

DESIGN & ACCESS STATEMENT

for

ASHBY FIELDS PRIMARY SCHOOL

1.0 TYPE OF APPLICATION

This is a Full Plans Application

1.1 LOCATION OF PROPOSED DEVELOPMENT

Ashby Fields Primary School
Wimborne Place,
Daventry
NN11 OYP

1.2 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of the construction of an extension to an internal courtyard at the school. See drawing number 33136104/A402 for location plan.

The proposed extension will provide an enlarged hall to provide multi use facilities for various activities including, dining, assembly and PE.

With regards to the location of the proposed extension and the existing site constraints, the most suitable location for the extension is to the inner courtyard of the school, as shown on the enclosed location plan.

1.3 DATE OF PREPARATION

9 March 2016

1.4 APPLICANT

The Governors of Ashby Fields Primary School

1.5 AGENT

Eliot Laughton
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1.6 AMOUNT

The school is undersized, which can be seen from the existing plans. Its layout is also unsuitable in some areas with the hall used as a corridor. The school development plans aim to tackle all the major sufficiency and suitability issues in terms of layout and size, as well as condition items. This proposal seeks to target some of these issues.

Since the school site is fairly confined the only suitable location for the new extension is to the inner courtyard of the school which will minimise disruption and the amount of internal alterations.

The multi-use hall used for assembly, dining and PE is also used as a corridor and the erection of a partition near the kitchen area aims to eliminate the disruption of events in the hall by introducing a corridor to one end of the existing hall area.

1.7 SCALE

The proposed new extension is to be single storey with a flat roof to line through with the fascia of the existing hall. The highest point of the new extension from ground level to roof edge will be 3.3 metres.

The proposed development is to be an overall area of 123m² made up as follows:-

Extension 123 m²

There are minor internal layout alterations to form a corridor across the existing hall to prevent events from being disrupted.

1.8 APPEARANCE

The proposed extension will be of traditional construction with brick and block walls with facing bricks to match the existing building. The flat roof structure will be covered in mineral bitumen felt and will be a brown colour to match the concrete roof tiles.

The existing double glazed aluminium windows and doors will be reused wherever possible with new powder coated to match existing elsewhere.

The soffits and fascia's are to be timber painted white and dark grey to match existing.

The gutters and rain water pipes to be powder coated aluminium in a light grey colour to match existing.

See drawing nr 33136104/A301 for existing and proposed plans and elevations.

Internally the hall extension will have a sliding folding partition to enable the space to use for two events simultaneously when necessary, for example two PE classes. The screen can be removed when a large event is required.

1.9 LANDSCAPING

The proposed extension will be sighted on existing hardstanding areas. However the loss of this area does not significantly materially effect the requirements of the school. Other than this area there will be no other areas of the school or surrounding area affected by nature of the works.

The existing planting and trees around the school will not be compromised. The proposed development will include the reinstatement of paved areas recycling the existing block pavements.

1.10 ACCESSING THE CONTEXT OF THE SITE

Accessing the extension will be via new entrance doors off the existing corridor near the main entrance lobby and will be DDA compliant. A new internal link corridor will be formed and this will improve overall efficiency of the circulation of the pupils throughout the whole school.

2.0 SUMMARY

The design proposal shall maintain a level access throughout in accordance with Building Regulations Part M.

PLANNING STATEMENT
for
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NN11 OYP

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4. DATE OF PREPARATION

22 March 2016

5. APPLICANT

The Governors of Ashby Fields Primary School

6. AGENT

Eliot Laughton
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7. INTRODUCTION

Ashby Field Primary School is a primary school located at Wimborne Place , Daventry.
The existing school site of 1.6 hectares is situated within an urban residential area.

8. SUPPORTING DRAWINGS

The proposal is as shown on the submitted drawings and documentation.

9. SITE HISTORY / DEVELOPMENT PROPOSAL

Ashby Field Primary School has a pupil role of 420 pupils from ages 4 - 11. The existing building is a single storey structure which has had various extensions since it was originally built. The proposal comprises a single storey extension to an internal courtyard.

