**Design**

- **Use** – this development makes use of an existing unused area of land within the confines of Russell House to provide a mobile building. The site also houses a Youth facility and associated direct provision buildings. All activities interact well within the existing site. The site is located close to a residential estate within Northampton and is adjacent to a local school.

- **Amount** – the development sees the relocation of a mobile building of 136m². This development sits within a total site of 0.482ha. The amount of proposed development will therefore not vastly affect the appearance of the existing site.

- **Layout** – the layout of the site is existing and therefore has been somewhat predetermined, however the location of the mobile building compliments the other on site buildings both in terms of layout and services to be provided.

- **Scale** - The design of the mobile building compliments the layout of the existing buildings.

- **Landscape** - The whole site is laid mainly with trees, bushes, grass and car park. The mobile will be on an existing concrete hard stand with a paved surrounding.

**Appearance** - The proposed building is of standard single story mobile classroom construction. The elevations are perpendicular surmounted by a very low pitched roof. The roof is finished in black felt with a small overhang, discharging rainwater into a black PVC gutter and down pipes. The height of the walls is approx 3.2m from ground level. They are refinished in a stippled weatherproof coating, all painted in a dark green (12 B 25) colour. All windows and doors have white uPVC frames and are double glazed in clear float glass. A wooden slatted skirt is fitted between ground and floor level. The slats being horizontal and all painted in a dark green colour to match the walls. Access ramps are fitted to all doors. They are constructed of timber and have solid wooden balustrades and wooden handrails. The ramps and balustrades are refinished in a dark green painted finish to match the building walls. The handrails are painted white.
Access

The property design takes account of:-

- **Approach** - The proposal reflects the requirements of the Russell House youth facility, complimenting existing adjacent properties.

- **Parking** - N/A

- **Entrances** - within the limits of the site the mobile has been positioned to create ease of access whilst maintaining an aesthetically pleasing look blending in with the adjacent buildings.

- **Horizontal and Vertical circulation** – the horizontal circulation within the mobile remains as is and has been carefully planned to accommodate young people with disability. Vertical circulation is not applicable for this single storey building.

- **Access to all services** – Internally the property has been carefully laid-out to maximise use and management. All facilities (toilets, public spaces etc) are logistically placed in comparison to where the activity will be undertaken.

- **Emergency Egress/Alarm Systems and Evacuation Planning** – the design of the property will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit options are numerous. Evacuation planning will be recorded and regularly tested.

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March 2007
Reason for development:
During the past 12 months, NCC has implemented significant change to how it delivers Youth Service activities across the county with NCC playing predominantly a commissioning role with Youth Services being provided by external organisations. NCC remain the service delivery provider for youth activities associated with young people with disability.

Russell House, Northampton has become the headquarters base for the Youth Service housing the commissioning arm of the service as well as the strategic managers. Also contained on this site are facilities to enable direct youth work provision – an activity that has been ongoing for many years.

Direct provision for youth activity for young people with disability currently takes place on the Bective campus, Kingsthorpe, Northampton, a former school site. Young people attend from all over Northampton (i.e. not exclusive to the Kingsthorpe area).

NCC, in line with its Northampton Schools Review project is now seeking to dispose of the Bective campus site. Therefore there is a need to relocate the mobile structure which currently houses youth activity at Bective.

Existing site / Proposals:
Russell House covers 0.482ha and comprises of a former two storey farm house which has been refurbished and is occupied by administrative staff. In addition there are a number of “out houses” which have either been previously converted or about to be refurbished to house direct youth provision work. All out houses will comply with Disability Discrimination Act requirements.

There is an area of land to the rear of the site which is currently a combination of concrete hard standing and waste land and it is proposed to make good this area to enable an effective relocation of the mobile structure currently in situ on the Bective campus. This mobile is 136m². The mobile will be connected to all mainstream services, will be DDA compliant and will compliment the other direct youth service provision buildings on site.
The relocation of this youth activity for young people with a disability will further support the Children & Young People’s Service agenda with young people who are disadvantaged, who face social exclusion. It will prove beneficial as the young people will gain access to informal, social and educational provision, information, advice, guidance and counselling, personal advisers and will be able to access enhanced facilities which are currently not available at Bective and will be able to integrate with other users of the youth service and provision.

**Design approach:**
The design approach is by use of a traditional single storey mobile classroom.

The location of the mobile has been carefully planned to enable total inclusion and compliment other on site facilities, ease of access for service users and its location sympathetically placed to limit the impact on its surroundings.

**Staffing implications:**
Russell House currently has 7 staff based on site working traditional office hours.

During the evenings current youth activity on site operates Monday to Friday and has a maximum of 20 young people on site, the vast majority of which are local to the immediate area and independently travel to Russell House. There is a maximum of 4 staff running these evening youth activity sessions.

It is anticipated that the increase in staff to enable the above relocation totals four, all of which will travel by car independently to Russell House, a site where car parking facilities have been recently enhanced.

This disability youth activity runs Monday to Thursday, 4 evenings a week – 7.00pm – 9.30pm. In total 50 young people attend across the 4 days (not more than 20 on site at any given time) and all will travel to Russell House either independently via parents/carers or via NCC arranged transport.

**Pre-application publicity:**
Via the wider Youth Service activity programme.

**Demolitions:**
No demolitions are required on site prior to development.

**Trees to be felled:**
No trees are required to be felled prior to site development.
Vehicle access:
Access to the site is via the existing adopted estate Rickyard Road, a shared access with the adjacent Arbours Primary School.

The majority of staff access the site via car, a car parking facility that can easily cope with this capacity/traffic flow including vehicles dropping off young people to attend activities.

The busy times when the youth activity takes place does not affect the adjacent primary school as activity takes place at different times.

Site access during construction period:
It is proposed that the mobile relocation/construction traffic will (a) utilise the main site entrance but (b) will exclusively make use of the side access to where the mobile will rest. This will enable clear demarcation of areas during construction and will enable continued access to the remainder of the site.

Car parking:
N/A - no additional car parking to the existing provision is required.

Services implications:
All necessary mains statutory services exist on the site.