Extensions and refurbishment to Redwell Infant and Junior School, Wellingborough

PLANNING SUPPORT STATEMENT

Prepared by Peter Haddon and Partners Architects on behalf of Northamptonshire County Council (c/o Lendlease Consulting)
Site Context

Redwell Infant and Junior School is located off Barnwell Road in Wellingborough. The school site is bounded to the west by residential properties and to the east by Redwell Leisure Centre. To the north and south are Barnwell Road and Waterworks Lane both aligned with residential properties with rear gardens fronting the site.

The existing school buildings are predominately brown/buff facing brick with a soldier course that wraps around both buildings below window cills. Both schools see a prominent deep fascia consisting of red and blue coloured metal profiled cladding, which has become discoloured over time.

Roofs are predominately flat with a felt covering although over halls and plant rooms dual pitched and mono pitched roofs can be seen within and outside of the site.

The site levels gradually fall from west to east by approximately 1.5m therefore external steps are found between the two schools linking the infant and junior school playgrounds.

The residential areas surrounding the site are in the main, two storey modern construction brick facing buildings with pitched tiled roofs. In all cases residential properties have views of the site from the side or rear of properties.

To the east of the site is Redwell leisure Centre comprising a buff brick facing building with dual pitched hipped roof of varying heights, large carpark fronting the schools boundary and surrounding sports pitches and courts.

To all sides of the site is a mature hedgerow approx. 2m tall with mature and semi mature trees intermittently dispersed along the boundary. The landscaping on the site is well maintained and links well by winding hard and soft footpaths with play areas. Varying ages and types of trees can be found aligning the rear access road off Waterworks Lane and further distributed across the site. Please refer to the tree survey and arboricultural assessment by AT Coombes submitted with the planning application.

Planning History

The site has been home to Redwell Infant and Junior School since 1975 with the infant school first being constructed followed by the junior school in 1985.

There is evidence of a small single storey infill extension to the junior school building as well as a hot meals kitchen pod located adjacent to the infant school hall.

Approval was recently granted for a temporary mobile classroom in July 2013 (application 13/00011/CCDFUL) to enable an increase in admission numbers for the new school year and during the construction period.

Proposed Development

The proposed development consists of two extensions, a 2 storey building centred between the existing infant and junior school comprising 6 new classrooms, ancillary rooms and circulation spaces
and a further extension to the east of the site adjoining the existing junior school building providing
a new main hall for dining, PE and assembly.

The proposed extensions will enable the schools to amalgamate, should this be approved in the near
future, and operate as a 3 form entry primary school. The locations of the extensions also enable the
schools to be physically joined so the buildings can be read as one cohesive school building. The
appearance of existing buildings will therefore be enhanced in line with new materials proposed.

As the site currently accommodates two schools the external areas and importantly, arrival areas
will be re-landscaped with new hard paving and planted areas to help improve the appearance of
the site and signify pedestrian routes to entrances. Details of treatments to external areas can be
found on the proposed site plan drawing A100 P5.

The proposed extensions are felt to be located in the most suitable positions on the site. The 2-
storey building is cited between the existing buildings and directly behind the existing junior school
hall therefore minimising views from the highway. The new main hall extension is purposefully set
back from the existing building line to restrict views from Barnwell Road and minimise any impact to
views from adjacent buildings. The extension is further obscured by a number of trees and tall hedge
that fronts the site. Both extensions have also been located on external areas that are
predominately hard paved circulation routes therefore reducing impact on hard and soft play areas
that are important to a school environment.

In response to the planning officers pre application comments on the proposal, drawings and
perspective views of the development can be found on drawing A106 P1, A107 P1, A110 P1 and
A111 P1. It is felt that these views give a good impression of what the development shall look like
from outside of the site from neighbouring buildings and highway routes after completion.

The proposed drawings submitted in support of the planning application also include details of
temporary accommodation/ site movements during the construction process. Reference should be
made to drawings A 115 P1 – A118.

For a more detailed description of the proposal please refer to the drawings and design and access
statement submitted with the planning application.

A response to all pre application consultations has been recorded and submitted as a report. Please
refer to this document for a full response to the planning officers comments and all other
consultees.

Planning Policy Framework

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

Local Plan Policy & North Northamptonshire Core Spatial Strategy

Localised Policy and guidance is provided in the North Northamptonshire Core Spatial Strategy. The
policies listed below have been considered during design development and we believe they are
relevant to the scheme as submitted.
Policy 13 – Meet Needs, Section B, C, D, E, G

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

Crime Prevention

The existing buildings are currently located within a 2m palisade fence with securely locked gates at pedestrian entrances. The site further benefits from an access controlled sliding gate and pedestrian side hung gate at the main entrance off Barnwell Road. The new proposal will entirely be located within the perimeter fence maintaining the current site security. A new pedestrian gate is proposed within the boundary fence off Barnwell Road. The gate will be managed in the same manner as the existing pedestrian entrances with them being locked during the school day. This will continue to allow the school to manage school visitors from the main entrance gates where a call monitor is located, which is linked to the main reception. New security lighting will be installed around the proposed works to remove dark corners and light up footpaths around the building.

The refurbishment of the existing schools will enable a single main entrance and reception area to be located directly opposite the entrance gate. This will provide an element of passive supervision of the arrival area while also providing a deterrent to anyone trying to force entry through the main gates.

The school currently have CCTV across the site and it is proposed that further cameras will be provided following the reorganisation of the arrival areas and infill extension between the existing buildings.

The development also provides an increased security around the new buildings in respect to new secure windows and doors providing a compliance of PAS 24 and low level external lighting to the exterior. This is in response to the need to design out anti-social behaviour, crime and reduce the fear of crime by applying the principles of the ‘Secured by Design’ scheme and maximising ‘passive supervision’ across the site.

Local Services and Community Services

The local community will benefit from more children’s places at the school and the potential for using the new main hall for public sporting or other recreational after school activities, which will expand on those currently offered by the schools.

Transport and Road Safety and Highways

We have consulted with NCC highways officer David Jones who commented that the additional parking spaces that the school have permission to use during drop off and pick up times should be demonstrated in the school travel plan. The school have received confirmation of this and therefore reference should be made to the school travel plan submitted with the planning application. An existing zebra crossing is currently located adjacent to the main entrance off Barnwell Road, which is appropriately positioned. The school will continue to make pupils and parents aware of the importance of using the crossing during busy times.

The existing entrances and exits for the school will remain with a further pedestrian entrance proposed opposite the entrance to the new main hall. This is to further encourage parents to use the
allocated parking in the sport centre carpark and reduce the impact on the other entrances off Barnwell Road. Based on the updated School Travel Plan, approximately 49% of students arrive by car and the ‘windows’ of higher car volumes during the day are predominantly at 8.45am and 3.15pm causing minimal impact to the area for the rest of the day. An existing pedestrian crossing on Barnwell Road and other restricted travel routes through surrounding streets limit the speed and flow of traffic helping to make the roads around the school safer. Please refer to the School Travel Plan for more information. The existing car park will be increased in size, producing 3 additional bays, which uses up all remaining space at the front of the site.

Recreation Spaces and Sports England

The recreational spaces on the site are private and not public, but the importance of maintaining these open spaces for the children is important. The site benefits from a large playing field with pitch markings for football and 2 adequately sized playgrounds. The new extensions have been located on the site to avoid taking up play areas and have therefore been located on external circulation routes between and around the existing buildings. Steve Beard at Sports England has been consulted on the proposal, who confirmed that there is little or no impact on existing sports pitches. A more detailed summary of his comments can be found in the pre planning consultation feedback report.

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

Standard of Design, Sense of Place, Healthier Lifestyles and Travel

We have consulted and met regularly with the school and client to understand exactly their requirements and the way they use their current surroundings as a teaching resource. The proposals were shown at a public consultation where we were able to further develop the building design to address some concerns that local residents, staff and pupils had. The school children have been shown the proposals and have been given the opportunity to express their views through their class teachers.

We believe we have created a design that is of a high standard of design which is suitable for, and reflects the local context. The existing materials and building shapes of the local area have been used and adapted to be a modern interpretation using current technologies to create an interesting building which we believe will create a sense of ownership for the children and the local area.

By expanding the school which is in well-populated residential area it will allow more local children to attend their local school where travel by cycle or walking will be possible. New cycle parking facilities will be installed adjacent to the main arrival areas for reception and the main hall entrances to encourage pupils to use of this facility. Based on the current School Travel the majority of students would prefer to cycle to the school, so it is hoped that this can be greatly increased; for reasons of safety this will be restricted to children in the older year groups who have passed their cycling proficiency.
Policy 13 – Protect Assets – L, M, N, O, P, Q

Amenities
The proposed buildings are a reasonable distance away from the neighbouring properties to not cause any issues. The two storey building is located between the existing school buildings sheltered from view to an extent, helping to reduce visual impact from outside of the site. Adjacent properties are approximately 30m way with only corridor windows facing properties. The proposed extensions are therefore felt to have minimal impact on adjacent buildings.

Materials and Existing Structures
The materials selected for the project all have a long life with low maintenance. At the end of the buildings life, many of the materials would be re-useable or recyclable in part or in full. Substantial carbon and waste material savings are being made by extending and improving the existing building rather than demolishing the existing building and constructing a new structure. The existing building is not as energy efficient as a new building, but the savings in materials and energy from maintaining and improving the existing building’s fabric far outweighs demolishing the existing and building a new school.

Flood Risk and the Environment Agency
Jennifer Moffatt at The Environment Agency was consulted on the risk of flooding and was provided with suitable information of the proposed site use and arrangement and shown that the extent of the site which is water permeable has not been reduced. They have confirmed by correspondence that the site is in flood risk zone one and that they ‘have no concerns with the proposal’. A fuller description of their comments can be found in the pre planning consultation feedback report issued with the planning application.

