

**SCHOOL REORGANISATION -  
EXETER PRIMARY SCHOOL, CORBY  
NORTHAMPTONSHIRE COUNTY COUNCIL**

**DESIGN AND ACCESS STATEMENT**

**Site Address:** Exeter Primary School,  
Brayford Avenue,  
Corby,  
Northants.  
NN18 8DL

**Grid Reference:** SP 886 880

**Contact Details:**

Applicant's Name: Northamptonshire County Council,  
John Dryden House,  
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Agent's Name: Lend Lease Projects,  
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**1.0 Use**

An existing Infant School and Junior School are to be amalgamated to form one single Primary School, which will also result in an eventual reduction in pupil numbers at the school from over 500 places to 420 places.

The proposal includes:

- Construction of a new Key Stage One block incorporating six classrooms and a small hall to join onto the west side of the existing infant school.
- Refurbishment of and alterations to the existing Infant School to include the following items:
  - Relocation of entrance and reception to include construction of new, secure lobby.

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- Four existing classrooms to be reconfigured to form two larger Key Stage 2 classrooms (to meet the requirements of current standards) and two small group rooms.
- Alterations to existing staff areas to facilitate larger staff room and additional staff w.c.s and rooms (as per the requirements of BB99).
- Alterations to the east block of the existing school to facilitate a new extension as follows. Classrooms to be used by Key Stage 2 pupils
- Extensions to the existing Infant School to include two new Key Stage 2 classrooms and w.c. block.
- New Children's Centre to form a link with the existing Infant School and existing Nursery.
- Refurbishments and alterations to the existing Nursery.
  
- Demolition of existing Junior School.

**2.0 Amount**

Extensions to west block = 194 m<sup>2</sup>

New Children's Centre = 144 m<sup>2</sup>

New Key Stage 1 extension = 766 m<sup>2</sup>

New entrance extension = 8.5 m<sup>2</sup>

Nursery conversion = 102 m<sup>2</sup>

Refer to the following GSS drawings for specific areas given.

(00)105: Areas given for all rooms in Block 1 (Key Stage 2 and Staff).

(00)205: Areas given for all rooms in Block 2 (Key Stage 1)

(00)305: Areas given for all rooms in Block 3 (Children's Centre and Nursery)

(00)02: Areas given for external site

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**3.0 Layout**

There are strict site constraints on this project which include existing underground high voltage power cables that run across the playing fields, and other limitations with regard to highways and existing boundaries, however, the layout of all external and internal spaces has been carefully considered by all relevant parties to achieve a design which maximizes the potential on this site and meets the recommendations of current DfES documentation.

The Children's Centre will link the existing Junior School and Nursery. It is also proposed that an enclosed corridor will link Corridor 104 with 134, which otherwise require pupils and staff to walk out into the exposed courtyard to circulate between these spaces.

The scheme aims to separate vehicle movements from pedestrian movements as much as possible, but also to limit the impact of the scheme on neighbouring dwellings. A public consultation session was organised regarding the proposals, which was intended to give local residents and parents the opportunity to express any views and concerns. Two residents from a house immediately adjacent to the site (east side) expressed concerns regarding the proposed location of the main site entrance and car park. Subsequently the scheme was revisited and further options were explored aimed at reducing visual and noise implications to local residents. While it was not possible to relocate the entrance, the distance between the car park and houses was increased and it is intended that soft landscaping and trees will be provided in this space to reduce noise and shield cars from residents.

The resulting scheme is one which we believe to strike an appropriate balance between all considered issues. We note the principal external layout strategies below.

A staff and visitor vehicle entrance and exit is to be located to the north east of the site, utilizing the existing Infant School entrance. Careful consideration has been given to road layouts within the site as per Corby Borough Council's Planning Policy P1(T).

32 staff and visitor car parking spaces to be provided as per Corby Borough Council's Planning Policy P8(T) Car Parking.

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Two additional disabled car parking spaces close to the main entrance of the school are to be provided as per Corby Borough Council's Planning Policy P15(T) Disabled People.

The new entrance sits directly opposite the main pedestrian entrance and will be emphasised by a new extended element at the front incorporating distinguishing qualities and the school name and logo board.

