Redwell Junior School
Redwell Infant School

Proposed extensions
Site boundary/ownership
Trees to be removed
Trees to be retained

Vehicular entrance
Ped.

New secure gated entrance and service footpath to link with existing pavements, thought to be foreseen to suit new opening.

23 parking bays inc. 1 disabled

2no. trees to be removed

New hard planting bed

Existing shrubs to be removed

New landscaped planting bed surrounding existing trees

Existing soft play area to be repositioned

New secure gated entrance to link with existing pavements

Existing formal sports pitch retained
(repositioned during construction period)

New planting bed

Existing kerbline

Emergency access road and pedestrian entrance from Waterworks Lane

26no. cycle bays
8no. proposed cycle bays

Sloping footpath to lower playground. No all-weather surfacing within root protection areas. Refer to AIA.

New hard planting bed

Existing shrubs to be removed

New landscaped planting bed surrounding existing trees

Existing soft play area to be repositioned

Main Entrance
BARNWELL ROAD

Playground

2no. trees to be removed

2no. trees to be removed

3no. trees to be removed

8no. proposed cycle bays

Existing brick store to be demolished

New secure gated entrance

New footpath reconfirmed to LLCL

New secure gated entrance

New secure gated entrance

New secure gated entrance

New secure gated entrance

New secure gated entrance

New secure gated entrance

New secure gated entrance

New secure gated entrance
North Elevation

1:100

Existing trees on eastern boundary - refer to site plan and AIA for further details.

Light grey rainscreen cladding

Buffer brickwork. Hanson Lindum Barley Mixture (sample provided).

New gated entrance through boundary fence and hedgerow.

Existing main entrance to school to be retained.

New sunken terrace surrounded by curved brick facing retaining wall and balustrading.

Coloured rainscreen cladding is proposed to replace existing fascias although existing may be retained due to cost constraints.

Existing wall to be over clad with dark grey rainscreen cladding.

New raised footpath with brick facing retaining wall and balustrading.

Existing trees on eastern boundary - refer to site plan and AIA for further details.

Redwell Infant and Junior School, Wellingborough

4052

1:100

North Elevation

1:100

East Elevation

Existing trees on eastern boundary - refer to site plan and AIA for further details.

New sunken terrace surrounded by curved brick facing retaining wall and balustrading.

Existing trees on eastern boundary - refer to site plan and AIA for further details.

Clerestory windows to new main hall extension.

Existing 2m (approx.) hedge to north boundary of site

New gated entrance through boundary fence and hedgerow.

New footpath with non dig surface to be constructed linking infant and junior school playgrounds.
Raised access footpath with balustrading to ground floor classrooms.

Dark grey rainscreen cladding with accent coloured panels within window reveals.

Accent coloured rainscreen cladding. Colours to compliment existing cladding.

PPC aluminium fascia and trims. Colour dark grey.

Buff brick facings with protruding brick banding at low level. Bricks to be Hanson Lindum barley mixture.

All new windows and doors to be PPC aluminium colour dark grey.

Accent coloured rainscreen cladding. Colours to compliment existing cladding.

Existing junior school hall in distance.

Existing junior school building. Buff brickwork at low level.

Buff brick facings with protruding brick banding at low level. Bricks to be Hanson Lindum barley mixture.

Please note: Wide angle lens used to maximise views across the site.

Existing infant school building.

Dark grey rainscreen cladding with accent coloured panels within window reveals.

Accent coloured rainscreen cladding. Colours to compliment existing cladding.

View from playing field: Please note: Wide angle lens used to maximise views across the site.

View from infants school playground: Please note: Wide angle lens used to maximise views across the site.
**View from entrance to carpark**

- New canopy and glazed screen to arrival area.
- Dark grey rainscreen cladding with accent coloured panels within window reveals.
- Accent coloured rainscreen cladding.
- Colours to compliment existing cladding.
- Buff brick facings with protruding brick banding at low level. Bricks to be Hanson Lindum barley mixture.
- Please note: Wide angle lens used to maximise views across the site.

**View towards main hall entrance**

- New canopy and glazed screen to arrival area.
- Dark grey rainscreen cladding with signage.
- Accent coloured rainscreen cladding.
- Colours to compliment existing cladding.
- Existing junior school building. Buff brickwork at low level, coloured profiled cladding at high level.
- Sunken terrace and balustrading.
- Please note: Wide angle lens used to maximise views across the site.

**Existing junior school hall in distance**

- Existing infanat school building. Buff brickwork at low level, coloured profiled cladding at high level.
- Sunken terrace and balustrading.
- Existing junior school hall in distance.
- Proposed 2-storey extension in distance.

**All new windows and doors to be PPC aluminium colour dark grey.**

**Existing junior school building. Buff brickwork at low level. Coloured profiled cladding at high level.**

**Proposed 2-storey extension in distance.**

**Please note: Wide angle lens used to maximise views across the site.**

**Existing coloured profiled metal cladding retained.**

**Existing junior school hall in distance.**

**Proposed 2-storey extension in distance.**

**Backlit illuminated signage to new rainscreen cladding over existing wall.**

**Expanding school building. Buff brickwork at low level, coloured profiled cladding at high level.**

**Existing junior school hall in distance.**

**Proposed 2-storey extension in distance.**

**Dark grey rainscreen cladding with signage.**
The contract commences in October 2014 (Contractor appointed early/mid. July 2014), allows for approx.10 weeks to procure steel frame, leading to steel erection to commence approx. October 2014. Contractor to be advised that crane operations (swing arc) cannot cross or be adjacent to occupied rooms.