Policy 14: Energy Efficiency and Sustainable Construction
This project is slightly over 1,000sqm and therefore Policy 14 should apply to the project. A sustainability statement has been supplied by The Roltons Group, which is submitted with the planning application that gives details on how 10% of energy demand can be produced by on site renewables. The main area where this policy is sufficed is through air source heat pumps providing heating to the new extensions via underfloor heating. In addition to this a number of energy saving processes and materials are proposed.

- Highly insulated walls and roofing
- Natural ventilation rather than mechanical ventilation
- Water saving toilets
- Solar controlled glass
- Encourage the use of cycles and walking to school
- Thermal and energy efficient improvements to the existing buildings
National Planning Policy Framework

The Communities and Local Government National Planning Policy Framework set out criteria for effective and appropriate developments which can be supported by the Local Planning Authority. We highlight some key aspects of the proposed scheme relative to the objectives and aims of the Framework noted above, in support of the proposed application.

Paragraph 14: Presumption in favour of sustainable development.

The project is not being lauded as a Green building, but many sustainable features have been incorporated. Details of the sustainable and energy efficient aspects of the buildings are described in the accompanying sustainability statement. As confirmed in correspondence to Mark Laurensen (planning officer), the building will not be targeting a BREEAM rating but will endeavour to use the ethos of this scheme to ensure the building is designed with sustainability and energy efficiency in mind.

Paragraph 30: Facilitates the use of sustainable modes of transport;

Allowing more local children to attend the school with this expansion, more children will be able to walk or cycle and not travel by bus or car to schools further away. Secure, passively supervised cycle parking will greatly increase across the site in the hope that parents and staff will be more inclined to use the facility.

Paragraph 36: Travel Plan;

An updated travel plan has been completed by the school, which is submitted with the planning application. Please refer to the schools updated travel plan for more details.

Paragraph 37: Balance land use to minimise journey lengths;

The site benefits from a large well managed site. The proposed extensions will be located on areas of the site that are underused and will not have a significant impact on the site overall. The project is felt to benefit from the loss of this open space to enable a greater number of student places at the school for local children, therefore helping to reduce journey times to and from school.

Paragraph 56/58/63: Importance of design;

A number of parties have been consulted on the proposed development and all comments regarding the design, layout and appearance have been very positive. The development is felt to reflect the playful nature of a school environment while enhancing the local vernacular.

Paragraph 62: Design Review by the local planning authority;

The proposed drawings have been issued for comment to the local planning authority prior to submission of the planning application in order to receive comments on the proposals so the design team could react to any comments that were felt to be necessary.
Paragraph 66: Work closely with those affected by the proposal;

A pre planning consultation evening was held with local residents, pupils, parents and staff to give everyone an opportunity to comment on the design so these can be considered by the design team and incorporated into the project. Other interested parties have also been consulted and all details can be found in the pre planning consultation feedback report submitted with the planning application.

Paragraph 72: Ensuring sufficient choice of schools;

By increasing the number of student places in the school this will be met.

Paragraph 79: Green belt;

No green belt or open space is lost. All construction is to take place on, or above, existing hard landscaped areas.
1.0 Introduction

This design and access statement has been prepared by pHp architects, Northamptonshire following their appointment by Lendlease Consulting and Northamptonshire County Council. The design and access statement is submitted in support of a full planning application for the refurbishment and extension of Redwell Infant and Junior School, accessed from Barnwell Road, Wellingborough.

Northamptonshire County Council is proposing to extend and expand Redwell Infant and Junior School to meet the local need of increased number of student between the ages of 4-11. The expansion will include the re-organisation of existing rooms and construction of new classrooms and other supporting rooms to allow the schools to increase to 3 form entry thus increasing pupil number by 210 divided between each year group.

In addition to the design and access statement a number of other reports, drawings and forms have been provided, which forms part of the submission.

2.0 Planning

2.1 Planning Statement

The project response to planning policy is detailed within the accompanying Planning Statement prepared by pHp Architects, which explains the planning issues other than design and access in greater detail.

2.2 National Design and Planning Policy Guidance

Localised policies and guidance through the North Northamptonshire core spatial strategy and the National Planning Policy Framework have all been considered in the design and layout of this proposal. A response to each policy that has an impact on the development is detailed in the accompanying planning statement that is submitted with the planning application.
3.0 Analysis and Assessment • Constraints and Opportunities

3.1 Physical Context

Redwell Infant and Junior School is located off Barnwell Road in Wellingborough. The school site is bounded to the west by residential properties and to the east by Redwell Leisure Centre. To the north and south is Barnwell Road and Waterworks Lane both aligned with residential properties with rear gardens fronting the site.

The existing school buildings are predominately brown/buff facing brick with a soldier course that wraps around both buildings below window cills. Both schools see a prominent deep fascia consisting of red and blue coloured metal profiled cladding, which has become discoloured over time.

Roofs are predominately flat with a felt covering although over halls and plant rooms dual pitched and mono pitched roofs can be seen within and outside of the site.

The site levels gradually fall from west to east by approximately 1.5m therefore external steps are found between the two schools linking the infant and junior school playgrounds.

The residential areas surrounding the site are in the main, two storey modern construction brick facing buildings with pitched tiled roofs. In all cases residential properties have views of the site from the side or rear of properties.

To the east of the site is Redwell leisure Centre comprising a buff brick facing building with dual pitched hipped roof of varying heights, large carpark fronting the schools boundary and surrounding sports pitches and courts.

to all sides of the site is a mature hedgerow approx. 2m tall with mature and semi mature trees

3.2 Economic Context

Northamptonshire County Council has recognised the potential for redevelopment and expansion of Redwell Infant and Junior School in response to the demand for additional pupil places in the local area. The schools therefore have an opportunity to improve their current accommodation and appearance thus extending the life of the buildings and enhancing its vernacular while catering for the demand from the local community.

The increase in pupil number will also necessitate the recruitment of additional teachers and learning support assistants, who will be recruited on an annual basis as each year group increases in size.

The Department for Education has awarded the project a capital grant of £1.8m from the new Targetted Basic Need Programme subject to all statutory consultation and planning processes being completed. This Programme has been established to fund high quality new pupil places where there are demographic pressures at good or outstanding schools. The balance of the funding for the proposed £2.8m capital scheme will come from the Council’s capital programme and £150,000 from developers’ Section 106 contributions.

3.3 Social Context

There is a proposal to permanently expand the numbers at Redwell Infant and Junior Schools from two forms of entry (60 children per year group) to three (90 children per year group) from September intermittently dispersed along the boundary. The landscaping on the site is well maintained and links well by winding hard and soft footpaths with play areas. Varying ages and types of trees can be found aligning the rear access road off Waterworks Lane and further distributed across the site.

Please refer to the tree survey and arboricultural assessment by AT Coombes submitted with the planning application.
2014. This is part of a wider proposal to amalgamate the two schools into a single all-through primary school. There is a formal statutory consultation process currently underway before a final decision is made at Cabinet in February 2014. In the meantime, a feasibility study has been progressed to explore the options for how the buildings could be extended to provide the additional capacity if the numbers increased. Following pre-planning consultation with parents and the wider community, the plans have been developed to the stage of this planning application.

There is a related planning application (13/00011/CCDFUL) for the installation of a double mobile classroom on the site at Redwell Infant School, which was granted planning approval in July 2013. This is to allow the school to increase its admission number on a temporary basis from 60 to 90 from September 2013 to meet the demand for school places in the area. For these numbers to be sustained in future years, the buildings need to be extended and planning permission is now being sought for the permanent capacity to be provided at both the Infant and Junior Schools.

The admission number for Reception children starting school in September 2013 at Redwell Infant School has been increased to 90; all places have been allocated and there is already a waiting list. The current (June 2013) pupil roll at Wellingborough Infant Primary Schools demonstrates how tight the pupil place position is in the town and there is a need to provide additional places.

<table>
<thead>
<tr>
<th>School</th>
<th>Published admission number (PAN)</th>
<th>Reception number on roll</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redwell Infant</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Diamond Learning Community (Oakway)</td>
<td>90</td>
<td>91</td>
</tr>
<tr>
<td>Victoria Primary</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>The Avenue Infant</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>All Saints Church of England Primary</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Olympic Primary (Hardwick)</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>St Barnabas Church of England Infant</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Ruskin Infant</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Croyland Primary</td>
<td>60</td>
<td>63</td>
</tr>
<tr>
<td>Our Lady’s Catholic Infant</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Warwick Primary</td>
<td>52</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>682</td>
<td>694</td>
</tr>
</tbody>
</table>

The Council has already added capacity to Wellingborough Primary Schools with expansions either completed or underway as follows:

- Diamond Learning Community – PAN increase of 15
- Victoria Primary – PAN increase of 15
- Ruskin Infant – PAN increase of 30
- Croyland Primary – PAN increase of 15

This has provided an additional two and a half forms of entry (75 places in each year group) for the town, but more is required.

The rising demand for primary pupil places in Wellingborough is part of a national picture of rising birth rates, and for Northamptonshire, also high levels of in-migration and some new housing. The growth in Reception numbers (children starting school aged 4+) between 2009 and 2013 is 12.7% in Wellingborough. The County Council’s capital programme will be adding over 10,000 new primary places by September 2015 across the county. There is need to not only meet the rising demand, but also to put back some surplus capacity into the admissions system to support parents’ choice and diversity. The Department for Education also recommends a working capacity of 5% surplus places for flexibility and to deal with temporary fluctuations in cohorts of children.