We have regularly referred to the Secure by Design documentation on schools. While the nature of the project means that not all of the recommendations can be met, we feel an appropriate balance has been achieved. Spaces which cannot be easily kept under surveillance have been kept to a minimum and most external areas can be viewed internally. It is intended that concealed shutters will be installed on all windows in the new buildings. The site is to be secured using a palisade fence to match existing. There is only one main entrance for vehicles and one secondary entrance for deliveries. It is intended that both of these are controlled by an automatic barrier with an intercom linked to the main reception.

Also included as part of this application is the provision of 4 no. temporary classroom mobiles which are to be located adjacent to the existing Junior School. These are being proposed to allow the Infant building to fully decant for the duration of the building works. Clearly this has huge health and safety benefits and they will stay in place for the duration of construction which, at present, is anticipated to be 18 months.

#### **4.0 Scale**

The proposals link to the existing building by an extended flat roof which will match the height and proportions of the existing flat roofed structure. There are elements of the proposed buildings which are slightly higher than the original roofline to allow for the inclusion of clerestory windows.

The roofs of classroom blocks slope down which enables an appropriate human scale to be achieved at the facades.

Larger buildings serve to shield the existing building. This is intended to give the appearance of a new school. The size of building elements have been designed to reflect their internal uses, e.g. corridors - low, classrooms - medium, hall - high.

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**5.0 Landscape**

Refer to GSS drawing (00)02.

In general landscaping on the site will be soft and organic in design to compliment the strong geometric forms of the existing and proposed buildings on site.

The external areas to the north of the site are to be re-landscaped to provide additional games courts and hard and soft play areas. It is intended that these works will meet the requirements for external areas in primary schools (as set out in BB99). In compliance with this documentation, the areas provided will exceed the minimum required areas suggested by Corby Borough Council's Local Development Plan - 6 Recreation and Leisure.

Additional trees and planting will be provided at the entrance and along boundary lines to reduce the impact of the works to the surrounding dwellings, although details are yet to be agreed subject to receiving a Planning decision.

**6.0 Appearance**

All new buildings are designed to link into the existing building, with a flat roof which will match the scale, proportion, height and colour of the existing buildings, but will be contemporary in appearance. All other elements of the proposed buildings will contrast with the original design but are linked via the flat roof element to provide a sense of continuity. These are contemporary in form but use different external materials, colours and architectural languages to accentuate the intended contrast. It is hoped that the inclusion of contemporary building forms will provide interest, design variety and bring the building into the 21st Century.

**7.0 Access**

**Disabled Access**

The existing building will be reconfigured and refurbished to meet disabled access requirements. This includes the following items:

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- Levelled access to the main entrance.
- Installation of a chair lift to the steps in Hall 141.
- Provision of 2 no. disabled parking spaces in close proximity to the main entrance.

**Site Access**

Refer to GSS drawing (00)02.

While there are to be no alterations to the highways, there are changes to how the traffic and pedestrians enter the site and access the buildings.

An initial meeting was held on site with Chris Bond from Highways on 22nd March 2007 to discuss the proposals, which have evolved since following the local consultation and are outlined as follows.

All staff and visitors' cars will enter and exit through the existing access road at the north of the site, where car parking will be provided for approximately 32 cars.

Delivery vehicles, buses and disabled cars will use the entrance at the east of the site (which is significantly closer to the main entrance) and this will be clearly indicated on signs located at both access points. This area will have the perception of a pedestrian only area, so any other vehicle movements to this area are prevented. It is intended that vehicle movements here will be controlled by the school and vehicles will not access this entrance while school pupils are present. Both access points will be controlled with bollards and barriers linked to an intercom at the main reception.

External play areas will be separated from external access areas by 1200 mm high timber boarded fencing.

There is one additional existing pedestrian entrance to the west of the site, which will remain. The layout of classrooms makes it possible for pupils to enter most classrooms directly from external areas.

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It should be noted that the capacity of the existing schools is 225 and 300, i.e. a total of 525. The new primary school is being designed to accommodate 420 pupils and as such traffic movements to and from the site will be significantly less under the current proposals.

**Travel Plan**

The School have prepared a draft travel plan (attached) which provides a survey of how pupils travel to school and an action plan to improve safety and environmental impact. This will be managed by the school and reviewed by the Governors.

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