’s business case for expansion, and to the County Council’s Cabinet on 12 November for capital funding approval.

Pupil numbers in Duston
Within Northampton, there are nine primary schools in the planning area for Duston, although this two mile radius includes the villages of Kislingbury, Harpole and Harlestone. There has been a 43% increase in the pupil numbers between the current Reception intake and Year 6. Additional capacity has been provided by filling surplus places, temporary increases via mobile classrooms, and proposals for permanent expansion at Earl Spencer, Kings Heath and Chiltern. The number of surplus Reception places is well below the minimum of a 5% working surplus to support parental choice and diversity. Reception numbers for September 2013 are expected to fill an additional form of entry, bringing the total up to 17FE (compared to 12FE when the current Year 6 started in September 2006). The table on the following page outlines the current position for Reception places for the academic year 2012-13.
New housing developments in Duston

The proposal to create an additional 2FE at The Duston School is to increase the number of high quality primary places in the area, particularly taking account of new housing completions. There are major housing developments in Duston that are already well underway (480 houses at the former British Timkin site, 1,267 at St Crispin’s, and 550 at Princess Marina Hospital). A further development of 200 units at Dallington Gateway is expected to be fast-tracked as phase 1 of the larger Dallington Heath urban extension.

Duston is also surrounded by further major housing development: 1,000 houses at Upton Park (HCA development south of Weedon Road); 625 houses at Pineham Barns; 2,000+ houses at Upton Lodge (north of Weedon Road). Whilst at least three new primary schools are associated with these sustainable urban extensions, they are typically not provided until a third of the way through each development and there will be resultant pressure on school places from the earlier completions. The infrastructure associated with these major urban extensions is already in place with the completion of the Cross Valley Link Road, and the emerging West Northants Joint Core Strategy places increasing emphasis on these developments coming forward. Planning approval has already been granted for Pineham Barns, and Upton Park is currently at the consultation stage. The County Council is currently working on pupil projections for September 2015 onwards that takes account of new housing completions.

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 Duston 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.

The Duston School is one of the 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**

The new primary school will be located within the site of the existing Duston School. The Duston School provides places for 1300 pupils of secondary school age with an integrated sixth form. The site is located primarily within a residential area, with the main vehicle and pedestrian access entrance off Berrywood Road into the car park. The new primary school will be primarily visible from Berrywood Road and will be located opposite Berrywood Hospital.

To the north of the school site is Errington Park and to the south of the site is the newly constructed Berrywood Hospital. The unused school building to the west of the site has now been demolished and new residential houses will be built on the site in its place.

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 this map and other relevant planning policy please refer to the accompanying Planning Statement.

Northamptonshire County Council’s three-mile school catchment area encapsulates the whole of the adjacent residential area as well as most of the city centre and surrounding areas of population and is therefore an ideal site for the location of a new primary school.
3.1 The School Site

The existing secondary school occupies a landscaped, gently sloping site (north-west to south-east) in an area of predominantly owner occupied housing. The two storey building sits in the centre of the 12.45 ha site set well back from the main road and is arranged in an inward looking configuration around an irregular courtyard.

To the west of the site are grass pitches / soft play space while hard courts occupy the eastern part of the grounds. To the south of the site, adjacent to Berrywood Road, the existing car park is located.

Vehicle access to the site is from Berrywood Road into the existing car park. There are also a number of tarmac paths from the car park that allow for service vehicle access around the existing school. There is a secondary pedestrian access path to the site from Ryeland Road.

There is currently an area of unused land to the east of the site that has two unused entrances to the site - one from Berrywood road and another from Alderley Close. This area will be used to house two new hard surfaced courts and to extend the existing car park.

The proposed location for the new 2FE primary school will be close to the main entrance at Berrywood Road.
3.2 Site Photographs
On Site

Key plan showing views

1

2

3

4

5

6

7
3.2 Site Photographs

Off Site

Key plan showing views
The brief for the project, set by Northamptonshire County Council, was to develop a proposal for a new 2FE primary school on the site of Duston School. There was a requirement to maintain the same sports pitch area for the secondary school, whilst delivering an exemplary, cost-effective and sustainably constructed primary school on the secondary school site. Impact on the running of the secondary school should be minimised during the construction of the primary school.