Expansion and amalgamation at Redwell are proposed for a number of reasons:

- Redwell Infant School has an OfSTED rating of ‘Outstanding’ from its 2011 inspection;
- It has recently been awarded teaching status as a National Support School;
- It is oversubscribed and had 81 first preferences for 60 places in Reception for the 2012-13 academic year;
- The two Governing Bodies have been very active in jointly considering the future organisation arrangements of the schools (now federated) and also taking a collaborative view of options for the optimum development of the site and facilities;

4.0 Involvement - Design Process

4.1 Community Involvement

A pre-planning public consultation was held on 4th July 2013 to gain feedback from those directly affected by the proposals. A mix of parents, staff, pupils and residents attended and completed feedback questionnaire, which is summarised and included within the pre-planning consultation feedback report submitted with the planning application. In summary, all were very complimentary of the design and understood the need for the development. The phasing and construction programme was of interest, which was described during the evening. The main concern expressed by some was the provision for parking during busy periods and the congestion along the access roads generated by school traffic, which the schools have and are continuing to address. Please refer to the school travel plan submitted with the planning application, which gives details on these issues.

4.2 Staff and Student Involvement

Throughout the design process staff and students, through client engagement meetings and student council meetings, have been consulted as end users. This is felt to be an extremely important process to allow the design to develop with the specific needs of the staff and students, which has informed all aspects of the project.

The importance of this process is even more unique to this project due to the consultations that are taking place to amalgamate the infant and junior schools into a 3 form entry primary school. Facilities will be created that allow the national curriculum to be taught as set out in Building Bulletin 99.
4.3 Consultation With Planning Consultees

Pre-planning consultations have taken place with the following groups in order for the design to be developed and appropriate information produced that is submitted in support of the planning application. A brief summary of their feedback and requirements for the planning application is as follows. For a more comprehensive record of the pre planning consultations that have taken place, please refer to the pre planning consultation feedback report that is submitted.

Highways Authority – A school travel plan is required, which should discuss traffic and transport problems associated with the school. The legitimacy of the schools arrangement with Redwell Leisure Centre to use their carpark should be demonstrated in the planning application.

Environmental Agency – The site is within flood zone 1 and is below an area of 1 hectare therefore a flood risk assessment is not required and the planning officer does not need to consult the Environment Agency directly. The use of a sustainable urban drainage system is encouraged to manage surface water run-off where possible.

Sport England – Impact on hard and soft sports pitches is minimal, although care should be taken to reposition the basketball court. The sports/main hall should make reference to Sport England guidance where appropriate.

Environmental Planning – Impact to the ecology and arboriculture on the site appears to be minimal and the proposed removal of trees looks to be acceptable. The scheme has addressed the trees on the boundary to the adjacent leisure centre. It was also confirmed that due to the age of the building a bat survey will not be requested. The following documents to accompany the planning application have been confirmed: Arboricultural impact assessment including: tree Protection Plan and Arboricultural Method Statement, Detailed Tree survey, Proposed landscaping scheme

Archaeology – Northamptonshire Archaeology have confirmed that no archaeological investigations will be required in the locations of the proposed extensions.

5.0 Design Evolution

5.1 Initial Scheme Designs

A feasibility study took place that investigated the benefits and constraints of several layouts from both an educational and site arrangement perspective. The schemes were developed with close dialogue with the client (NCC) and end user (Redwell Infant and Junior School) to gain a better understanding of the brief and enable the creation of spaces around the learning ethos of the schools.

Alongside discussions with the client, feedback was being sought from consultees to the planning process to understand requirements for an application as well as comments on the proposals.

The two coloured plans show how the layouts evolved following these discussions. The plan to the left shows 2 single storey extensions with a new hall centred between the existing buildings. The infant school playground was reduced considerably by the new building and trees to the eastern boundary would have had to be removed to enable construction, the internal layout was also compromised by existing classrooms becoming internal rooms with only rooflights providing natural light.

The central plan is a progression to a 2-storey building within the centre of the site and additional classroom and main hall building to the east. Playgrounds are largely kept the same areas thus sufficing Sport England comments. Internally, level changes between the existing buildings can take place in the centre of the building providing a link vertically and horizontally through the schools.

The plan to the right is the layout that is submitted for planning approval. A 2-storey teaching extension and central circulation core was felt to enable a better flow through the schools while providing teaching ‘clusters’ directly linked to a breakout space, which help to meet the clients aspirations. the extension to the east now only accommodates the new main hall and ancillary rooms off. The proximity to trees on the boundary was carefully considered and through discussions with the environmental planning officer the reduction in area and reorientation of this extension achieved a satisfactory outcome.

5.2 Consultations

The pre-planning consultations have helped to inform the design process up to the point of the planning submission.

Environmental Planning commented on the earlier scheme that was in closer proximity to the trees on the eastern boundary. The design team acted upon this and revised the layout and orientation of the extension so that the building is now of an acceptable distance outside of root protection zones and tree canopies.

The public consultation event held at the school provided some feedback about the appearance of the building and views towards the site from outside the site boundary. The design team reviewed the height of both extensions in order to improve its relationship with existing building heights and reduce the visual impact from neighbouring properties, particularly those on the Western Boundary. Since the public consultation the proposed 2-storey extension has been reduced in height by over 1metre.

A school travel plan has been produced by Redwell Infant and Junior School in response to the Highway Authorities comments, which is hoped to identify current issues and ways in which the schools can resolve them.
6.0 Development Design

6.1 Appearance

The new buildings provide an opportunity to architecturally pull the aesthetics of both existing school buildings together while addressing some of the existing elevations so the site appears as one cohesive building.

Arrival experience is important. Currently there are two poorly defined entrances into each school so by creating one single point of entry into the building, arrival can be addressed. A vibrant rain screen clad flank wall that wraps around the arrival area will be constructed leading from the main entrance gates to a new fully glazed screen with sliding, access controlled doors into a secure lobby where visitors can speak directly to reception staff. The main entrance will be further defined by a large cantilevered canopy and school welcome signage fixed to the façade facing Barnwell Road.

Beyond the main entrance, the two storey building can be seen. The wall facing the arrival area will again see rain screen cladding applied with accent colours that complement the existing elevations. A new corridor is created in front of the existing external walls of the year 1 classrooms with a full height glazed curtain wall running completely across the elevation linking to a second glazed curtain wall fronting the new stair core. This is intended to maximise natural light from the north and west without creating overheating from direct solar gains and also allowing some transparency between internal and outdoor areas.

The two storey building will further see rain screen cladding and buff brickwork used across the remaining elevations. Classroom elevations fronting the junior school playground will be defined by buff brick faced ‘cubes’ that appear to be pulled out of the elevation. The brick cubes create a rhythm across the elevation progressively increasing in size towards the main school entrance (refer to 3d perspectives).

The main hall building and new entrance corridor will again see a mix of colourful rain screen cladding and buff brickwork. The height of the main hall will be broken up by cladding stepped out from the brickwork below starting at the height of the parapets adjacent. The expanse of brickwork will be broken up by three bands of recessed brickwork complementing the soldier courses that run around the existing buildings. Two glazed curtain walls with external doors for escape are to be located on both sides of the hall connected to a length of opening clerestory windows to aid cross ventilation and improve natural light further into the hall. A row of rooflights will be located directly above the end wall facing the existing playground providing a wash of natural light.

In the same way that the rain screen cladding at the main entrance defines arrival, the existing flank wall to the year 4 classrooms will also be clad providing a secondary arrival area for those accessing the main hall from the new footpath that will be created, subject to the relevant agreements.

New roofs will continue to be flat with parapets and guard rails to provide a safe working area for future maintenance and cleaning. The West elevation of the two storey extension will see the roof overhanging the façade providing shading to glazing at high level.

Internally, a mix of fair faced light buff brickwork and painted plaster walls are visible in the existing buildings. The new extensions are intended to be plastered with a paint finish. A selection of walls is felt to benefit from accent colours, which will be developed with the client further into the design process. Acoustic treatment will be required throughout the new building in accordance with Building Bulletin 93, through the use of perforated linings and acoustic wall boards and ceiling tiles. Locations and quantities of these will be further determined as the acoustician develops his proposals.

6.2 Layout

The organisation of all spaces have been designed to work around the clients request to maintain ‘clusters’ of classrooms within each year group wherever possible. In the main this has been achieved with some exceptions found in the existing building due to working with existing layouts. Adopting this principle allows breakout spaces, washrooms and resource storage to be located in close proximity to each classroom therefore improving the efficiency of how the building is occupied.

Staff facilities are to be put at the heart of the building, the central position within the, now combined, school building, creates a greater connectivity between staff and pupils. They are also located at the front of the school helping to safeguard the arrival area and passively supervise the front of the site at all times of the day.

Welfare facilities are to be distributed throughout the new and existing buildings. All facilities are currently shown as being refurbished in line with the new ones created although this is subject to the budget being available for this work, which will be continually reviewed and reported to the client.
A new footpath will be provided around the new sports/main hall to the existing junior school playground at the rear to enable ease of access for maintenance and parents taking and collecting their children from classrooms at the rear of the building.

6.4 Scale

The scale of the extensions proposed and area of the site taken up by the development were an important consideration from the start of the design process. The project team has understood the proximity to neighbouring houses as well as the well maintained grounds of the school.

The natural location for the teaching extension is centred between the two existing schools connecting the infant and junior schools together. A 2-storey extension was felt to be the most acceptable approach due to the typography of the site as well as reducing the footprint of the building on the existing play areas surrounding.

The 2-storey extension is in keeping with the height of the existing rooflines of the main hall to the infant and junior schools, so it is felt that a 2-storey building sets well in the centre of the site connecting the existing buildings.

The main hall extension is located on the far east side of the site alongside the boundary of the adjacent Redwell Leisure Centre site. The scale of this extension is in keeping with the existing halls on the site and sits well against the backdrop of the trees along the boundary and leisure centre halls beyond. the building has also been moved back behind the building line that fronts Barnwell Road to reduce the visual impact from houses that look toward the site. The new main hall is approximately 24m away from the boundaries to the adjacent houses. the building is further obscured by the 2m hedge at the front of the site and tall trees surrounding.

