PLANNING SUPPORT STATEMENT

Proposed Extension and Internal Refurbishments to Entrance Foyer at Spinney Hill Theatre for Northamptonshire School for Girls
Spinney Hill Road
Northampton
NN3 6DG

Sursham Tompkins & Partners
Architectural Services and Project Management
Cottage Farm
Mears Ashby Road
Sywell
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NN6 0BJ

Document Reference: JV/4461/22955/JS
PROJECT

Proposed extension and internal refurbishments to entrance foyer at The Spinney Hill Theatre, Northampton School for Girls, Spinney Hill Road, Northampton including minor associated external works, all as shown on the submitted drawings:

4461/10B Survey as Existing
4461/12B Scheme as Proposed
4461/13A Site Location Plan
4461/14A Block Plan
4461/SK1 Perspectives as Proposed

Northampton School for Girls campus is currently in the midst of a refurbishment and development programme as part of a PFI scheme.

One of the few areas of the campus not to be included within this initiative is the existing Spinney Hill Theatre located towards the front of the School campus.

Within the context of the new facilities, and rejuvenated existing facilities on campus, the existing theatre building appears increasingly dated both internally and externally. As a result the school wish to modernise and refurbish the existing theatre, the first phase of which centres around the entrance / foyer area.

EXISTING SITE

The site on which Northampton School for Girls is located is owned by Northamptonshire County Council. The site is within a predominantly residential area.

DESIGN APPROACH SERVICE IMPLICATIONS

All necessary mains statutory services existing on the site. It is not anticipated at this stage that any of the incoming services will need to be upgraded although this will be confirmed in due course following the Building Services Engineer's investigations.

SITE ACCESS DURING CONSTRUCTION PERIOD

Construction access to the site will be via Spinney Hill Road and it will be a requirement that no deliveries 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. Normal working hours will be implemented.

Contractor’s site and compound areas will be determined and agreed between CDM Co-ordinator and School. Contractor’s vehicles / plant and delivery vehicles will be guided by a banksman to the compound / site areas. The Contractor will be required to control noise, dust, mud on roads, access etc.

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

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DEMOLITIONS
No demolitions are required on site prior to construction

TREES
No trees will be removed as a result of the extension.

FLOOD RISK ASSESSMENT
The area of land does not fall within the Flood Plain, therefore no flood risk assessment required.

LAND CONTAMINANTS
No contaminants anticipated.
DESIGN AND ACCESS STATEMENT

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DESIGN

Amount

The proposed extension to the existing Spinney Hill Theatre totals approximately 68.5m². Its height and depth are designed to allow easy integration, with a minimum of disturbance, to the existing landscaping / existing building elements whilst making a feature of the proposed entrance.

Use

The use of the building will remain as existing (a theatre). The proposed extension and refurbishment / alterations of the public / social areas, ticket office and sanitary accommodation will improve the way in which the building is interacted with by the user. Currently the ticket office, cloakroom and all refreshment and toilet facilities are located in one large space which is entered directly from outside. The proposed layout is designed to minimise congestion around the entrance / ticket office by creating separate spaces to aid the users logical journey through the building.

The audience members will arrive at the building and be guided toward the entrance which will be clearly demarked as such by the proposed single storey projecting foyer and oversailing roof. Once inside the entrance foyer the next logical step is to purchase / collect tickets from the ticket office which immediately faces the entrance doors. This entrance area will be secured from the main body of the foyer thus preventing public purchasing tickets from encroaching into other areas of the School during the school day. The user then moves into the main foyer space via doors at either side of the ticket office.

This area accommodates the cloakroom, toilets, refreshments and seating areas which audience members may require before proceeding into the auditorium, during intervals and indeed at the conclusion of the performance.

The theatre remains in daily use by the School as both part of curriculum activities and for general assemblies for both year groups / overall School etc. It is also intended that the foyer area be used for small performances, similar gatherings and School displays etc.

Layout

As previously stated the proposed layout of the building is intended to clarify the users journey into and through the building by the creation of a clearly visible entrance and separate spaces which will enable the processes of; obtaining a ticket, buying and consuming refreshments, locating the toilet, circulating through the building etc. to be more clearly defined.

Scale

The scale of the proposed extension is intended to be inkeeping with that of the existing building. This is achieved by employing the existing horizontal elements / bands of brick panelling and glazing as guidelines for the various cladding elements of the proposed extension. Sizes of window and door openings will also be comparable to those of the existing building.

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**Landscaping**

The existing hard and soft landscaping will be retained wherever possible. A new area of block paving, to match the existing, will be introduced to a previously grassed area in order to facilitate circulation to and around the new extension.

The line of the existing drop off / pick-up parking bay area will be remodelled in order to allow the construction of the proposed entrance foyer. All materials used will match existing.

**Appearance**

The appearance of the proposed entrance foyer is designed to be in visual contrast with the existing building through its use of a light grey facing brick against the existing red / orange brick, whilst being visually integrated with the existing building through its scale and horizontal banding of elements and coloured powder coated panels to the doors and windows.

In this way the entrance to the building will be clearly demarked through the visual contrast of the brickwork, the gently arched roof and its projecting nature while being integrated into the existing building due to its scale and continuation of the existing horizontal banding.

**ACCESS**

**Vehicular and Transport Links**
All vehicular activity on site and off Spinney Hill Road will remain as existing with the only alteration being the minor reduction in size of the existing drop off / pick-up parking bay.

**Inclusive Areas**

Level threshold disabled access will be provided at the entrance as existing. Improved centralised disabled toilet facilities will also be provided. All other DDA provisions will remain as existing including dropped kerbs at the drop-off / pick-up area.

**Pedestrians**

Pedestrian access to and around the site will remain as existing.