

STUDFALL JUNIOR SCHOOL, ROWLETT ROAD, CORBY

SINGLE STOREY CLASSROOM BLOCK

PLANNING STATEMENT / DESIGN & ACCESS STATEMENT

This planning application is for a single storey classroom block comprising two classrooms, a unisex accessible toilet and a store room. The gross external area of the new building is 187.6 square metres.

The proposed building is located at the west end of the existing buildings and 12.5 metres from the south site boundary.

The site is currently part of the grassed playing fields. The general level is 1.1 metres above the finished floor level of the existing buildings.

A ground investigation of the site was carried out in March 2017. This established that the ground conditions comprise made ground (top soil) 200 - 800mm deep on Weathered Oadby Member (boulder clay) 1.6 - 2.2 m thick. The subsoil is not suitable for soakaways.

The proposed building floor level is set 500mm above the existing school finished floor level. This means the building is set below the existing playing field level which reduces its impact. The flat roof is 2.850m above the existing playing field surface. Setting the building at this level means that a level approach can be created with a path from the top corner of the hard playground area. Furthermore the existing doors from the classrooms can access the playing field without ramps. The building is located outside the zone of root protection for the ash tree.

The main entrance into the building is close to the double access doors into the main building. There will be six steps with side handrails. Space is created for an external platform lift.

The building is clad with vertical and horizontal larch cladding. Windows and doors are in grey polyester powder coated aluminium.

Existing children's' toilet facilities are located immediately within the existing building.

The building is required to provide replacement classrooms for the two which will be lost when the existing mobile is removed. This mobile is in poor condition and beyond repair. The access to the mobile is poor with steps and ramps which do not comply with current standards for access. This mobile building will be removed and the site landscaped as part of the playing fields once the new facility is available.

Buildings are being replaced like for like and there will not be any consequent increase in pupil numbers.

Drainage Strategy

The main school buildings were built circa 1950 and new buildings have been added on the south side. Site conditions do not allow drainage by soakaways and the site has a separate stormwater drainage system.

It is proposed to connect the new building into this system. As the existing mobile also discharges into the system via the playground drainage, there will not be any additional discharge into the system.

Arrangements are in hand for a camera survey of the existing system to ensure there are not blockages or damage.

Key planning documents

North Northamptonshire Core Spatial Strategy (adopted 2008)

The proposals are in accordance with Policy 13.

General Sustainable Development Principles. Section c) Maintain and improve the provision of accessible local services and community services..

Protect assets. Section a) Not result in an unacceptable impact on the amenities of neighbouring properties or the wider area

National Planning Policy Framework (March 2012)

Section 7. There are three dimensions to sustainable development: economic, social and environmental.

The proposal satisfies the social principle by maintaining the provision of a junior school in the settlement.

19.02.18.