

## **PLANNING JUSTIFICATION STATEMENT**

NORTHAMPTONSHIRE  
COUNTY COUNCIL

21 AUG 2007

GROWTH MANAGEMENT

### **PROJECT**

Proposed new Classroom incorporating minor alterations to existing building plus associated external works and external landscaping all as shown on the submitted scheme drawings:

4342/01A Survey of Existing  
4342/02A Scheme as Proposed

### **ADDRESS**

Studfall Infant School  
Rowlett Road  
Corby  
Northamptonshire  
NN17 2BP

### **DESIGN PROCESS**

Full consultations have been sought with the Headteacher during the design process. It is felt that extending the existing single storey mono-pitch building with the associated external works etc. will have no effect on neighbouring properties (due to the location of the proposed extension) in respect of visual impact, the effects of noise, loss of privacy, loss of light etc. No existing trees will need to be removed as a result of the extension.

The adjacent boundary has existing dense screening which will be retained.

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

The proposed extension supports the planning policy of development of brown field sites for construction works, making use of unused land whilst at the same time locating the extension adjacent to the main body of the School. The proposed extension will supplement the usage of the adjacent School buildings.

### **REASON FOR DEVELOPMENT**

The existing School has two classes per year. At present all year groups are paired together to unitise resources, with the exception of Year 2 which is split.

The proposed extension enables the School to pair both Year 2 classes together. The new classroom also provides disabled access to the rear of the School, which is lacking at present due to the raised floor level position of the existing Year 1 and 2 classrooms.

This in turn will free up other areas of the School, which can be remodelled for which Planning Approval is not required.

Minor internal alterations to existing building will be undertaken as part of the project.

### **EXISTING SITE**

Northamptonshire County Council owns the site on which Studfall Infant School is located. The site is within a predominantly residential area.

## **DESIGN APPROACH**

The proposed location of the new Year 2 Classroom is to the north east corner of the existing main School Building. The proposed new building is an extension to a previous phase constructed in 1995 / 96 and extends the existing mono-pitched roof / walls.

The Classroom is integrated into the main School through the former Disabled Shower / Changing Room, which will be relocated as part of the internal re-modelling.

The proposed works consist of a new Classroom (58m<sup>2</sup>) / 2 no. small stores and corridor linking to the main School.

The design approach / location has been carefully considered both internally and externally in order to both integrate the proposals with the main body of the School and minimise the impact of the new build within the context of the local surroundings. The location of the proposed extension will utilise land which is presently un-used.

The proposed extension consists of a mono-pitch structure traditionally built with facing brickwork, tile roof at 17½° pitch, all to match the existing previous phase of works.

Brown aluminium powder coated windows, blue aluminium powder coated door, softwood painted fascias and soffits with black pvc rain water goods – all to match the existing previous phase extension.

A planting strip has been indicated along the east elevation to enable the windows to fully open out without risking injury to the building occupants.

The design of the extension has no detrimental effect on emergency travel routes / fire escape procedures.

The extension also provides a Classroom with external disabled access to the rear of the School, which the School does not possess at present.

## **VEHICULAR ACCESS / CAR PARKING**

Vehicular access to the site is via Rowlett Road and there will be no alterations to the existing entrance or existing car parking facilities.

## **PEDESTRIAN ACCESS**

Pedestrian access to the site will remain as existing off Rowlett Road leading to the existing main entrance and existing playground.

## **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, although this will be confirmed in due course following the Building Services Engineers investigations.

## **DEMOLITIONS**

No demolitions are required on site prior to construction.

### **SITE ACCESS DURING CONSTRUCTION PERIOD**

Construction access to the site will be via Rowlett 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. 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.

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

### **STAFFING IMPLICATIONS**

It is envisaged that no additional staff will be required as the result of the extension although this is yet to be established by School / Northamptonshire County Council.

### **PROVISIONS IN RESPECT OF THE DISABILITY DISCRIMINATION ACT 1995**

The proposed extension and the associated works provide an additional DDA access to the rear of the School. The existing disabled WC / Shower will be re-located as part of the internal re-modelling works.

### **TREES**

No trees will be removed as a result of the extension.  
Additional soft landscaping will be implemented around 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 although trial holes / sampling will be undertaken prior to construction.

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