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

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

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

Setting the Brief

In order to keep the impact on the day-to-day running of the secondary school during construction as small as possible it was decided from the outset that the new primary school would be a new stand-alone building rather than an extension.
4.2 Location Options

The new primary school could potentially be sited in a number of locations. However it’s proximity to the secondary school on site is important as the primary school is to be managed as part of an all-through Academy. Some facilities will be shared between the secondary school and primary school. It also needs to be easily accessed from the site entrance on Berrywood Road, therefore locating the building to the north of the existing school was immediately dismissed.

The next step was to analyse the most desired locations on the site for the new primary school. This would ideally be as near to the secondary school building as possible, whilst minimising the impact on sports and play space. Through discussion with NCC and the school three possible locations were indicated for the new school development.

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, etc.
(iii) The location best suited to having close proximity to the secondary school.
(iv) The location easily accessed from Berrywood Road.

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

**Option B** This site was looked at as a potential location as it occupies an area of the school site that is currently unused by the school as playspace and has an existing vehicle access route from Berrywood Road. However it was felt that this location was too far away from the secondary school building as it is envisaged that some of the facilities of the secondary school will be shared with the primary school. Furthermore, it was felt that this location was detrimental the neighbouring houses amenities as the proposed building would back onto adjacent gardens.

**Option C** This location was discounted because a primary school here would obscure and block the front of the existing secondary school building. It would also require a new car park to be constructed.

**Option A** is the most favourable site for the new primary school as it is close the existing secondary school building and main pedestrian entrance / vehicle access route. Sited adjacent to Berrywood Road, this location will have less of an impact on neighbouring houses amenities than option B would have. The nearest residential properties on the other side of Berrywood Road present blank side walls. The building is located partially on an area that is not used for sports so as to reduce the impact of lost area for sports pitches.
4.3 Brief Requirements

The required rooms and areas for these rooms are set out in BB99 for a new 2FE primary school. Architecture Initiative have been working with NCC to develop an efficient primary school development model which is currently being instigated at 11 schools in the Northampton area, and the new primary school follows very closely the design principles developed within this programme.

The simple plan form and building section offers a configuration, which can be constructed using a number of different technologies to deliver a best value solution.

The layout of the building follows a rational linear form to best fit into the proposed location on the site. Classrooms are located in a linear fashion on the north side of the building, facing away from Berrywood Road. This is to minimise noise from the road entering the classroom and provide a view from the classrooms internally into the school site. Behind the classrooms is the main east-west circulation route through the school and a row of teaching support ‘amenity’ spaces such as group rooms, WC’s and stores. Staff areas and hall are placed on the south aspect of the building, adjacent to Berrywood Road. The staff area and main reception area is placed such that it is closest to the car park and main school entrance from Berrywood Road.

Circulation and amenity spaces, which require less natural light are placed centrally to allow efficient circulation around the building.

Combination

This diagram shows the arrangement of the spaces dictated by BB99.

The classrooms are in pairs with communal and support spaces running parallel.
4.3 Brief Requirements

Proposed Plan

This drawing represents how the diagram has been translated into a material form.

The plan form is compact and over two stories in order to minimise its footprint which reduces its impact on the school site and provides building efficiencies.

Reception years and key stage 1 are on the ground floor with direct access outside, while the older key stage 2 pupils are located at first floor level.
4.3 Design Concept

An early development design sketch describing how the new primary school relates to the existing secondary school on the site and surroundings.
5.0 Design

The current secondary school building sits in the centre of the site set well back from the main road and is arranged in an inward looking configuration around an irregular courtyard.

The new primary school will be located along Berrywood Road with the large built forms of the hall, studio and support accommodation sitting along the street frontage providing acoustic and environmental protection the primary school activity within the site itself.

The teaching accommodation is arranged over two floors and all classrooms face the open aspect of the site with extended views and excellent access to external learning spaces and play.

A narrow top-lit atrium intersects the plan form linking the two primary elements in one dynamic gathering space that will be a focus for school activity.

This space also provides clear pupil circulation as well as dedicated access and egress points from the building to the landscape at each end.

The primary vertical circulation is also accessed from the atrium space.
5.1 Layout

In designing the primary school the BB99 guidelines were used as a starting point in planning out areas for the scheme. This design was subsequently developed by engaging in a process of consultation with NCC. The scheme was refined to suit the specific requirements of the school in terms of how the pupils and staff will use the building.

The following paragraphs summarise how the design process has defined the areas of each component of the scheme to suit the requirements of the school.

