Northampton International Academy
Temporary Teaching Accommodation
Design & Access Statement

December 2015

Temporary planning application (2 years) for installation of three single storey temporary modular buildings to provide 12 classrooms and support accommodation for up to 360 pupils, and associated temporary external works, to house the first year intake for Northampton International Academy prior to a move into a permanent location in the former Post Office sorting office at 55 Barrack Road (NCC Ref: 14/00039/CCDFUL NBC Ref: N/2014/0757)
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This application covers the following sites:
Northampton International Academy, 55 Barrack Road, Northampton, NN1 1AA
Castle Academy, St George’s Street, Northampton, NN1 2TR
NBA Gateway Centre, Mill Road, Northampton, NN2 6AX

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Introduction

This Design and Access statement has been prepared by Architecture Initiative on behalf of Northamptonshire County Council (NCC). It accompanies a temporary (two year) planning application for the installation of temporary teaching accommodation to house up to 300 Year 7 pupils and 60 Reception Year pupils, who will form the first intake at Northampton International Academy (NIA) when it opens in September 2016. The application also includes some minor associated temporary external works.

The main building at NIA is due for completion a year later and the majority of the NIA site, to the west of the building, will be used by the main contractor during the construction process.

Northamptonshire County Council is responsible for delivering the school building on behalf of the Education Funding Agency, for EMLC Academy Trust, who will run Northampton International Academy.

Northampton International Academy is a newly established through-school for pupils aged 4 - 19 years. The full planning application relating to the conversion and extension of the building at 55 Barrack Road was approved in November 2014 (NCC Ref: 14/00039/CCDFUL; NBC Ref: N/2014/0757).

This application boundary for this application straddles three sites in the centre of Northampton, as shown on the aerial view below:

- Northampton International Academy, 55 Barrack Road, NN1 1AA
- Castle Academy, St George’s Street, NN1 2TR
- NBA Gateway Centre, Mill Road, NN2 6AX

Both the NBA Gateway Centre site and Castle Academy are under the ownership of Northamptonshire County Council. The NIA site is in the ownership of The Secretary of State for Communities and Local Government.
Main Application

The main application (NCC Reference: 14/00039/CCDFUL) relating to the conversion of the former Royal Mail sorting office at 55 Barrack Road into a through-school was approved in November 2014.

The full description of the main application is detailed below:

Proposed conversion and extension of existing former Royal Mail sorting office building to provide a 400 place primary school, 1500 place secondary school with 300 place 6th form, as well as a private nursery, cafe, gym and 7 residential units. Demolition of an existing metal transport shed at the west of the site, canopy and brick wall to loading bay, rear stair core and general site clearance surrounding the existing building. Other external works include alterations to external elevations, infilling of internal roof courtyard, provision of new hard and soft landscaping at the front, side and rear of the building, creation of new pedestrian and cycle access, construction of a new single storey external deck to provide additional car parking and play/teaching space, provision of replacement boundary treatment (in part within a Conservation Area) and of outdoor recreational space including new floodlit MUGAs at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire, NN1 1AA.

Demolition enabling works have been undertaken and the main works to connect the building are due to commence in spring 2016, with the construction period programmed at 18 months. Building Contractors who specialise in working on or adjacent to occupied school sites ensure that ‘education pollution’ does not occur - through the careful control of dust, noise, deliveries and working hours. The main building construction will be managed to have minimal impact on Castle Academy and the temporary NIA set-up.
Site Context

The site is located to the north of Northampton town centre, on the western side of Barrack Road, the A508. The application boundary line falls over three separate sites, the NBA Gateway Centre, Castle Academy and 55 Barrack Road. The site is accessed via the NBA car park off Mill Road and the Castle Academy car park off St George’s Street.
3.0 Site Context

1. View from the end of 55 Barrack Road site to NBA car park and existing fence line.
2. Castle Academy hard play space, looking north.
3. Castle Academy play space looking east.
4. View towards the former sorting office at 55 Barrack Road.
5. Castle Academy play space and existing tree line.
6. View of Castle Academy from the entrance to the hard, fenced play area.
7. View towards the site boundary from neighbouring Houses.
8. Entrance to NBA car park.

Key plan showing views
- Application boundary line
The three proposed buildings are spread across the site. Buildings A and B, housing the ten Year 7 classrooms and admin & staff areas and are located to the north west of the site, accessible via the NBA car park. This teaching accommodation includes associated stores, group rooms and WC’s.

Admin and staff areas are located at the northern end of building A, situated next to the main entrance, providing a secure lobby, staff office, staff room and Principal’s office.

Building C housing the reception year classrooms, is located to the south of the site adjacent to the early years area of Castle Academy. Building C is accessed via the Castle Academy car park, on which it is located. This area of the car park is currently unused space so the proposed building does not interfere with the daily use of the Academy. All three buildings share outdoor play space with Castle Academy.