7.0 Environmental Design

An energy and sustainability statement has been prepared by Roltons Group to support the planning application so reference should be made to this document to understand the how the project has addressed this subject.

In summary, the project is proposing the following, which is further described in the supporting document:

- Two protected stair cores and single platform lift will be created in the centre of the building and extremity of the two storey building, enabling staff and students to circulate within the building to all parts of the infant and junior school.

- Externally, level changes at the rear will be addressed by the creation of a sloped path from infant to junior school playgrounds curving around the existing trees and new soft landscaped area running into the new building. At the front of the site, access from stair 1 at the lower ground floor level will be gained via a footpath that wraps around the junior school with a retaining wall and soft landscaped bed that slopes up to the floor level of the infant school.

- The year 2 classrooms on the ground floor within the new two storey extension will benefit from external access out of each classroom via a raised footpath with balustrading to the junior school playground. Steps at the end of the footpath will then link back with the new sloping footpath formed to connect the existing infant and junior school playgrounds. An alternative access into the new extension that is level with the external ground is located off the infant school playground with access into the year 2 breakout space.

- The new path that links the infant and junior school playground together will require further thought to the position of the path and construction due to its proximity to the root protection zones of a number of trees.

- Planting beds as shown on the attached proposed site plan will be developed by the appointed arboriculturalist and will be formed by the NCC ‘planting to be avoided’ list.

- The arrival area at the front of the site will be further emphasised by new paving that will lead you into the building. A sunken terrace will also be created adjacent to the admin. Rooms, providing an additional external breakout space and creating a more inviting and pleasant environment for parents staff and pupils.

Above: Existing View from Barnwell Road with 2m high hedge in foreground and junior school hall obscuring views beyond

Above: Proposed view of new main hall extension from footpath along Barnwell Road obscured in part by existing trees and hedge
8.0 Access and Travel Plan

8.1 Site Access

The schools, during construction and after completion will continue to use the drive way off Barnwell Road as their main access. For safety during the school day, movements in and out of the carpark will be restricted during pick up and drop off times, which already takes place. Further existing pedestrian entrances are located at the western end of the site off Barnwell Road and to the South off Waterworks Lane. An existing emergency access road is also located off Waterworks Lane next to the pedestrian footpath.

Onsite car parking facilities are limited off Barnwell Road with little opportunity to create additional spaces, although the development is proposing three additional spaces within the site. In addition to this cycle storage is being increased and a safer pedestrian route is being created.

The school are aware of the restricted on site parking and have therefore taken a proactive approach to reduce impact on Barnwell Road and agreed with Redwell Leisure Centre to use allocated spaces during busy school times. This is an ongoing agreement that will continue beyond completion.

The proposal includes the creation of a new pedestrian footpath off Barnwell Road at the Eastern end of the site adjacent to the new main hall extension and opposite the pedestrian crossing. A legal agreement is being sought from the owners of the land which the footpath will cross (Wellingborough Borough Council) although the planning applications also seeks this approval alongside.

8.2 School Travel Plan

To support the planning application and in response to the Highway Authority comments Redwell Infant and Junior school have produced a travel plan that looks at travel to the site in general for staff, pupils and visitors and addresses existing issues and ways they are trying to improve movements in and around the site. Please refer to this document, which has been submitted with this application.

9.0 Conclusions

The proposed works at Redwell Infant and Junior school are felt to have fully responded to the client, end user, local community and other consulted parties requirements. The process of all consultations have been fully recorded and the design response has been demonstrated in the supporting documents submitted with the planning application.

Layout, appearance, scale and landscaping have all been carefully considered with the proximity to existing buildings on and off the site and its natural context being of particular importance. The extensions are not only providing new facilities but they are also physically connecting the two schools. It is paramount that the design creates a coherent architectural language across the whole site so the buildings read as one but with clear definition to arrival areas.

Water consumption will be minimised wherever new fittings are being proposed and the project targets 25% reduction in water consumption to Part G targets. Percussion, aerated taps and, dual flush cisterns are amongst some items that are being considered to meet this target.

Part L2a of the building regulations require the project to carry out consequential improvements to the existing buildings. The proposal will demonstrate to building control that this is achieved through the improvements to the existing fabric.

Part L2a of the building regulations will apply to this project and to help suffice requirements and reduce carbon emissions from the site the following are being considered:

- Improved performance to thermal envelope beyond Part L elemental U values
- Energy efficient lighting and daylight linked and absence/presence detection lighting controls
- Use of natural ventilation
- Efficient heating system through air source heat pump and underfloor heating
- Solar controlled glazing

Water consumption will be minimised wherever new fittings are being proposed and the project targets 25% reduction in water consumption to Part G targets. Percussion, aerated taps and, dual flush cisterns are amongst some items that are being considered to meet this target.

The proposal is able to demonstrate at least 10% of the onsite energy is generated from renewable sources through the use of air source heat pumps providing heating to both extensions.

Part L2a of the building regulations require the project to carry out consequential improvements to the existing buildings. The proposal will demonstrate to building control that this is achieved through the improvements to the existing fabric.

The proposal includes the creation of a new pedestrian footpath off Barnwell Road at the Eastern end of the site adjacent to the new main hall extension and opposite the pedestrian crossing. A legal agreement is being sought from the owners of the land which the footpath will cross (Wellingborough Borough Council) although the planning applications also seeks this approval alongside.
Extensions and Refurbishment to Redwell Infant and Junior School, Wellingborough

PRE-PLANNING CONSULTATION FEEDBACK REPORT

Prepared by Peter Haddon and Partners Architects on behalf of Northamptonshire County Council (c/o Lend Lease Consulting)

130923jl4052C2fs pre planning consultation feedback report
9/23/2013
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Introduction

During the design process the design team have engaged a number of consultees to the planning application in order for the design to develop alongside comments from the interested parties. The early consultations is hoped that the design and supporting information demonstrates a willingness to listen to all those effected by the development.

Enclosed within this report is the correspondence and feedback that was carried out between all of the consultees that were engaged. The following statements give a summary of the feedback that was received and a brief response to how the proposal has addressed these comments.

Sport England – (Appendix A)

Comments were received that respond to the following Sport England policies.

E1 The site has no special significance to the interests of sport and the catchment area has an excess of playing fields.

E2 The proposal does not affect the quantity or quality of the existing pitches or adversely affect their use.

E3 The proposed development does not affect land which could form part of a playing pitch.

E4 The playing pitch area that would be lost as a result of the proposed development would be replaced by an equivalent pitch elsewhere on the site.

E5 The proposed indoor sports facilities outweigh the detriment caused by the loss of playing field.

The new main hall has some impact on the existing basketball court, which should be addressed in the submission. New sports facilities generated by the proposal should be built in accordance with Sport England’s guidance.

Applicants Response

The submitted drawing A100 – Proposed site plan, make reference to the existing outdoor basketball court and run off area being relocated to enable the construction of the new main hall.

Outdoor sports pitches will be temporarily repositioned on the playing fields to enable the construction of both extensions. These will be reinstated in their current location upon completion of the works.

Environmental Planning – (Appendix B)

A number of detailed discussions have been held to confirm exact requirements that would be required with a planning application. Comments were also received regarding tree preservation and impacts to ecology on the site. Comments were received as follows.

- It is not necessary to carry out site ecological survey to support the application on this site as no protected species should be disturbed.
- Consideration should be given to providing detailed drainage plans.
- Phasing and construction access plans also as these can all have implications for trees.
The typography of the site should be provided in order for an Arboricultural Consultant to prepare an Arboricultural Impact Assessment and draft/outline Arboricultural Method Statement.

- Detailed Tree survey.
- Proposed landscaping scheme.
- Statement within the design and access statement.
- A site visit was carried out by Tina Cuss on 08 August 2013 and feedback received after on 09 August 2013.

**Applicants Response**

Through consulting environmental planning at such an early stage into the project, the design and layout has been able to address comments and reissue drawings for further comments and approval.

The size and orientation of the main hall extension was reconsidered following earlier discussions due to the close proximity to trees on the eastern boundary. This is further described in the design and access statement.

All of the requested information that has been asked for has been included in the submitted supporting documents and drawings and is therefore hoped that pre commencement condition will not be imposed on any approval.

**Environment Agency – (Appendix C)**

Comments from the Environment Agency are as follows.

- The proposed development site is less than 1 hectare and is located in Flood Zone 1.
- Government policy strongly encourages a sustainable drainage system (SuDS) approach to the management of surface water run-off at such sites. We are therefore pleased to see that the applicant is considering the use of soakaways at the site.

**Applicants Response**

The project team have investigated as to whether soakaways are a possible solution on the site to address government policy and recommendations, although following the ground investigations that took place is was found that the ground conditions were not suitable for soakaways and therefore surface water discharge would need to be via the main sewer network. The drainage scheme has been designed with below ground attenuation crates to 5l/s restricted discharge rates. Further details can be found in the ground investigation report and foul and surface water drainage drawing (4985-SK02) submitted with the planning application.

Due to the site being below 1 hectare and located in flood zone 1, a flood risk assessment is not required for this application and therefore one has not been submitted.

**Archaeology – (Appendix D)**

Following the County archaeology advisor’s review of HER records and proposed drawings it has been confirmed that there is no requirements for archaeological investigations on the site.
Highway Authority – (Appendix E)

The following comments were received from David Jones of Northamptonshire Highways on 05 June 2013.

- The planning application for this development should be supported by a School Travel Plan which, amongst other things, should discuss traffic and transport problems associated with the school.
- The suggestion of an additional pedestrian entrance is noted but it must be ensured that the safety of vulnerable persons is not put at risk by the provision of multiple points of access onto the highway.
- You should satisfy yourself as to the adequacy of parking accommodation allocated to serve the staffing and servicing requirements of the school.
- It is noted that some use is made of Redwell Leisure Centre carpark for picking up and dropping off but perhaps the legitimacy of this arrangement should be confirmed.

