

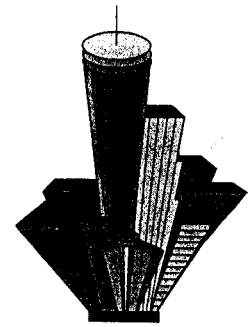
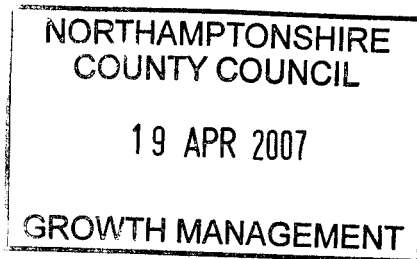
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12 April 2007

Our Ref: 06/0868/DA1

## **Design and Access Statement**

**Re : Proposed New Build Hall at  
Cosgrove Primary School, Bridge Road, Cosgrove**

### **USE**

The existing site is a Primary Schools on a average size site, detached, brick built (red/orange) with pitched roof plain tiles , design typical of 1910 primary schools built through out Northamptonshire.

The Hall is needed to develop the school facilities/activities including Gym, Hall and Kitchen for Domestic Science, which are not available in the existing building.

The school is sited in the centre of the village surrounded by residential properties and within easy reach of parents/pupils within the village.

### **AMOUNT**

The existing site includes Grass and Tarmac Playing Area's and School Buildings approximately 0.409 ha. with grass playing areas of 0.289 ha and Building Tarmac area's 0.119 ha.

The existing school floor area is approximately 290 Sq M..

The new building is approximately 200 Sq M

### **LAYOUT**

The layout of the existing site, school and playing field cannot be altered, therefore it was proposed to site the new build in the corner of the playing field as not to disturb to much of the playing field layout and not to take up tarmac area of play area.

As no extra staff will be required there is no plan to increase the parking on site.

## **SCALE**

The design of the new build is a simple single storey rectangle build, pitched roof and end gable walls. The design/scale is very different from the existing building due to the need of providing maximum facilities for the minimum build cost.

The timber framed/clad building is made in a factory and delivered to site for assembling. The timber building sits on a brick dwarf wall to increase the height, to enable ball games to be played in the Hall

## **LANDSCAPE**

The site is laid mainly with grass, tarmac, school building and car parking bays. The building is on a average site for schools surrounded by a hedge/fencing on all four sides with residential properties on two side and a hedge with road beyond on two sides. The front elevation fronts the road with a small hedge, fence and gate to staff car park

The build will be on the South Elevation of existing school on grass area of play field

The build does not affect the use for disabled person's access in and around the school.

## **APPEARANCE**

The new build with a dwarf brick wall will match the existing, but other products timber and a green mineral felt tiles will be new introduction to the school.

The appearance of the New Build is as follows:

Walls :	Red/Orange brick dwarf wall with western red cedar wood t&g boards
Roof :	T&G boards covered with mineral green felt slates
Windows :	Timber painted white
Doors :	Timber stained
Fascias :	Timber painted white
Gutter Down Pipe	Black

## **ACCESS**

There already exists an access from the public highway into the car park at the side of the site with a pedestrian entrance on the opposite side of the site

The main entrance doors to the building will not be affected by this therefore will remain.

The new build will be built on ground that slopes, therefore steps and ramped access to the new build have been included

The building will be fully compliant to all the needs of disabled persons entering, access around and emergency exits from the site, complying to the latest Building Regulations Part M..

The design of the build includes all the facilities required, therefore there is no need to access the Main School Block, only to change for different lessons.

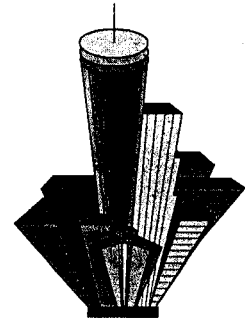
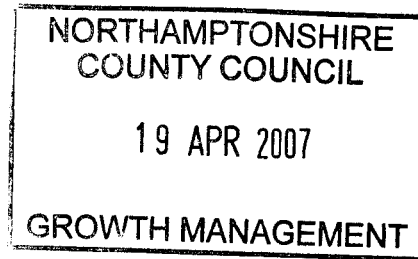
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12 April 2007

Our Ref: 06/0868/PSS1

## **Statement of Justification/ Planning Support Statement**

**Re : Proposed New Build Hall at  
Cosgrove Primary School, Bridge Road, Cosgrove**

The Site;

Cosgrove Primary School,  
Bridge Road  
Cosgrove  
Northants

The scheme is to provide a new Build for a Hall, Gym and Domestic Science.

Material:

Walls :	Red/Orange brick dwarf wall with western red cedar wood t&g boards
Roof :	T&G boards covered with mineral green felt slates
Windows :	Timber painted white
Doors :	Timber stained

The purpose of the new build is to provide a room for a greater number of people to assemble as currently there is not the facility in the present school building for this purpose.

It also provides a room for domestic science which at present is carried out in a small room with a portable oven and insufficient space for proper for food preparation.

The hall area will also be used as a Gym for the children and at present they have to use the Village Hall which is situated approx 10 minutes away and having to negotiate a canal bridge with no footpath.

This is also time consuming as extra staff have to accompany the children on the journey to and from the Village Hall., therefore wasting valuable teaching time.

The design of the build has been determined on a cost basis, as no funds are available from the Local Authority, having been told that it would be approx 20 years before funding will be available.

The school are funding the project themselves and they feel this is the best design for the money that they can realistically raise in the next year or so.

The existing site is a Primary School set in the heart of a small village not far from Stony Stratford and Milton Keynes. The school attracts children from the village and surrounding area's who wish there children to be taught at a village school.

The new build is positioned at the side of school site on the grass playing area adjacent the school boundaries. One side fronts the road and the other side fronts the end of private dwelling rear gardens, therefore the single storey extension will not have any effect on neighbouring properties, regarding visual impact and loss of privacy or light.

The new building is on the existing school playing field facing the boundary hedge with a road beyond, therefore no trees, landscaping, shrubs etc will be affected. Existing play trim trail equipment will have to be re-sited within the playing field.

Existing services to be located before any work commences on site.

The new build will not affect the existing vehicle access to the site or parking arrangements as the build is located adjacent playground. The pedestrian access to site might have to be looked at and an alternative access agreed.

The work will be carried out during daylight hours between 8.00am -5.00pm. It will be agreed at the pre-commencement meeting that the school liaise with Contractor when noisy equipment is used and preferably outside school teaching times, although as this is a detached building it is hoped that the noise will not affect the existing school building.

The new facility will be fully compliant with the Disability Discrimination Act.

The work will have to be carried out during school hours as the length of the proposed project exceeds any holidays taken by the school.

Access to the site will be via the existing drive to the car park from Bridge Road (access width of approx 3 Metres) and across the playing field (route to be determined at Pre-Commencement Meeting)

Delivery of materials, plant etc to site will be restricted to certain times as agreed and controlled by a banks man.

The site working area including contractors compound/hut will be protected at all times with a 2 Metre high security fence.

Method Statement by the school for the control of means of escape when the building work is being carried out while staff and pupils are attending school.