The application also proposes associated external works to re-provide a new games court and re-organise separate year group play spaces. In addition, one of the hard games courts and some bicycle parking spaces which are to be provided in the permanent NIA scheme will be constructed early so they can be used by the school in the temporary situation.

KEY:
- Proposed Temporary Cabins
- Admin & Staff and Year 7 Teaching Accommodation
- Year 7 Teaching Accommodation
- Reception Year Teaching Accommodation
- Application Boundary Line
- Ownership Boundary Line
- SS Barrack Road Site
All proposed accommodation is temporary. All buildings are single storey and do not exceed the ridgeline of the nearby Castle Academy building. None of the temporary buildings pose any impact on the amenity of the nearby residential properties as they are hidden from view.

The materiality is dictated by the nature of the temporary cabins. The steel frame cabins have white external wall panels and flat roofs. All cabins have openable windows (on restrictors).

Once the new school has been completed, the buildings will be taken down. It is envisaged that the cabins will only be required by the school on the site for approximately 11 months, however a two year permission is sought to allow for fit-out and decant by the school and to accommodate any unforeseen programme issues.

The internal classrooms within the cabins are fully equipped and fitted out to a high standard, as shown in the image below.

**Internal view of classroom**
Access

Pedestrian Access
At the beginning and end of the school day, gates, monitored by members of staff, will be open for pupil access into the site. To get to the Year 7 teaching accommodation, one gate is provided off of the NIA car park from Mill Road for pupils accessing the school from the north; a second access route from the south will be shared with Castle Academy. Access to the NIA Reception Year accommodation will be via the Castle Academy site.

For pupils arriving or leaving the school outside of the designated start/end of the school day, all access will be via the main visitor entrances. Access to the Year 7 accommodation will be via the main entrance to the NIA, off of Mill Road. Access to the Reception Year accommodation will be via the Castle Academy main entrance.

The main entrance door to both schools is unlocked, however all visitors are kept in a secure holding area and must be allowed through a secure door before gaining access into the school building.

Vehicular Access
The NCC Parking SPG document calls for staff parking to be provided at a ratio of 1:1 and 10% disabled parking spaces, however the CAAP calls for 50% of these figures.

It is envisaged that 15 members of teaching and admin staff will be employed at the main temporary NIA set up (Year 7 teachers & admin staff). 15 spaces, plus two disabled bays will be provided on the temporary NIA site. Additionally the NBA car park will be available to be used by NIA staff members and visitors, if required.

The four members of staff teaching the Reception Year pupils will have access to the Castle Academy car park.

Pupil drop-off and pick up will occur from St George’s Street, to the south, with pupils accessing the NIA accommodation via the Castle Academy site.

Cycle Parking
The approved, main application provides 200 cycle parking spaces for the NIA secondary school, at full capacity (1500 secondary, 250 sixth form places). It is proposed that 56 of these spaces be provided for the initial 300 Year 7 pupils on the temporary site setup.

Emergency Site Access
Emergency site access can be gained via the school car parks or via vehicular access gates onto the school site.
7.0 Lighting

Temporary external lighting is proposed, around the perimeter of the temporary buildings and also on columns in the temporary NIA staff car park. The lighting will not impact on residential amenity. Refer to the accompanying external lighting report for further information.

8.0 Refuse & Waste Management

Refuse and recycling will be sorted and stored separately on the site. Both will be collected via Mill Road and the NBC car park or via the existing arrangement from Castle Primary school car park.

9.0 Trees

There are a number of trees within or adjacent to the application site. The most significant trees are the line of mature Limes to the west of the application site. It is proposed that these trees are pruned to ensure they are not damaged during the installation of the temporary teaching accommodation. The temporary cabins will not require excavation for foundations; they will sit on paving slabs on top of the existing tarmac hardstanding.

A number of self-seeded trees on the boundary between the Castle Academy and NIA sites will required removal.

Refer to the full arboricultural survey and report for further details, which is submitted as part of this application.

10.0 Ecology

An ecological desktop study has been completed for the site. Refer to the extended phase 1 survey report for further details.

11.0 Security

The temporary NIA site utilises some existing and some temporary fencing for security. All classrooms will have PIR movement sensors linked to a security alarm and all external doors are metal and have contacts linked to the alarm. All Windows are fitted with locks and have restrictors.

12.0 Archaeology

The application site lies within an area of potential archaeological interest; however the application does not propose any excavation works occur; the temporary cabins will not require excavation for foundations as they will sit on paving slabs on top of the existing tarmac hardstanding and their foul drainage will be gathered together above ground and discharge into an existing drain.

On the advice of the County Archaeological Advisor an archaeological report has not been submitted as part of this application.

The listed boundary wall by the reception cabin is in good condition and has undergone recent repairs. The wall will be protected during the installation of the Reception Year temporary cabin.

The listed wall adjacent to the proposed location of the Reception Year cabin.