Classrooms
The KS1 & KS2 classroom sizes (57.5m²) sit within the recommended areas of BB99 (57-63m²). All the classrooms in the teaching block efficiently stack through the building. The reception classrooms are slightly larger at 60m². Year groups are positioned next to each other and there is a progression in age groups as one moves up the building.

Hall Spaces
The main hall is positioned to the Berrywood Road side of the building with an adjacent kitchen and servery. The BB99 recommended area is 200m², the proposed hall is slightly smaller than this at 180m². This is due to the large amount of hall / sport space within the secondary school building, which can be used by the primary aged pupils.

Learning Resource Areas
Group rooms are provided off the circulation space to supplement the teaching space within the classrooms.

Staff & Admin
General office, senior management offices and other admin facilities are arranged on the ground of the hall / community block, with the areas closely following the guidelines of BB99. These areas are located close to main entrance on the ground floor. The staff room is at the first floor level above.

Toilets
The numbers of pupil and staff toilets provided are in line with guidance. 1 WC is provided for every 20 pupils aged over 5, 1 WC for every 10 pupils aged under 5.
5.1 Layout

Ground floor plan of proposed new teaching block

First floor plan of proposed new teaching block
5.1 **Layout**

**Out of hours / Community use**

The facilities at the Duston school are able to be rented out for community / out of hours use. The new primary school building has been designed to allow this to easily occur. The entire teaching half of the building can be securely ‘locked down’ whilst access through the main entrance and into the hall spaces can be maintained.
5.1 Layout

External Works

The external works to the site provide new sports and play facilities for the school and also additional car parking to accommodate the increased pupils to the site.

Car Parking
To the east of the proposed primary school, close to the entrance at Berrywood Road, a dedicated new pupil drop-off / pick-up point is proposed for the primary school. Further car parking spaces are proposed at the eastern end of the site for the secondary school, to replace those lost to the primary school drop off area and to provide additional parking for primary school staff. An attenuation tank will be placed beneath here to regulate water run off. Additional car parking will also be provided by reconfiguring existing parking adjacent to the main school building.

Trees
There will be the removal of some small trees to make room for the new car park and primary school. New trees and shrubs will be planted.

Hard Play
Tarmac is provided around the proposed primary school to meet the BB99 requirements for hard play space for a 2FE primary school. A 1.8m height fence is provided around the hard playspace to segregate the primary school playspace from the secondary school. Additionally there will be habitat area provided for the primary school. To the east of the site two new all weather courts will be provided - this area of land is currently unused by the secondary school. The primary school will share the sports pitches and the all weather courts with the secondary school.
5.2 Form & Scale

Form of the Proposal

The form and scale of the proposed primary school building has been designed to relate to the existing secondary school and nearby context. The proposed primary school will be two stories high - this design decision has been made to maximise the site playspace and to relate to the existing secondary school, which is also two stories high.

The linear form of the building has been developed to be as rational as possible, reflecting our principles of economic design. This form best fits the location on the site, positioned along Berrywood Road and the internal layout of the classrooms. The orthogonal design of the proposed building, with it’s flat roof, straight walls and right angled corners, provides a formal juxtaposition to the asymmetric design of the secondary school, with it’s sloping roofs and angular walls.

The north and south halves of the proposed building have two different characters. The north elevation, which faces the existing secondary school is clad in a high pressure laminate colour cladding. The blue colour scheme picks up on colour scheme of the school logo and complements the white and blue render of the secondary school. The rhythm and colour of the cladding also relates to the coloured tarmac strips proposed on the playground.

The south elevation, which faces Berrywood Road, is clad mainly in brick. The materiality of this elevation reflects the character of many of the buildings on this street. Three brick types have been taken from the local context and have been mixed together to create a graduation across the length of the facade. High pressure laminate cladding has been added to the front corner of the building to accentuate the school entrance, break up the facade and reference the materiality of the north elevation.
5.2 Form & Scale

Relationship to Secondary School

The sketches below illustrate the relationship of the proposed primary school to the existing secondary school.
5.2 Form & Scale
Views from Berrywood Road

The proposed building is partially obscured by trees from the long range view from west along Berrywood Road and as such has minimal impact on the views of the site. In elevation from Berrywood Road the scale and massing of the proposed building relate to the existing secondary school building.
5.3 Materiality

The materiality of the primary school has been selected to relate to the existing context that the school has been sited in. The north and south elevations have two different characters to reflect the different contexts.