New build hall block and affiliated rooms - works to be completed out of school operating hours. New build block and affiliated rooms to be completed out of school operating hours. New build hall block and affiliated rooms - works to be completed out of school operating hours. Contractor to be advised that crane operations (swing arc) cannot cross or be adjacent to occupied rooms.

Existing 28x15m (approx.) basketball court

Trees to be removed outside of the bird nesting seasons.

Site hoarding (solid panels with minimal gaps at base) to avoid children from crawling under.

Proposed Phase 1 Plan and Constraints - October 2014 - October 2015

Access door to be closed off for duration of works

Areas of works

Internal refurbishment

New building work

Trees to be removed

Floor protection zone in accordance with BS5975-2012. Refer to report dated 12/02/14, All trees within working zones shall be protected in accordance with report to avoid damage to roots.

New build hall block and affiliated rooms - works to be completed out of school operating hours. Contractor to be advised that crane operations (swing arc) cannot cross or be adjacent to occupied rooms.

Existing hall maintained (incl. kitchen)
Proposed Phase 3 Plan and Constraints

- School summer holiday (overlaps with phase 2) period 2015, completing early October 2015.

Constraints key

- Access door to be closed off for duration of works
- Area of works
- Site hoarding (solid panels with minimal gaps at base to avoid children from crawling under)
- Internal refurbishment
- New building work
- Trees to be removed
- Flood protection zone in accordance with BS8522:2012. Refer to Environment Agency guidelines. All areas within working zones shall be protected in accordance with report to avoid damage to roots.

By Department Legend

- Proposed/Consultation
- Extensions
- Internal
- Trenching
- Wall Facades
- Grass
- Secure Lobby/waiting Area
- New glazed screen
- Staff Rooms
- New office and store
- Academic Staff Rooms
- Cloaks/Circulation
- Canopy
- PE Store
- Plant
- Senior Staff Rooms
- Music Room
- Cloaks/Store
- Reception Classrooms
- New glazed screen
- Specialist Teaching
- Breakout/Circulation
- Existing hall maintained (incl. kitchen)
- Corridor
- Existing pool
- New pool
- Existing hall
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- Plant
- New glazed screen
- New office and store
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Site Constraints Plan

Access door to be closed off for duration of works
Area of works
Temporary hoarding (solid panels with minimal gaps at base to avoid children from creating under)
Internal refurbishment
New building work
Trees to be removed
Root protection zone in accordance with BS5837:2012. Refer to AAS for further details. All trees within working zones shall be protected in accordance with report to avoid damage to roots.

Note: Refer to site constraints and phasing plans (drawing A115, 116 and 117) for further details on works carried out in each phase.

New path and soft landscaping will be carried out under the supervision of an arboricultural manager and in accordance with contractor's site regulations. Protection around the root zones is therefore not required due to the nature of these works in this area.

Protective screens around the root zones shall be in accordance with report to avoid damage to trees. Protection around existing trees will be maintained until rear access is no longer required. Contractor is to provide measures for root protection.

Temporary hoarding to be installed around all trees during works to the area and to avoid damage to trees.

Contractor's access route and solid hoarding to be removed for duration of works. Contractor is to provide measures for root protection.

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Contractor's access route and solid hoarding to be removed for duration of works. Contractor is to provide measures for root protection.
Tree protection - All trees and saplings in close proximity to the works (including those in the vicinity of existing power cables) should be protected during the works. Contractor should only gain access to these areas with prior written approval from the Design Team. Contractor is to advise the Design Team of any changes to the proposed route of new cable so drawings can be updated accordingly. Contractor is to ensure that the duct is well sealed at external wall with waterproof collar to avoid ground water from entering the building through the newly formed cable. Contractor is to ensure that the surface is well sealed before screen is installed.

All existing hardwoods and saplings are to be unrooted to their original condition on completion. All trees are to be recovered as required in electrical engineers specification and protected area is to be reestablished with the same level of care when reinstalled on completion of the new vinyl floor finish. All existing trees are to remain and be protected from damage if required during the works. Contractor is to ensure that the surface is well sealed before screen is installed.

The contractor is to ensure that the duct is well sealed at external wall with waterproof collar to avoid ground water from entering the building through the newly formed cable. Contractor is to ensure that the surface is well sealed before screen is installed. Contractor is to ensure that the duct is well sealed at external wall with waterproof collar to avoid ground water from entering the building through the newly formed cable. Contractor is to ensure that the surface is well sealed before screen is installed.

Final setting out of new cable is to be agreed with the project team prior to commencement of site.
Dark grey cladding over existing store.

Colourful cladding to plantroom wall/upstand. Facade steps out in front of grey cladding.

Existing blue profiled metal cladding to run into new dark grey cladding.

Dark grey cladding over existing facade.

Existing buff brickwork.

Colourful cladding to replace existing high level metal profiled cladding.

Colourful cladding to plantroom wall/upstand. Facade steps out in front of grey cladding.

Existing blue profiled metal cladding to run into new dark grey cladding.

Dark grey cladding over existing store.

Existing buff brickwork.

Dark grey cladding over existing facade.

Existing red profiled cladding to existing main hall retained.

New colourful cladding to 2-storey extension.

New colourful cladding over glazed link.

New colourful cladding to plantroom wall/upstand.

New dark grey cladding to main entrance area.

The Old Rectory
Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Copyright reserved. Dimensions to be checked on site. Discrepancies to be reported before proceeding.

Redwell Infant and Junior School, Wellingborough

P1: Planning issue 11.12.13/OB