Northamptonshire County Council

Supporting Statement to refurbish and extend the existing mobile nursery at Queen Eleanor School.

Dear Sirs,

Site: Queen Eleanor Primary School. Queen Eleanor Road, Northampton. NN4 8NN

Proposal: Extension and Application for Permanent Building Status of an Existing Temporary Nursery Classroom.

I write in regards to the above site and enclose herein an application for the extension and application for permanent status for nursery classrooms.

The application consists of the following, which has been submitted to the Council via the Planning Portal;

- Planning application forms
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Floor Plans and Elevations

Queen Eleanor Primary School:
The primary school sits in the south of Northampton and its catchment area covers the settlements of Far Cotton, Briar Hill, Abbey and Delapre. The two form entry school has 14 classes from Reception to Year 6 attended by circa 420 pupils and nursery provision for 60 pre-school.

Queen Eleanor Pre-School has been in operation since 2001, and is managed by the school governing board. It operates as a pre-school, breakfast club and an after school club. It operates from a mobile classroom within the grounds of Queen Eleanor Primary School in Northampton. The children have access to two designated classrooms and an enclosed outdoor play area. The service was inspected by OfSTED in 2009, and the quality and standards of the early years provision was judged good.

The pre-school, breakfast and after school club employs 5 members of childcare staff, and the site opens Monday to Friday during term time only from 09:15 to 11.45 then between 12.30 till 3.00pm. There are currently 20 children on the registration, with 28 on roll. The pre-school serves the local area and is accessible to all children. OfSTED judged that “the practice is very inclusive because they support the individual need of the children. OfSTED also commented that “children feel safe and they proudly show their work off.”

Northamptonshire County Council has a statutory obligation to ensure the sufficiency of early years and childcare places, and works in partnership with third party providers to deliver the provision in each area. Queen Eleanor Pre-school is on the early Years Register and the compulsory and voluntary parts of the Childcare Register. Northamptonshire County Council early years team will be providing a grant to support the works and increase the nursery places. It has been well publicised that the county has experienced a 19% increase in the under fives population and the transition from pre-school to primary school is an important factor in future educational success.

The Pre-School is very popular within the area, and supports the local community as well as the primary school. The before and after school facilities are an important facility for working parents and increasingly supported by Government policy. The demand for places will be sustained, as the number of young children in the area is rising.
Proposal:
The existing two classroom temporary nursery class room needs to be extended by a further one classroom which will allow for an increase in the current preschool NOR 60 to 60 pre-school with additional 20 two year places. The building will be refurbished to include new roof, external walling and creating a permanent sub-structure to support the accommodation.

The existing footprint (approximately 115m²) will be increased to 185m²). A hard play surface will be provided in the external area (approximately 27m²) with a canopy to provide and essential area required for nurseries to be Ofsted compliant.

Planning Justification:

West Northamptonshire Joint Core Strategy 2014:

a) The West Northamptonshire Joint Core Strategy 2014 Section 8.1 confirms commitment to securing economic stability and prosperity which itself is a key element to improving the quality of life for our residents. We need to ensure there are a variety of job opportunities for local people and that people have access to locally based educational facilities. Section 8.31 states that raising student attainment and school performance is also critical in attracting prospective employers. New housing development will bring with it opportunities along with investing in existing schools.

b) In compliance with Policy S10 the design of the new facility will ensure that the existing temporary facility meets current building regulation requirements and therefore be more energy efficient, using sustainable materials and recycles materials which would otherwise end up at landfill. The new permanent facility will also have increased security provision including multi-point locking doors and new upvc windows.

c) In compliance with Policy S10 building on a good school and providing a new permanent facility will increase the sense of place and provision for the local community and ensure that facilities can be provided in locations where there is strong demand.

d) Policy RC1 & 2 (West Northamptonshire Joint Core Strategy 2014) states that clearly a commitment to improving and building on existing facilities to enhance facilities and regenerate communities.

e) Policy E6 (West Northamptonshire Joint Core Strategy 2014) states that new educational facilities should be encouraged and developed at site with sustainable transport. Queen Eleanor serves its local community and a large proportion of existing pupils use sustainable travel methods to access the site.

Town and Country Planning Act 2004:

a) Section 38(6) of the Town and Country Planning Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, the enclosed proposal should be judged against those relevant policies from the Corby Local Plan (1997) the North Northamptonshire Core Spatial Strategy (2008) which is currently under review as well as the content of the National Planning Policy Framework (2012) where applicable.

National Planning Policy Framework 2012:

b) The National Planning Policy Framework sets out those roles which planning system is required to perform in order to ensure the delivery of sustainable development. The application contained herein will enable the improvement of the education offer in Northamptonshire and will ensure that the school remains an attractive option to parents who are considering the educational needs of their children. The proposal is clearly line with the Core Planning Principles set out at Para 17 of the Framework.

c) The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing communities. In addition, Para 72 of the framework encourages local planning authorities to take a pro-active, positive and collaborative approach to widening the choice of education. Para 72 also requires LPA’s to afford great weight to the need to expand, create or alter schools, the enclosed application is therefore in conformity with the Governments planning and education objectives.

d) Materials, will be developed that are considered appropriate in the context of the site.
Impact on Conservation.
The location is not in, nor adjacent to, any conservation areas. The site is not registered on any heritage listing nor recognised as having any heritage merit.

