PLANNING SUPPORT STATEMENT

PROJECT

Proposed Staff Room and Classroom extensions plus associated external works and covered external seating area all as shown on the submitted scheme drawings:

4183/01A  Survey as Existing
4183/02C  Scheme as Proposed
4183/04B  Scheme as Proposed
4183/05   Site Location Plan
4183/06   Site Layout Plan

ADDRESS

Isebrook School (Special),
Eastleigh Road,
Kettering,
Northamptonshire.
NN15 6PT

REASON FOR DEVELOPMENT

Due to ever increasing pupil numbers it has been identified by both the headteacher and Northamptonshire County Council Education Department (approved in principle in June 2006) the need to improve the facilities for staff, provide additional small workroom / teaching areas, and the improve pedestrian movement around the site by taking the opportunity of providing a new drop off / pick up location which encompasses DDA requirements in respect of pedestrian movement around the site.

EXISTING SITE / PROPOSALS

The site on which Isebrook School is located is owned by Northamptonshire County Council. The site is within a predominantly residential area and adjacent St. Edward's R. C. Primary School. To create additional workroom / teaching space it is proposed to extend off an existing corridor route and adjacent Hall area in order that the extension remains accessible from the main body of the School.

It is proposed to create three small workroom / teaching areas ranging from 15m² to 18m² plus associated small store, the continuation of the access / egress corridor leading directly to the proposed pupil drop off / pick up area and playground / playing field area. The overall internal area of the proposal is approximately 80m².

The proposed additional Staff Room (internal area approximately 48m²) is located off the existing Staff Room thus providing both a central large staff area and adequate space for staff meetings etc.

Both proposed extensions are located predominantly within existing hard paved / grassed areas. External pavings links with existing pedestrian routes / existing playground area and accommodates the requirements of DDA in respect of footpaths.

Continued /
DESIGN APPROACH / STATEMENT

The design approach has been carefully considered both internally and externally in order to minimise the visual impact of the new build within the context of the local surroundings. The location of both extensions will utilise areas of land which are presently unused.

The proposed extensions support the planning policy of development of brown field sites for construction works. As stated above both extensions make use of unused land although internally located within the main body of the School. The single storey extension will match the existing buildings within this area of the School.

External hard and soft landscaping have been carefully integrated into the design around the area of the workroom / teaching extensions in order that this area becomes a main children drop off / pick up area. The design of the extensions has no detrimental effect on emergency travel routes / fire escape procedures etc.

The proposals ease the internal and external access for people with disabilities and therefore considered to meet the spirit of the Disability Discrimination Act as well as meeting other regulatory and statutory requirements.

Full consultations have been sought with both the headteacher and the Northamptonshire County Council Education Department.

DEMOLITIONS

No demolitions are required on site prior to development.

TREES

No trees are required to be felled prior to site development.

FLOOD RISK ASSESSMENT

As the area of land does not fall within the Flood Plain, therefore no flood risk assessment required.

LAND CONTAMINANTS

Contaminants survey still to be completed although none anticipated from recent 2005 extensions to the School.

VEHICLE ACCESS / CAR PARKING

Vehicular access to the site is via Eastleigh Road and there will be no alterations to widen the access or car parking facilities. Car parking provision was extended by 12 spaces during the recent 2005 extension and no further additional included within these proposals. It is not anticipated that further staff will be required as a result of these proposals and therefore no additional car parking included.
PEDESTRIAN ACCESS

Pedestrian access to the site will remain as existing off Eastleigh Road leading to the existing main entrance and existing playground areas. In order to relieve the pressure at the start and end of the school day it is proposed that the external area adjacent to the workroom / teaching area becomes the main drop off / pick up point and therefore it is proposed to form a new footpath (to DDA requirements) from the existing playground area to the external waiting area immediately adjacent to the extension.

SERVICE IMPLICATIONS

All necessary mains statutory services exist upon the site. It is not anticipated at this stage that any of the incoming services will need to be upgraded.

PRE-APPLICATION DISCUSSIONS

There have been no pre-application discussions or other publicity amongst the local community in respect of these proposals as it is felt that these small extensions will have little or no effect on the local community.

SITE ACCESS DURING CONSTRUCTION PERIOD

Construction access to the site will be via Eastleigh Road and it is expected that no deliveries will be accepted to site during School start / finish periods and other break times. Weekend construction is not proposed at this stage to limit the impact on the local area.

Contractors site and compound areas will be determined and agreed between Planning Supervisor / School / Northamptonshire County Council.

Contractors vehicles / plant and delivery vehicles will be guided by a banksman to the compound / site area.

Work will be undertaken both during term and holiday period, with careful planning and consideration being taken to avoid, as far as possible, disruption to everyday school activities.

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