Applicants Response

The project team have worked with the school to address issues relating to travel to and from the site for staff, pupils and visitors. The school have produced a travel plan that highlights current issues and ways in which they are working to improving them. The travel plan also looks at the effect the proposal will have on the site and surrounding area and discusses the ways they intend to address this.

Details and correspondence relating to the use of the adjacent Redwell Leisure Centre carpark is also discussed within the travel plan, which is successfully alleviating parking issues during busy pick up and drop off times. The leisure centre is happy for this arrangement to continue as it has no impact on their peak operating hours.

The new pedestrian access gate proposed opposite the main hall entrance has been positioned to provide a closer access to the leisure centre carpark and take some pedestrian traffic away from the main entrance gates and footpath from the pedestrian crossing. It is also located here to encourage parents to use the agreed parking area in the leisure centre carpark.

For further details please refer to the design and access statement and school travel plan that are submitted with the planning application.

Local Planning Authority – (Appendix F)

The following comments were received from Mark Laurenson on 31 May and 26 June 2013.

- The layout seems to make good use of what would otherwise seem to be underutilised space.
- The design and location of the two storey extension goes a long way to soften its impact.
- In forming the application I would be interested to also see a 3D visualisations from outside the school grounds to illustrate what 2 neighbouring properties would expect to see of the extensions.
- I do wonder if questions will be raised about the need for the hall in light of the facilities at the adjacent leisure centre and suggest this should be addressed in the application.
• I note the comment that the Redwell leisure centre carpark is used for pick up and drop off. How well does this work in reality and are the borough happy for this to continue? Does this extend to staff parking? It seems that perhaps there is only limited scope for additional parking on site.

• Policy 13 is the main policy regarding sustainability that would apply to this project although policy 14 is also relevant.

• The proposals would not seem to exceed 1,000m² of gross floor area or 1ha or more of land and we would not insist on the proposal demonstrating that at least 10% of the demand for energy will be met on-site and renewably and/or from a decentralised renewable or low-carbon energy supply.

Applicants Response

The design and access statement will address a number of these comments, which has been submitted in support of the planning application.

3D perspective drawings have been included within the submission to give a better understanding of the design and views towards the new extensions.

The main hall extension is first and foremost a school hall for PE, dining and assembly and is sized in accordance with Building Bulletin 99. Although the facility has the potential for after school use the size of the facility can no way, or is intending to, compete with the facilities and the space Redwell Leisure Centre has to offer to the local area.

Details regarding the parking agreement with Redwell Leisure Centre have been detailed in the school travel plan that is submitted with the planning application.

A planning policy statement has been submitted with the planning application that discusses policy 13 and 14 amongst others that apply to the development. It should be noted that the extension is slightly over 1,000m² and therefore the project team have met the requirement of 10% of energy demand is met by on site renewables. Please refer to the sustainability statement that is submitted with the planning application.

Public Consultation – (Appendix G)

A pre planning consultation evening was held on 04 June 2013 to meet with local residents, parents, staff and pupils and present the proposed drawings. Feedback forms were available for people to comment on the proposal so attendees have the opportunity to inform the design and the design team could react to comments before a planning application is submitted.

A list of attendees and completed feedback forms has been included in the appendix of this report but in summary the comments were as follows.

• Very impressive and well thought out design.
• The flow through the school feels right.
• How temporary will the mobile classrooms be?
• Parking along Barnwell Road and Naesby Close can be an issue during drop off and pick up times.
• Appreciation expressed for the chance to comment on the proposal.
• A great opportunity for staff and pupils.
- Would like to see more encouragement to use the allocated leisure centre parking.
- Onsite parking is limited.
- The building will provide a fresh new look to the local area.
- Close off the footpath between 17 and 19 Churchill Ave. to reduce anti-social behaviour.

**Applicants Response**

All comments on the design and layout of the building were extremely positive and there was a clear understanding for the Redwell schools to expand to meet the demand of parents wanting their children to enrol at the schools.

Parking and traffic was the main concern by some. This is an issue that many schools experience during peak drop off and pick up times of the day. The proposal is maximising the parking on the site where it is possible and the school have taken proactive steps to encourage other forms of transport and agree additional parking space in the leisure centre carpark. Please refer to the school travel plan for further details that is submitted with the planning application.
Steve

Many thanks for your comments.

In regards to the existing basketball court on the hard play area adjacent to the proposed sports/main hall. The court is proposed to be relocated slightly away from the existing with the appropriate run off areas.

The new badminton court within the new sports/main hall will be designed in accordance with Sport England guidance wherever possible, although due to its main use as a school hall a small amount of compromise may have to occur.

Lastly, the scheme is being designed with the potential for community use so the practicality of this is being considered by the client user group and will be confirmed in the planning application documents.

Kind regards

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From: Steve Beard [mailto:Steve.Bead@SportEngland.org]
Sent: 06 June 2013 13:45
To: Jonathan Landeman
Subject: 2013606 32872 Pre Application Advice Redwell School

Good afternoon Jonathan,

Please find our response attached.

Regards Steve

Steve Beard
Planning Manager
T: 02072731770
M: 07775752451
F: 01509 233 192
E: steve.beard@sportengland.org
Click here to report this email as spam.
Dear Jonathan,

Site: Redwell Infant and Junior school Barnwell Road Wellingborough NN8 5LQ
Proposal: To extend and refurbish the existing Redwell Infant and Junior schools in Wellingborough.

Thank you for consulting Sport England on your proposal.

It is planned to extend and refurbishment the existing Redwell Infant School.

Sport England considers proposals affecting playing fields in the light of its Playing Fields Policy: “A Sporting Future for the Playing Fields of England”. This is available online at:

http://www.sportengland.org/facilities_planning/putting_policy_into_practice/playing_fields.aspx

This policy statement defines in planning terms what is considered a ‘Playing Field’, which is; the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more.

The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports. The policy identifies five exceptions to our normal position of opposing development, which would result in the loss of playing fields, as follows:

E1. A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
Please note that the above constitutes informal advice, Sport England reserves the right to object to any subsequent planning application if we do not consider that it accords with our playing fields policy.

If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely

[Signature]

Steve Beard
Planning Manager

Tel: 020 7273 1770
Email: Steve.Beard@sportengland.org

Sport England, SportPark, 3 Oakwood Drive, Loughborough, Leicestershire, LE11 3QF,
T: 020 7273 1777, E: planning.eastmidlands@sportengland.org, www.sportengland.org
Jonathan Landeman

From: Tina Cuss <TCuss@northamptonshire.gov.uk>
Sent: 09 August 2013 18:40
To: Jonathan Landeman
Cc: Mark Laureson; oliver bazeley; Taylor, Bernard (Bernard.Taylor@landlease.com)
Subject: RE: RE:1308061CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL, WELLINGBOROUGH - Arboriculture and ecology requirements
Attachments: BS5837 2012 Annex B Informative.pdf

Jonathan

Sorry I could not respond this morning, it has been a very hectic busy week for me.

I would agree that items in bullet point list below should be submitted with the planning application and that it is not necessary to carry out site ecological survey to support the application on this site as no protected species should be disturbed. (Mitigation for nesting birds (eg timing of tree removal/or pre-commencement surveys) should however be proposed in the application). Consideration should be given to providing detailed drainage plans, phasing and construction construction access plans also as these can all have implications for trees.

The topographical survey and if possible a plan of final levels and sometimes cross sections are also needed to complete a detailed final Arboricultural Method Statement where there are changes in levels and/or ground works. I believe as there are not large scale changes to hard surface playgrounds at Redwell Junior that this level of detail might not be essential, but should in general should be provided in order for an Arboricultural Consultant to prepare a Arboricultural Impact Assessment and draft outline Arboricultural Method Statement. Please refer to the Annex B informative for BS5837:2012.

Let me know if you have further queries.

Regards
Tina Cuss
Senior Environmental Planner
Planning Services
County Hall
Guldford Road
Northampton NN1 1DN
01604 586705

From: Jonathan Landeman [mailto:j@peter-haddon.com]
Sent: 08 August 2013 12:33
To: Tina Cuss
Cc: Mark Laureson; oliver bazeley; Taylor, Bernard (Bernard.Taylor@landlease.com)
Subject: RE: RE:1308061CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL, WELLINGBOROUGH - Arboriculture and ecology requirements

Tina

Please find attached a few photos of the metal corrugated fascia’s found on the existing buildings. This is an extremely typical detail found across the country on industrial type buildings (a rather odd use on a school building!) and can believe after looking at the photos that bats will roost on the face of the cladding. The flashings are shallow and any gaps would have been sealed off to reduce air leakage thus not giving the bats much of an opportunity to roost in such an exposed and well used school environment.
I hope this helps confirm your initial thoughts to bats being unlikely on the site.

Kind regards

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From: Tina Cuss [mailto:Tina.Cuss@northamptonshire.gov.uk]
Sent: 08 August 2013 11:18
To: Jonathan Landeman
Cc: Mark Laurenson; oliver buzzeley; Taylor, Bernard (Bernard.Taylor@blendplease.com)
Subject: RE: RE:130806JCL-4052A2 REDWELL INFANT AND JUNIOR SCHOOL, WELLINGBOROUGH - Arboriculture and ecology requirements

Jonathon

What is the existing cladding / facia made of? I had assumed its metal from photos? I need to check whether the is reasonable potential for bats to roost in this. Pipistrelle bats roost in crevices rather than roof voids.

I'll get back to you as soon as I can.

Kind regards
Tina Cuss
Senior Environmental Planner
Planning Services
County Hall
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01904 296705

From: Jonathan Landeman [mailto:jl@peter-haddon.com]
Sent: 08 August 2013 09:16
To: Tina Cuss
Cc: Mark Laurenson; oliver buzzeley; Taylor, Bernard (Bernard.Taylor@blendplease.com)
Subject: RE: RE:130806JCL-4052A2 REDWELL INFANT AND JUNIOR SCHOOL, WELLINGBOROUGH - Arboriculture and ecology requirements

Tina

Thank you for getting back to me and will appreciate your response later today/tomorrow.