Conclusion:
The primary school and nursery are a key piece of local infrastructure which needs to remain a place for parents to send their children in their formative years. It is clearly important that the school's facilities meet today's modern educational requirements and provide a safe and attractive learning environment for pupils and teachers alike.

It is therefore considered that the enclosed application, which conforms to both national and local planning policy, should be seen favourably and approved without delay in line with the presumption as set out at Para 14 of the Framework.
Queen Eleanor Pre-School Nursery  
Queen Eleanor Road, Northampton, NN4 8NN  
Proposed Extension of Mobile Nursery Classroom  
Design and Access Statement

Design:

Use

The existing mobile is currently used by the Queen Eleanor School Pre-school Nursery for the education of under fives which supports the Queen Eleanor School and the local community.

Size

The proposed development consists of refurbishing and extending the existing single storey mobile double classroom mobile of approximately 142 m² by an additional c72 sq mtrs. The total area will be c216 sq mtrs. The height is approx 3.3m. An external non-connected canopy is to be included, height is approx 3.3m; length 6m and width 4.5 meters

A hard standing area is situated under the canopy

Existing Layout
Proposed Layout:

Landscape

Below shows the current location of the mobile and the proposed new location at Queen Eleanor Primary School. The perimeter has a tree line and a hedge row. This development will not affect the existing ecology or habitat. No ground works are required as existing services will be utilised.
Appearance

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

Access:

The building design takes account of:-

Approach

An existing gate that allows access to the new location from Winchester Road will be retained and another gate installed to maintain a separate access to the school site. Within the limits of the site the mobile has been positioned to create ease of access for all users.

Parking

No parking spaces are required on site.

Entrances

Access to the mobile will be via steps and ramp to the main entrance.

Location

The mobile will be sited on the existing nursery mobile location on the right front of the main School building. This location will be ring-fenced to ensure the safety of the children attending the nursery. There is an element of ground levelling required but it is very minimal.

Horizontal and Vertical Circulation

The horizontal circulation within the mobile has been carefully planned to accommodate all users. Vertical circulation is not applicable for this single storey building.

Access to all Services

Internally the mobile has been carefully laid-out to maximise use. All facilities are logistically placed in relation to each other.

Emergency Egress

The design of the mobile will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit facilities provided. Evacuation planning will be recorded and regularly tested by the occupiers.

Waste Management

There will be minimal waste generated during the installation of the mobile. Each contractor will be responsible for removing their own waste to a licensed tip.
## Northamptonshire biodiversity considerations

<table>
<thead>
<tr>
<th>Development Proposals</th>
<th>Y</th>
<th>N</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the development area affect habitats such as ponds, trees and shrubs, or rough or meadow grassland on the site? Is the development adjacent or connected to or does it affect a Local Wildlife Site, or Pocket Park?</td>
<td></td>
<td></td>
<td>✓ There a nearby hedgerow parallel to the boundary fence. There are no works to the fence line.</td>
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<tr>
<td>Are there any buildings or features on site which have the potential to support roosting bats? These includes trees, outbuildings, cracks and holes in the buildings, trees and buildings covered in ivy, wooden soffits and hanging tiles, holes in the roof or missing tiles? Does the proposal involve alteration or works to roof or loft spaces, demolition of a building, replacement of facia or the erection of a micro wind turbine?</td>
<td></td>
<td>✓</td>
<td>No buildings are suspected or have opportunities to supporting roosting bats. The existing mobile does not have any roof void/space.</td>
</tr>
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<td>Are there any trees on, or next to the site that have the potential to support roosting bats? Does the proposal involve the removal of trees, large shrubs or hedgerows? Trees with a girth greater that 1m at chest height? Old and veteran trees, trees with obvious holes cracks, cavities or heavy vegetation?</td>
<td>✓</td>
<td></td>
<td>Trees are over 10m away from the mobile and it is not intended to carry out any works near to the tree canopy. The mobile extension will access the site via a back entrance road and the crane arm even at full extension will not come into contact with nearby trees.</td>
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<td>Will areas of hedgerow/scrub/woodland/trees, outbuildings, roof spaces and eaves or features with potential to be used by nesting birds be affected (by direct loss or by disturbance)?</td>
<td>✓</td>
<td></td>
<td>As per response regarding bats and hedgerows no works are intended to the boundary fence line nor do any building have the potential to support nesting birds.</td>
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<tr>
<td>Is there suitable habitat for great crested newts or amphibians on, or within 200m of the application site? Suitable habitat on or in the vicinity of the site where Great crested newts often recorded include ditches &amp; ponds or reedbeds, rubble and log piles, woodland, trees &amp; scrub, hedgerows &amp; long/rough grassland &amp; they are often found in urban sites. A pond that dries out occasionally can be ideal for great crested newts. Newts will move some distance from breeding ponds.</td>
<td>✓</td>
<td></td>
<td>There are no water courses within 200m</td>
</tr>
<tr>
<td>Will there be impacts on trees and hedgerows? Are works to trees proposed including pruning or removal? Provision of additional hard surfacing/ resurfacing of existing areas, clearance of vegetation be carried out with 5m of the canopy of any tree or hedgerow.</td>
<td>✓</td>
<td></td>
<td>There are no proposed works to trees or hedgerows.</td>
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