The extension will be used to improve Educational and Assembly facilities which will include the following operations.

- Assembly
- Physical education and drama.
- Improved Access & Circulation

10. NEED STATEMENT

The new facilities are necessary not only greatly help with the administration of the school, but to provide a basis for improving school facilities as well as services provided in the following areas:

- Allow for an Assembly Hall that is sufficiently large enough to accommodate the whole school for assemblies and parent evenings.
- Allow for increase number of students to undertake in physical education and drama lessons indoors.
- Allow for the provision of improved facilities, to the benefit of the community.
- The multi-purpose space will provide meeting space for community groups associated with the school.

11. COMMUNITY INVOLVEMENT

A number of meetings were held with representatives of staff, school governance and parents groups - initially to determine the specific requirements for the proposals, and then throughout the design process, resulting in the scheme submitted which was endorsed by all.

12. LOCAL CONTEXT

The school located in the Daventry urban area enjoys good proximity to local walking pathways, roads and public transport infrastructure, whilst enjoying a valuable location in open space which allows development that does not impact upon the urban environment.

The extension is within the existing school built environment, with good accessibility to other services and facilities. It is sited to an internal courtyard in an area currently containing paving for access.

The extension is situated in a viable position as it allows the utilisation of the existing service and drainage infrastructure.

The location of the extension also allows the development to take place without harm to the

privacy or amenity of adjoining buildings or sports and recreational amenities.

13. PLANNING POLICY ANALYSIS

This section will provide an assessment of the proposal against relevant area planning guidance.

It will relate to aspects the following documents:

- West Northamptonshire Joint Core Strategy
- Daventry District Local Plan

West Northamptonshire Joint Core Strategy Local Plan (Part 1)

The proposal has been reviewed against the aims of Policy S10 and in our opinion complies as set out below:-

- a) Achieve the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place;
- b) Be designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime;
- c) Make use of sustainably sourced materials;
- d) Minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;
- e) Be located where services and facilities can be easily accessed by walking, cycling or public transport;
- f) Maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design.

Daventry District Local Plan

POLICY GN2

UNDER THE PROPOSALS AND POLICIES OF THIS LOCAL PLAN, PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR DEVELOPMENT PROVIDED IT:

A. IS OF A TYPE, SCALE AND DESIGN IN KEEPING WITH THE LOCALITY AND DOES NOT DETRACT FROM ITS AMENITIES

The proposal achieves this through quality design, its scale, mass and use of materials.

B. HAS SATISFACTORY MEANS OF ACCESS AND HAS SUFFICIENT PARKING FACILITIES

The current access and parking facilities are unaffected as there are no significant changes in user numbers.

C. WILL NOT HAVE AN ADVERSE IMPACT ON THE ROAD NETWORK

Will not impact on Highway network as there are no significant changes in user numbers.

D. CAN BE PROVIDED WITH THE NECESSARY INFRASTRUCTURE AND PUBLIC SERVICES AND BE SERVED BY PUBLIC TRANSPORT WHERE APPROPRIATE

The current facilities are unaffected as there are no significant changes in user numbers.

E. WILL NOT ADVERSELY AFFECT A CONSERVATION AREA OR A BUILDING LISTED AS BEING OF ARCHITECTURAL OR HISTORIC INTEREST AND THEIR SETTING

There are no listed buildings adjacent and it is not a conservation area.

F. WILL NOT ADVERSELY AFFECT SITES OF NATURE CONSERVATION, GEOLOGICAL OR ARCHAEOLOGICAL IMPORTANCE OR THE SETTINGS OF ARCHAEOLOGICAL SITES.

There is no impact as there are none of these factors within the proposed site.

G. WILL NOT ADVERSELY AFFECT A SPECIAL LANDSCAPE AREA.

There is no impact as the area is not a special landscape area.

From the above assessment we believe the proposals meet all the relevant Planning Policies contained in the Local Development Framework and the West Northamptonshire Core Spatial Strategy.