To the south elevation, which faces Berrywood Road, the building is clad mainly in brick. The character of this elevation reflects the street as many of the buildings on this street built from brick. Three types of brick taken from the local context are to be used across the length of the facade, mixed together to create a graduated effect.

The flat roof of the proposal will be finished in a multi-layered asphalt. With a thin profiled, powder coated aluminium coping.

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

Example of proposed facing brickwork (colour to match existing buildings on Berrywood Road)

High pressure laminate infill panels.

Material study of existing houses on Berrywood Road

Sample of South elevational view
The north elevation, which faces the existing secondary school is clad in a high pressure laminate colour cladding. The blue colour scheme picks up on colour scheme of the school and complements the white and blue render of the secondary school. The variety of shades of colour also adds a playful quality to the main teaching facade of the primary school building.
Two storey height similar existing school building

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

The internal skirting visually aligns with the external window finish and also reduces maintenance

Floor to ceiling windows allow for full height views out onto the surrounding landscape and natural light to reach deeper into the classroom. Vertical sliding windows provide appropriate levels of natural ventilation. The windows have solar control glass to prevent overheating and blinds, to reduce glare internally.

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

Windows are raised from ground level and together with the one brick return help to reduce cleaning and 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 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 on all south, east and west facing glazing, which is both cost effective and easier to maintain than alternate forms of solar shading such as canopies or bries soleil. All window 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. Calculations have been completed to ensure correct levels of ventilation can be met.

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

The external spaces at Duston School are a great asset to the school and local area; there is a large grass pitch to west of the school, which is used for sports pitches and to the east of the site there are a number of all weather courts.

It is paramount that the construction of the new primary school does not impact negatively on the play and sports provisions of the existing secondary school. This has been addressed in the design layout of the new block (compact footprint/two storey building).

Sport England have a statutory obligation to protect sports pitches, therefore building on a pitch will be opposed by Sport England unless one of their Exceptions listed in the playing fields policy: A Sporting Future for Playing Fields of England.

The proposed location of the new primary school is partially on an area classified as sports pitch and is therefore protected. However two new hard surfaced all weather court to the east of the secondary school building will be built in addition to the primary school. The area of these new all weather courts is equal to the area lost to the new primary school. As the part of the site that these new sports courts will be built on is currently unused by the secondary school, the sports pitch area lost to the primary school is mitigated by the creation of the new sports courts. Under Exception E4

*The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity.*

The grass pitch area (used for sport) lost is 2500sqm and the hard court area gained is 3000sqm, giving a net increase of 500sqm. It is also worth noting that the hard surfaced court is usable all year round whereas use of the grass pitch is seasonal.

Refer to the diagram below for details.
6.0 Access

Entering the Site
All access arrangements are as existing condition.

Pedestrian / bicycle access
The site can be access off either Berrywood Road, where there is a pedestrian access route or from Ryeland Road where there is a pedestrian access route. Pupils can enter the secure primary school playground where there are bike racks to stores bicycles.

Pick up/Drop off
Part of the existing secondary school car park will be transformed into a pupil drop-off and pick-up point for the primary school.

Teaching hours
During teaching hours, all access gates to the secure part of the site are secured. Visitors can still access the car park area. Any visitors must enter the site via the secure entrance/reception area (of either the primary or secondary school), 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.

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 Duston Primary School this adds up to 70 cycle parking spaces, 5 for each of the 14 classes. NCC planners advised that spaces can be added incrementally, as required by the school, therefore 20 spaces have been proposed initially. These numbers will be reviewed yearly by the school.

Car parking
The existing car park will be reconfigured and extended to accommodate the additional pupils that the primary school will create. Currently there are 143 parking spaces for the whole site, 42 additional spaces will be provided, raising the total number of spaces on the site to 185.

Disabled Spaces / Mobility
There are disabled/mobility standards parking spaces provided on site near to the main entrances to both the primary and secondary school buildings.

There are currently 16 spaces. These are increased to 21 to provide 10% mobility spaces in line with policy.
Delivery access / parking
All delivery vehicles to the school or school kitchen enter the school site off Berrywood Road.

Coach / Minibus parking
A number of coach / minibus parking spaces are provided. These will be retained.

Maintenance

Refuse collection
The bin store is located adjacent to the Main site entrance (including for recycling bins). Refuse collection will occur via the Berrywood Road site entrance. There is no change in location of refuse collection.

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

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

Inclusive Access
The new primary school 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.