05 December 2006

Our Ref: 06/0839/J02

Statement of Justification/ Planning Support Statement

Re: Proposed Covered Play Area and Store at,
Loatlands Primary School, Harrington Road, Desborough.

The Site;
Loatlands Primary School,
Harrington Road
Desborough
Northants

The scheme is to provide a Covered Play Area for outdoor activities and a Store for the equipment
Material:
Brick : Brown to match existing
Windows/Wall Panels : Timber Stained
Doors : Timber Stained
Roof : Polycarbonate Panels in White Aluminium Frame

Current Legislation and Practice deems it necessary to provide a cover for children to have outside lessons and be shaded from the sun.
With the increase in global warming and effects of UVA and UVB light on children’s skin and an increase in skin cancers the need for controlled access to the sun is required.
There is a need in the school curriculum to have outdoor activities, therefore requiring an outdoor area to shelter from sun, wind and rain.

The extension is at the side of school away from any boundaries therefore the single storey extension will not have any effect on neighbouring properties, regarding visual impact and loss of privacy or light.

The school is surrounded by private dwellings with the nearest property approximately 30Metre’s and boundary 20 Metre’s away.

The new building is on the side of the school facing the tarmac playground of which a part will be built on, therefore no tree’s, landscaping, shrubs etc will be affected.
Existing services and any hazardous materials (asbestos etc) to be located before any work commences on site.

The extension will not affect the existing access to the site or parking arrangements as the build is located adjacent playground.

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.

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 onto the existing car park from Harrington road (access width of approx 6 Metre’s)

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 2 Metre high security fence.

Method Statement by the school for the control of means of escape and building work being carried out while staff and pupils are attending school.
28 November 2006

Our Ref: 06/0839/DA1

**Design and Access Statement**

Re: Proposed Covered Play Area and Store at,
Loatlands Primary School, Harrington Road, Desborough.

**USE**

The existing site is a Primary Schools on a large site, detached, brick built with flat roof, design typical of primary schools through out Northamptonshire.

The covered play area is part of the National requirement for a covered/protected play area as transfer from Classroom to protected area to outside.

The covered play area will be attached to a Classroom for easy access into covered area.

**AMOUNT**

The existing site is a large area on the outskirts of the town with plenty of scope for development, surrounded by residential properties.

The building will be used by children to play under a covered area and protection from the wind and rain. There will also be a secure store for play equipment.

As there is an existing building on site services would not increase significantly.

**LAYOUT**

There were two area’s chosen for the covered area one on the front elevation facing the road and the option chosen on the side with easy access to the classroom and outdoor playground.
SCALE
The design for the extension is a design that has been developed over the years and has been built at several schools in the county.

The new build is approximately the same height as the existing, but being built with brick dwarf wall, timber panels and a polycarbonate roof.

The building is on a large site surrounded by a hedge/fence on three sides with residential properties on the other side of the hedge. The front elevation fronts the road with a small hedge, fence and gate to staff car park.

LANDSCAPE
The whole site is laid mainly with grass, trees, bushes and car parking bays.

The build will be on the South/West Elevation of existing school on grass/bushes area and playground.

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

APPEARANCE
The new build will match the existing brick, but other products timber and polycarbonate will be new to the school.

The appearance of Covered Play Area is as follows:

<table>
<thead>
<tr>
<th>Walls</th>
<th>Brown brick with brick on edge under window cill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>Polycarbonate bronze tinted sheeting</td>
</tr>
<tr>
<td>Windows</td>
<td>Timber stained</td>
</tr>
<tr>
<td>Doors</td>
<td>Timber stained</td>
</tr>
<tr>
<td>Fascias</td>
<td>Timber stained</td>
</tr>
<tr>
<td>Panel above Windows</td>
<td>Timber stained</td>
</tr>
</tbody>
</table>

Polycarbonate roof bronze tinted restricts u v rays, protecting children the sun.

ACCESS
There already exists an access road from the public highway into the car park at the front of the site.

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

The build is ground floor only with no steps, therefore providing level access to all parts of the building including access to emergency exits conforming to the latest Building Regulations requirement.

The design of the build also allows staff to keep children in an enclosed area.