Roofs
We carried out a roof survey last week so I attach a few photos of both roofs for your information. We are currently looking at recovering the existing junior school (red building) with a membrane overlay. The infant school roof finish will be retained as it is in good condition. There are no roof voids due to the type of flat roof construction.
Some of the deep red and blue coloured fascia’s will be replaced or repainted with new rainscreen cladding. Soffits are very minimal across the whole site and will only be replaced where we are changing the cladding.

Internal works
Attached is a markup showing in brief where the alterations to the existing building are taking place. In the main, internal walls are being constructed along with replacement suspended tiled ceilings and floor finishes.

Many thanks

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From: Tina Cuss [mailto:TCuss@northamptonshire.gov.uk]
Sent: 09 August 2013 09:54
To: Jonathan Landeman
Cc: Mark Laureson; Oliver Bazeley; Taylor, Bernard (Bernard.Taylor@landlease.com)
Subject: RE: RE:130806/CL-4052A2 REDWELL INFANT AND JUNIOR SCHOOL, WELLINGBOROUGH - Arboriculture and ecology requirements

Jonathon

Im out in the area later, so I will go out to Redwell Infants and Junior this afternoon to take another brief look. We have discovered bat roost one week in to the start of a school extension on a site that had bats surveys carried out and works have had to cease. I want to be more sure what the construction and condition of the adjacent existing Redwell school buildings are, in order to ensure I give the right advice. As bat survey had been carried out Monday's unexpected discovery was almost unavoidable, but it is better I re-look at new applications coming in in light of it this. I would like to reassess and double check the risk at Redwell just to be sure whether a precautionary bat survey ought to be carried out before I confirm with you.

Can you give me any additional information of the scale of internal works to the two schools, in particular works to roofs and roof voids and repairs and replacements of soffits etc?

I will get back to you later this afternoon or tomorrow morning at the latest when I've taken another brief look.

Regards
Tina Cuss
Senior Environmental Planner
Planning Services
County Hall
Guildhall Road
Northampton NN1 1DN
01604 366705

From: Jonathan Landeman [jl@peter-haddon.com]
Sent: 06 August 2013 14:30
To: Tina Cuss
Cc: Mark Laurencson; Oliver Bazeley; Taylor Bernard (Bernard.Taylor@lendlease.com)
Subject: RE: 1308063CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL, WELLINGTON - Arboriculture and ecology requirements

Tina

We are nearing towards submitting a planning application and to avoid any delay in the determination period or requirements for additional reports and conditions etc. that maybe required following an approval we would like to get some certainty that the information that you have requested from us that supports the application will be all you require.

The construction programme is looking to be pulled forward to ensure the safe construction of the steel frame and therefore the project cannot afford to be delayed.

In our previous correspondence we confirmed between us that the following information is to be supplied with the planning application:

- Arboricultural impact assessment including: tree Protection Plan and Arboricultural Method Statement
- Detailed Tree survey
- Proposed landscaping scheme
- Statement within the design and access statement

We would therefore seek to get your confirmation that you are happy with this level of information and no further reports will be requested of us that could potentially stop the project from starting on site.

We hope that you understand our situation and we look forward to hearing from you shortly.

Many thanks

Jonathan Landerman

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www.phparchitects.com

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Appendix C

Jonathan Landeman  

From: Jonathan Landeman  
Sent: 20 May 2013 15:48  
To: 'jennifer.moffett@environment-agency.gov.uk'  
Cc: oliver bazeley, Taylor, Bernard (Bernard.Taylor@lendlease.com); glennbrown@bcal.co.uk; Barry King <barryking@bcal.co.uk> (barryking@bcal.co.uk)  
Subject: RE:130520/CL4052 A2.1 REDWELL INFANT AND JUNIOR SCHOOL - Environment Agency  
Attachments: 4052 A002 Existing site plan.pdf 4052 A100 Proposed site plan.pdf 4052 A001 Site location and block plan.pdf

Jennifer  

We have been appointed by Northamptonshire County Council through Lendlease Consulting to deliver a project that extends and refurbishes the existing Redwell Infant and Junior schools in Wellingborough.

We intend to submit the scheme for planning approval during mid-September so would therefore welcome your initial comments on the scheme and advice on the information that you may require to satisfy your department as a consultant to the application. We would also appreciate enough clarity to enable us to provide the other consultants carrying out the reports, surveys etc. with a clear brief so you are provided with the relevant information.

We attach a copy of the proposed and existing site plan along with a site location plan (A002, A001 and A100) for your review.

In summary, the project includes the refurbishment and extension of the existing buildings to increase the schools to a 3 form entry infant and junior school.

The new extensions will comprise a two-storey building centred between the existing schools and a further extension at the far east side of the site providing a new sports/main hall. They are predominantly located on existing hard surface areas although a small amount of soft landscaping will be built over.

Externally, 3 no. parking bays will be created from the removal of a grassed verge adjacent to the existing infants school. New soft landscaping will be provided at the rear of the two-storey extension to offset some of the lost planted beds.

A ground investigation will be carried out on the site along with soakaway tests although discussing this in the early stages with the civil engineer, his experience on the site adjacent has found that the ground was not suitable for soakaways so it is assumed at this stage that surface water is likely to run into the mains system. Applications will be made to the local water authority to determine requirements.

With reference to your flood risk maps the site looks to be outside of a flood risk zone and therefore we assume that an assessment will not be required for a planning application.

If you have any questions or require any further information then please do not hesitate to contact us.

Thank you in advance and we look forward to hearing from you shortly.

Regards

Jonathan Landeman  
Architect  
BAPMG: DJ ACG; RIBA
Dear Jonathan

Please find attached a copy of the Environment Agency's response to the pre-application enquiry above.

If I can be of any further assistance please do not hesitate to contact me on the number below.

Jeni Moffatt

Jennifer Moffatt | Sustainable Places - Planning Advisor | Environment Agency | Anglian Region

Nene House, Pytchley Lodge Road, Kettering, Northamptonshire, NN15 6JQ

Tel: 01536 385 165 | Fax: 01536 411 354 | Int: 750 5365

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Dear Sir

Redwell Infant And Junior School  
Redwell Infant And Junior School Barnwell Road Wellingborough  
Northamptonshire NN8 5LG

Thank you for referring the above pre-application enquiry, which was received on 20 May 2013. We provide you with the following information within the scope of matters on which we are a statutory consultee:

Flood Risk Management

From the information submitted the proposed development site is less than 1 hectare and is located in Flood Zone 1 (low probability of river and sea flooding as defined in Table 1 of the Technical Guidance to the National Planning Policy Framework). The main flood risk issue to consider at such sites is the management of surface water runoff.

We have produced a series of standard comments for Local Planning Authorities (LPAs) and planning applicants to refer to on developments less than 1 hectare in Flood Zone 1 without the need to consult us directly. These standard comments are referred to as Flood Risk Standing Advice (FRSA) and can be viewed on our web site at: http://www.environment-agency.gov.uk/research/planning/default.aspx

We recommend that you view our FRSA standing advice in full on our web site before submitting your planning application to your Local Planning Authority (Wellingborough Borough Council). The FRSA which applies to this proposed development falls under Cell F5 of the FRSA Matrix.

Government policy strongly encourages a sustainable drainage system (SuDS) approach to the management of surface water run-off at such sites. We are therefore pleased to see that the applicant is considering the use of soakaways at the site. SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk.

Cont'd.
by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, absorbing diffuse pollutants and improving water quality.

SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. The variety of SuDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SuDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SuDS, which encourages infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Further information on SuDS can be found in:

- The CIRIA C697 document SuDS manual
- HR Wallingford SR 666 Use of SUDS in high density developments
- CIRIA C635 Designing for exceedance in urban drainage - good practice
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SuDS.

Should you wish to discuss the suitability of soakaways at the site, please do not hesitate to contact Paul Sherman (Groundwater and Contaminated Land) on number 01522 785014.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Jennifer Moffatt
Sustainable Places – Planning Advisor

Direct dial 01536 385165
Direct e-mail jennifer.moffatt@environment-agency.gov.uk

Awarded to the Environment, Planning & Engagement Department, Anglian Region, Northern Area
Jonathan Landeman

From: Lesley-Ann Mather <LMather@northamptonshire.gov.uk>
Sent: 01 August 2013 14:18
To: Jonathan Landeman
Cc: Mark Laureson; Taylor, Bernard (Bernard.Taylor@lendlease.com); oliver bazeley
Subject: RE: RE:130709JCL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Archaeology pre planning consultation

Jonathan

I have consulted the Historic Environment Record regarding the archaeological implications of development within this area. The HER has no records within the school area. In light of the nature of the proposals: extensions to existing buildings and the paucity of HER records I would not envisage requesting any archaeological investigation as part of any planning application.

Regards

Lesley-Ann

Lesley-Ann Mather
County Archaeological Advisor
01604 367909

From: Jonathan Landeman [mailto:jl@peter-haddon.com]
Sent: 09 July 2013 14:19
To: Lesley-Ann Mather
Cc: Mark Laureson; Taylor, Bernard (Bernard.Taylor@lendlease.com); oliver bazeley
Subject: RE: RE:130709JCL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Archaeology pre planning consultation

Dear Lesley-Ann

We have been appointed by Northamptonshire County Council through Lendlease Consulting to deliver a project that extends and refurbishes the existing Redwell Infant and Junior schools in Wellingborough.

The address for the site is as follows:

Barnwell Road
Wellingborough
Northamptonshire
NN8 5LQ

We would appreciate it if you could inform us of any interest you may have in the site and any requirements that would need to be submitted along with a planning application.

We attach a copy of the proposed site plan 4052-A100P3 to help you appreciate the extent of the proposal.

