PLANNING SUPPORT STATEMENT

Proposed additional Classroom building plus associated external works and external landscaping all as shown on the submitted scheme drawing.

4404/01A  Proposed Scheme

ADDRESS

Rushton Primary School
Station Road
Rushton
Kettering
Northamptonshire
NN14 1RL

Rushton Primary School is a small village school which currently has approximately 71 pupils on its register. These pupils are currently taught in the three classrooms in the existing school building with occasional lessons being taught in a Portakabin located on the adjacent Playing field within the school grounds. Two of the classrooms are used to teach Key Stage 2 pupils with the third accommodating both the Key Stage 1 pupils and those of Reception age. Although the school have recently undertaken building works within the main school building to improve the facilities for the pupils the size of the existing teaching accommodation is still considered less than ideal. It is planned that the Reception pupils will relocate to a new building, allowing the Key Stage 1 pupils their own classroom in the main school building.

Full consultations have been sought with the Headteacher during the design process and it is felt that a low pitch single storey building located in close proximity to the existing school building, playground and playing field will best serve the needs of the school while having the least impact on the neighbouring properties.

The adjacent boundary which will be retained is a 2.5m high, chain link hedge with existing planting growing up and through it, acting as a visual screen between the school ground and the neighbouring residential properties.

The existing site / buildings are not Listed but are within a Conservation Area.

The proposed building will not only improve the learning environment for the pupils but it is hoped that the facilities can be employed out of school hours for community based activities which are currently lacking in this rural location.

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Reference  : JV/4404/22231/JV
Date        : 14th January 2008
DESIGN AND ACCESS STATEMENT

PROJECT:

Proposed additional Classroom building plus associated external works and external landscaping all as shown on the submitted scheme drawing.

4404/01A Proposed Scheme

ADDRESS:

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Northants
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NORTHAMPTONSHIRE COUNTY COUNCIL
16 JAN 2008
GROWTH MANAGEMENT

DESIGN:

AMOUNT:
The proposed building will be sited on ground currently occupied by outdoor play equipment (climbing frames and the like) which will be relocated elsewhere on site. Externally the building is approximately 12.15m long x 8.95m deep with a total internal floor area of approximately 97m². The proposed building has a pitched roof inkeeping with those of the neighbouring buildings, although the pitch has been reduced to 35° rather than copy the 45° pitch of the main school building. This was done in order to keep the ridge height of the new building as low as possible, so as to minimise intrusion to numbers 8 and 10 Station Road, whilst preventing the pitch becoming so low as to look out of place with its surroundings. The change of pitch reduces the ridge height by 1.4m compared with a 45° pitch. The overall height of the building has also been minimised by keeping the eaves level to a minimum at only 2.55m above ground level (2.4m floor to ceiling internally). The building has also been positioned on the site 3m away from the existing boundary fence with 8 and 10 Station Road in order to help minimise any intrusion.

USE:
The proposed building will form additional classroom and meeting room space along with service areas; storage, kitchen area and toilets. It is planned that the Reception pupils will relocate to the new building, allowing the Key Stage 1 pupils their own classroom in the main school building. The planned number of pupils using the new classroom will be in the region of eleven to fifteen at any one time. The meeting room will also allow groups of up to six pupils to receive Special Educational Need support in a private environment as well as operating as a private space where meetings between the school or young people’s services and parents can take place. It is also proposed that this building be used to provide before and after school care for children (8am earliest and 6pm latest) in line with current Government instructions.

The proposed building is also designed to operate as a multi purpose space that would allow it to be used at weekends and in the evenings (9pm latest) for various community activities. For many years the school has held Yoga classes on its premises however with the proposed construction of this new facility it hopes to expand the range of activities to include ICT training, sketching classes, lace making tuition etcetera dependant on the demand from the local community.