Many thanks in advance of your response.

Jonathan Landeman

Architect
BA(Hons) Dip Arch. RIBA

pHp architects
Milton Masiar
Northampton
Appendix E

Jonathan Landeman

From: Jones, David <DJones@mgwsp.co.uk>
Sent: 05 June 2013 12:00
To: Jonathan Landeman
Subject: RE: RE.130520/CL4052 A2.1 REDWELL INFANT AND JUNIOR SCHOOL - Highways

Jonathan

Your proposals for extensions at the above school are noted.

Whilst the development is unlikely to involve physical interference with the public highway increased staff and pupil numbers may have an impact on conditions on the local highway network.

Initially you should satisfy yourself as to the adequacy of parking accommodation allocated to serve the staffing and servicing requirements of the school. It is noted that some use is made of Redwell Leisure Centre car park for picking up and dropping off but perhaps the legitimacy of this arrangement should be confirmed.

The planning application for this development should be supported by a School Travel Plan which, amongst other things, should discuss traffic and transport problems associated with the school.

The suggestion of an additional pedestrian entrance is noted but it must be ensured that the safety of vulnerable persons is not put at risk by the provision of multiple points of access onto the highway.

Regards

David Jones
Development Management Engineer

As a part time employee my usual hours are as follows:

Monday  8-12 12.30-2.30
Tuesday  8-12 12.30-2.30
Wednesday 8-1

Unless explicitly stated to the contrary, the contents of this email are the views, observations and recommendations of an officer issued in good faith based on information available to them at that time. As such they are not binding on the officer or Northamptonshire Highways. Any views, observations or recommendations are issued without prejudice to any views observations or recommendations of Northamptonshire Highways.

Northamptonshire Highways

Winner of the Local Government News Street Award 2012
Municipal Journal Commendation 2012 for Delivering Better Outcomes
BCE Resource Efficiency Award 2012 Commendation

From: Jonathan Landeman [mailto:jl@peter-haddon.com]
Sent: 20 May 2013 14:13
To: David Jones
Cc: oliver.bazeley; Taylor, Bernard (Bernard.Taylor@lendlease.com); Claire Spokes; PMoore@northamptonshire.gov.uk
Subject: RE: 130923jl4052 A2.1 REDWELL INFANT AND JUNIOR SCHOOL - Highways

David

We have been appointed by Northamptonshire County Council through Lendlease Consulting to deliver a project that extends and refurbishes the existing Redwell Infant and Junior schools in Wellingborough.

We intend to submit the scheme for planning approval during mid-September so would therefore welcome your initial comments on the scheme and advice on the information that you may require to satisfy your department as a consultant to the application. We would also appreciate enough clarity to enable us to provide the other consultants carrying out the reports, surveys etc. with a clear brief so you are provided with the relevant information.

We attach a copy of the proposed and existing site plan along with a site location plan (A002, A003 and A100) for your review, which clearly shows the existing and proposed parking facilities and access points into the site.

In summary, the project includes the refurbishment and extension of the existing buildings to increase the schools to a 3 form entry infant and junior school. Onsite parking is extremely limited, currently 20 parking bays, with little opportunity to increase provision, although we are able to increase this to 24 including 1 disabled. We also look to increase cycle parking above the 1400, currently on site. For your information we have also consulted Tina Cuss of Environmental Planning in regards to the increase in spaces and loss of trees at the front of the site.

Vehicular and pedestrian entrances will remain as existing although the school have asked NCC whether an additional pedestrian footpath can be provided off Barnwell Road adjacent to the far east extension taking further pressure of the existing pedestrian route at the main entrance gates and providing secure access for after school use of the new sports/main hall. This is currently being considered by the client and design team and is therefore not part of the proposal as yet.

The schools are aware of the lack of onsite parking and have therefore actively looked at ways to reduce congestion along Barnwell Road during pick up and drop off times through the implementation of their school travel plan and informal agreement, with Redwell Leisure Centre who are located on the site adjacent, the use of their large and extremely undersused carpark during busy periods. We are hoping to provide you with some better evidence of this agreement shortly once the school have finished discussing with the leisure centre.

If you have any questions or require any further information then please do not hesitate to contact us.

Thank you in advance and we look forward to hearing from you shortly.

Regards

Jonathan Landeman
Architect
BA(Hons) Dip Arch, Riba
plp architects
Milton Mepkin
Northampton
NN7 3AQ
T 01604 882916
www.peter-laddor.com

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Appen

Appendix F

Jonathan Landeman

From: Jonathan Landeman
Sent: 26 June 2013 14:41
To: ‘Mark Lauresson’
Cc: oliver bazeley, Bernard.Taylor@lendlease.co.uk
Subject: RE: 130626/CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Planning review

Mark

Many thanks for your email below. We are pleased with the positive comments you have made and are able to address the questions you have on the drawings and supporting information we will submit with the planning application, which we hope you will receive mid-September.

In regards to the use of the leisure centre parking. The school have received correspondence from them to say that they will continue to allow the school use of the car park as the school generally operates outside of their peak times and they have cordoned an area of their car park for staff and parents to use. We have been keeping David Jones of Highways informed of the proposals so he is aware of our contact with the leisure centre and proposed parking for cars and cycles on the site.

We will of course address this in the planning application as you requested but to give you a heads up, the new hall we are creating first and foremost is a school hall of an area that is in accordance with Building Bulletin 99. It has the potential to be used for after school clubs and community groups like the scouts etc. which are regular feature for many schools, but as it does not have changing facilities and back up areas for groups of people it is very unlikely to effect the leisure centre next door.

Kind regards

Jonathan Landeman
Architect
BA(Hons) Dip Arch RIBA

pHP architects
Milton Mocker
Northampton
NN7 1AQ
T 01604 689116
www.peter-haddon.com

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From: Mark Lauresson [mailto:M.Lauresson@northamptonshire.gov.uk]
Sent: 26 June 2013 14:17
To: Jonathan Landeman
Cc: oliver bazeley, Bernard.Taylor@lendlease.co.uk
Subject: RE: 130613/CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Planning review

Thanks for the opportunity to comment Jonathan.

I’ve had a quick look at the plans and discussed them in the office and they do seem to make good use of what would otherwise seem to be under utilised space. The general consensus is that the design and location of the two storey extension goes a long way to soften its impact. In forming the application I would be interested to also see a 3D visualisations from outside the school grounds to illustrate what
neighbouring properties would expect to see of the extensions. Obviously we would also expect more information on what is proposed along the refurbished frontage of the school.

I do wonder if questions will be raised about the need for the hall in light of the facilities at the adjacent leisure centre and suggest this should be addressed in the application.

I note the comment that the Redwell leisure centre carpark is used for pick up and drop off. How well does this work in reality and are the borough happy for this to continue? Does this extend to staff parking? It seems that perhaps there is only limited scope for additional parking on site. I am sure you are already talking to the Borough and Highways as you shape these proposals.

Regards

Mark Laurenson
Principal Development Control Officer

Northamptonshire County Council
Development Control
Planning Services
Floor 3
Guildhall Road Block
County Hall
Northampton
NN1 1DN

Tel: (01604) 367197
Email: mlaurenson@northamptonshire.gov.uk
From: Jonathan Landeman [mailto:jl@peter-haddon.com]
Sent: 19 June 2013 14:40
To: Mark Laurensen
Cc: Oliver Bazeley; Bernard.Taylor@lendlease.co.uk
Subject: RE: 13061900CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Planning review

Mark:

Thank you first of all for your email below.

We are pleased to provide you with an updated set of proposed drawings for your review and comment. The plans have changed slightly from what have previously been sent to you following consultations with environmental planning and more detailed site surveys.

It should be clear on the drawings as to the extent of the extensions. I have also attached a few photos at the site entrance as you will see from the 3D visuals that we are greatly improving its appearance with new rainscreen cladding, signage and landscaping to help define the arrival area much better.

If you would like me to take you through the drawings then I am happy to come and see you.

Many thanks in advance.

Jonathan Landeman

Architect
BA(Hons) Dip Arch RIBA

plip architects

Milton Malsor
Hi Jonathan

Thanks for your email. I am dealing with the proposed mobile at Redwell and in visiting the site in relation to the mobile I was given quick walkover of the area proposed for the extension. If you could send over plans I would be happy to have a quick look.

In policy terms, Policy 13 (General Sustainable Development Principles) of the NNCS is the main policy that would apply to this development. Policy 14 is also relevant and in particular I would suggest you have regard to bj-iii in forming the proposals and shaping the application. The proposals would not seem to exceed 1,000 square metres of gross floor area or 1ha or more of land and we would not insist on the proposal demonstrating that at least 10% of the demand for energy will be met on-site and renewably and/or from a decentralised renewable or low-carbon energy supply.

I accept your intention to design the proposals in line with the spirit of BREEAM.

Regards

Mark Laurenson
Principal Development Control Officer

Northamptonshire County Council
Development Control
Planning Services
Floor 3
Guildhall Road Block
County Hall
Northampton
NN1 1DN

Tel: (01604) 367197
Email: mlaurencson@northamptonshire.gov.uk

From: Peter Moor
Sent: 22 May 2013 10:59
To: Mark Laurencson
Subject: FW: 1305223CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Planning requirements

From: Jonathan Landeman [mailto:jl@peter-haddon.com]
Sent: 22 May 2013 10:57
To: Peter Moor
Cc: oliver bazeley; Taylor, Bernard (bernard.taylor@lendlease.com)
Subject: RE: 1305223CL4052A2 REDWELL INFANT AND JUNIOR SCHOOL - Planning requirements
Peter

As you maybe aware, we are developing a scheme for Northamptonshire County Council and Lendlease Consulting for the extension and alteration of Redwell infant and junior school, Wellingborough.

Attached is a proposed and existing site plan for your ease of reference (drawing A002 and A100).

Simon Shapp has briefed us on your previous discussions on the project when you met on 9th April but we are hoping you could clarify whether the below is acceptable in order to brief the other consultants on requirements.

1. NCC have confirmed that a BREEAM assessment is not required for this project. The design team will develop the scheme in the spirit of BREEAM without certification, enabling us to focus on what is important to the client without being restricted by others that may be costly without providing benefit to the scheme. Policy 14 of the north Northamptonshire core spatial strategy states that 10% of the demand for energy will be met on-site. Is this a planning requirement of this project?

For your information we have already consulted the following groups in advance of submitting a planning application so the design can be informed by their comments during the early stages of design.

2. Environmental Planning – Tina Cuss
3. Northamptonshire Highways – David Jones
5. Sport England – Steve Beard

We will include feedback from the above in our planning application but please let me know if you would prefer to be sent the feedback in advance. I did copy in Claire Spokes in on the original emails but I am aware that she is away until the end of June.

If you feel it would be of benefit to go through the proposed scheme with us then please advise and we will arrange to get some drawings to you.

Kind regards
The new buildings and alterations to existing buildings have been designed to complement and enhance the appearance of the surrounding area. The modern design and materials used in the new building will create a harmonious blend with the existing structure.

Heights of the buildings have been carefully considered to ensure that the new development will not overshadow the existing buildings. The height of the new buildings is designed to create a natural elevation that complements the existing landscape.

New materials have been used in a variety of high performance glass and membrane with timber finish glazing to provide a high level of natural light and comfort inside the buildings.

Recreational facilities will be improved to provide a safe and enjoyable environment for the students. The new playgrounds and sports areas will be designed to meet the needs of the students and encourage physical activity.

The new access roads and footpaths will be designed to provide safe and efficient movement for students and staff. The new layout will improve the accessibility of the school and enhance the safety of the students.
Extension to Redwell Infants and Juniors

Consultation Evening held on Friday 04 July 2013

Attendees List

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Extension to Redwell Infants and Juniors

Consultation Evening held on Friday 04 July 2013

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Extension to Redwell Infants and Juniors

Consultation Evening held on Friday 04 July 2013

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Extension to Redwell Infants and Juniors

Consultation Evening held on Friday 04 July 2013

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<td>Jason Bunch</td>
<td>Weiden Close</td>
<td>Parent</td>
</tr>
<tr>
<td>B. Ghiraldini</td>
<td>Weiden Close</td>
<td>Parent</td>
</tr>
<tr>
<td>Leanne Patel</td>
<td>Chatsworth Drive</td>
<td>Parent</td>
</tr>
<tr>
<td>William Austin</td>
<td>Tad lodge</td>
<td>Staff</td>
</tr>
<tr>
<td>Rachel Tilley</td>
<td>Halffield Close</td>
<td>Parent</td>
</tr>
<tr>
<td>K. Dhansi</td>
<td>2 The Fairway</td>
<td>&quot;</td>
</tr>
<tr>
<td>P. Patel</td>
<td>3 Varden Close</td>
<td>&quot;</td>
</tr>
</tbody>
</table>
Extension to Redwell Infants and Juniors

Consultation Evening held on Friday 04 July 2013

Attendees List

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PARENT/TEACHER/PUPIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kirsti Edward</td>
<td>20 Broomwell Gardens W13 5EL</td>
<td>Student</td>
</tr>
<tr>
<td>J Lowe</td>
<td>Redwell Infants</td>
<td>Parent</td>
</tr>
<tr>
<td>S. Farquhar</td>
<td>11 Crawley Avenue</td>
<td>Parent</td>
</tr>
<tr>
<td>S King</td>
<td>6 Sparkle Close</td>
<td>Parent</td>
</tr>
<tr>
<td>V. Bunn</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L. Colombini</td>
<td>17 Holroyd Close Wellingborough</td>
<td>Parent</td>
</tr>
<tr>
<td>T. Costantino</td>
<td>23 Varley Close W13 Boro</td>
<td>Parent</td>
</tr>
<tr>
<td>J. Reynolds</td>
<td>54 Torfinson Rd W13 Boro</td>
<td></td>
</tr>
<tr>
<td>P. Siner</td>
<td>17 Nashby Close W13 Boro</td>
<td>Parent</td>
</tr>
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Extension to Redwell Infants and Juniors

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<tr>
<td>Karen Moulby</td>
<td>QEDON PLACE</td>
<td>PARENT</td>
</tr>
<tr>
<td>Joanne Collins</td>
<td>12 SPARKE CLOSE NW8 5YC</td>
<td>PARENT</td>
</tr>
<tr>
<td>Thomas Sayer</td>
<td>NW8 5XP Nashy Close 19</td>
<td>PUPIL</td>
</tr>
<tr>
<td>Karen Callow</td>
<td>Lounby CLOSE 7</td>
<td>Parent</td>
</tr>
<tr>
<td>Binny Naik</td>
<td>G. Cawdor close, Wellingborough</td>
<td>Parent</td>
</tr>
<tr>
<td>Lee Ingold</td>
<td>4 BARNWELL GARDENS</td>
<td>Parent</td>
</tr>
<tr>
<td>Susan Somesad</td>
<td>20 BARNWELL GARDENS</td>
<td>PARENT</td>
</tr>
<tr>
<td>Janet Lowry</td>
<td>27 DENE CLOSE</td>
<td>PARENT</td>
</tr>
<tr>
<td>Gary Fairless</td>
<td>20 CHATSWORTH DRIVE</td>
<td>PARENT</td>
</tr>
</tbody>
</table>
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

Impressive plans

Look forward to seeing the real thing!
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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Looks impressive!
New Extension to Redwell Infants and Juniors

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Initial thoughts are, very impressive work thought out design. The flow throughout the school feels right.
New Extension to Redwell Infants and Juniors

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My main concern is in regard to the temporary accommodation and how this will affect the children's learning?

Concerns over parking around the school also — dangerous parking on Banwell Road.
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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Issue with cars parking in Naseby Close - block the junction onto Bamwell Road in terms of visibility. Also parking along both sides of the road in Naseby Close creating a hazard for cars and pedestrians crossing the Close and Bamwell Road.
New Extension to Redwell Infants and Juniors

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Looks really impressive. Can't wait to see the work in progress
New Extension to Redwell Infants and Juniors

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I would suggest that for the older children in particular, there should be proper changing rooms for them to get changed for P.E.

There would be the added advantage of being able to hire out the school Hall to outside groups.
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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Thanks for the opportunity to view designs. Overall, looks very good and well thought through.
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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Great investment for the future. Excited about plans and how it will impact the learning of the children.
New Extension to Redwell Infants and Juniors

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Very happy with the way the school is going to look — I would love to see it in 3D!

(Vote for 2 children)

[Signature]
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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What an exciting opportunity for teachers, children. A fantastic investment for the future of our community.
New Extension to Redwell Infants and Juniors

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Very happy of how it's going to look. It is fantastic

By Thomas Sivers
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

*Please leave any feedback/comments with regards to the design of the proposed project in box below*

I'm very happy with it.

[Mia Collins]
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

GREAT DESIGN - LOOKING FORWARD TO IT.

A BIT CONCERNED ABOUT THE CLOSERNESS OF THE TEMPORARY CLASSROOMS TO MY HOUSE, AND HOW TALL THEY ARE. HOW TEMPORARY ARE THEY? WILL THEY DEFINITELY BE TAKEN DOWN AFTER ALL BUILDING WORK HAS BEEN COMPLETED? ALL ANSWERS I HAVE SEEN POSS. BUT ??

[Signature]
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

Think the new proposed extension looks attractive. Would like to see a gate between Redwell Leisure Centre car park and the back of the Junior School as this would encourage parents + staff to park + ride and avoid congestion on the road.
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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GREAT DETAILLED PLANS,
HAPPY FOR THE FUTURE OF MY X 2
CHILDREN FOR THE NEXT 4 YEARS
TO BE INVOLVED IN REDWELL'S EXPANSION.
KEEP UP THE GOOD WORK.

SARAH LUCY
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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I think it will take a bit of time!
Very good idea. I hope it will not be there in the end.

Consultation Evening held on Thursday 04 June 2013

New Extension to Redwell Infants and Juniors
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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\[
\text{Box for feedback comments}
\]
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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excellent plans - cannot wait to see it built - the children using it!
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

1. Swimming pool
2. Outdoor athletics track
3. 
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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I am concerned with the amount of car parking spaces there are not enough at the moment and it is only likely to increase by 2 or 3 spaces this will cause major problems when there are 6 extra classes on site. Street parking is bound to increase which could have severe safety implications. PLEASE REVIEW THIS

Staff member
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

Swimming Pool
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

Great new look, Can't wait to see the end result.
Even living within the vicinity of the school
I don't think the building work of finished school
will have any adverse effects on the surrounding area.

Very excited
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

Please leave any feedback/comments with regards to the design of the proposed project in box below

Looks very impressive and when complete will be an even more fantastic school!
New Extension to Redwell Infants and Juniors

Consultation Evening held on Thursday 04 June 2013

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The architect’s plans for the school extension looks fine, but I was expecting more information on a ‘clear plan’ for the next academic year for the kids on the portacabins. Head-Teacher mentioned there will be a meeting for year 1 parents to clarify the portacabin situation. I very much look forward to that.
New Extension to Redwell Infants and Juniors

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Happy with the actual building plans, but being resident in Churchill Ave, the additional traffic is a concern. We have great problems with parents parking in the road, on the paths, and not indicating which way they intend to turn when negotiating the ‘T’ junction. I understand the intention is to encourage vehicular access from Barnwell Drive. This being so, could consideration be given to closing off the footpath/steps which run between numbers 17 and 19 Churchill? This may help in discouraging parking access from Churchill Ave, and may help to reduce the other problems with anti-social behaviour emanating from Waterside Lane.

Thank you.