During the summer holidays the school hire out their playing field and playground area to Kettering Borough Council for use by various childrens sports clubs (maximum of 30 children). Being located between these two areas on the site it is proposed that the new building be used for toilet, first aid
and refreshment facilities. It is also hoped that with the construction of this new building the use of the field and playground can be extended to include weekends due to local demand and the current lack of anywhere for children to play.

**LAYOUT:**
As previously mentioned the proposed building has been located on the site so as to minimise the visual intrusion as much as possible to 8 and 10 Station Road while allowing the new building to have easy access to the existing playground and playing field to facilitate ease of use for some of the proposed activities that will take place within and around it. The siting of the building also makes it possible for disabled / wheelchair access off the playground, which is the only level access route onto the school grounds.

**SCALE:**
As previously stated the scale of the building has been designed so that it sits comfortably within its context. The overall size and height have been designed to offer the level of accommodation required by the school whilst fitting in aesthetically with the surrounding buildings with as little intrusion on the neighbouring properties as possible.

**LANDSCAPING:**
Existing levels will be retained where possible with level access to the building being formed by regrading areas with new tarmac to match existing adjacent around the entrance on the playground side. All level changes will be kept to a minimum, with maximum gradients of 1:20, so as not to require a ramp. The existing area of safety surfacing will be removed along with the outdoor play equipment and replaced with areas of new tarmac to match the existing surrounding this area so as to allow circulation around the building for access and maintenance purposes. Areas of new low level planting will be introduced along the playing field side of the building to prevent circulation underneath open windows and to visually soften the building and help it blend in to its surroundings, which generally consist of hedges and planting around the perimeter of the playing field. Climbing plants and low level planting will also be introduced to the playground side so as to reduce the areas of plain brickwork on the inhabited sides of the building and soften the building into its context. The existing planting along the boundary fence will be retained and replaced where damaged during construction works so as to maintain the same level of privacy between the school grounds and 8 and 10 Station Road as currently exists. Playground equipment will be relocated elsewhere on site at a location determined by the schools needs.

**APPEARANCE:**
The proposed building will be faced in brickwork to match, as closely as is possible, the main school building and its recent extensions. False ventilation details will be incorporated on the playground elevation to match those on the gable end of the main school adjacent. Red Clay Plain Tiles will cover the roof and again will match as closely as possible those on the main school. Openings will have arched brick heads and reconstituted stone cills to match the existing building details. Windows and doors will be double glazed powder coated aluminium type finished in white as per the rest of the school. White painted timber will be used for the barge boards, fascias and soffits similar to those on the main building.

**ACCESS:**

**Vehicular & Transport Links:**
There is currently no vehicular activity on site with all parking being on Station Road. All traffic on site is presently pedestrian and this will remain the case.
The main pedestrian access is off Station Road, with level disabled access onto the grounds via the rear gate off Chapel Lane. This will also remain and is unaffected by the proposed works.

Construction access to the site will be via the rear gate or the playing field gate, both of which are off Chapel Lane. This has worked well during the previous extension works to the existing school and to keep disruption to a minimum 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. Normal working hours will be implemented.

Contractors site and compound areas will be determined and agreed between CDM Co-ordinator / School / Northamptonshire County Council.

Contractor’s vehicles / plant and delivery vehicles will be guided by a banksman to the compound / site area. The Contractor will be required to control noise, dust, mud on roads, access etc.

Inclusive Areas:
As previously mentioned the only existing disabled access to the site is at the rear of the school off Chapel Lane. Due to the existing topography of the site and its surroundings this is likely to always remain the case.

Level access to the existing school building is available off the playground via an existing ramped access. It is proposed that by minor regrading of existing levels that disabled access to the proposed additional classroom building will also be available off the existing playground without the need for a ramped access. In this way a wheelchair user should be able to access the entire site with sanitary provision being provided in both the proposed and existing school buildings.

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Reference : JV/4404/22204/JV
Date : 14\textsuperscript{th} January 2008