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Design and Access Statement

Site Address:	Deanshanger Primary School, The Green, Deanshanger, Buckinghamshire. MK19 6HJ
Project Ref:	Deanshanger Primary School – Extension and internal alterations
Status:	Regulation 3 Planning Consent
Date:	01 October 2014

Applicant		Agent	
Name	LGSS Property Services Strategic Project Delivery Team	Name	Stimpson Walton Bond Architects
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DESCRIPTION OF SITE AND PROPOSAL INTRODUCTION

The school is located off The Green, Deanshanger with the original School buildings to the north of the School falling within the conservation area. The majority of the School and its later developments fall outside the conservation area. These later developments extend to both the east and west forming additional teaching accommodation. To the south is the playing/ sports fields and to the east are residential properties.

The proposal is to form a single storey classroom and toilet extension. The existing above ground swimming pool together with associated fencing and outbuilding will be removed. This will also for allow the provision of a new play area along with a new timber shed to form a workshop with storage area.

Please note: The proposal will not provide any additional classrooms or increase pupil capacity. The extension will allow the reorganisation of existing teaching spaces within the School and remove the undersized classrooms. See Client statement

USE

- Deanshanger Primary School is currently used as Educational - planning Class D1.
- The new proposals will remain as Educational - planning Class D1.

AMOUNT

The classroom extension and detached workshop and storage outbuilding have a collective gross internal floor area of 90.2m². The existing above ground swimming pool will be removed and an outside play area created.

LAYOUT

Existing:

The site development area is to the east of the main School building. The area comprises a circulation area/courtyard and redundant above ground swimming pool with associated out building. Therefore under South Northants LP-G3 (general) policy there is no loss of agricultural land or land forming significant character to the area. In addition, due to previous development these new proposals do not impact on nature conservation, geological, geomorphological or archaeological importance. Mineral resources are also unaffected.

Proposed:

The proposed extension sits within the schools existing secure boundary, is similar in style and approximately 8m away from the nearest boundary. This ensures appropriate siting in relation South Northants LP-G3 (general) & EV1 (Design) policy. In addition, keeping a single storey height will reduce the visual impact and mitigate any overshadowing to the neighbouring side elevation of adjacent property 16 Buckingham Road. This property steps down at the boundary. It is noted that 16 Buckingham Road falls outside the conservation area boundary.

The accommodation comprises an entrance lobby and increased toilet provision, store and 55sq/m classroom. Roof lights have been included to achieve good daylight levels to the internal areas.

The location of the outside play area directly replaces the existing above ground swimming pool. This open space improves visibility and reduces the opportunity for crime as referred to under South Northants LP-G3 (general) policy. The new workshop and storage outbuildings are located adjacent to the site boundary for use by the Schools Site Maintenance Team.

SCALE

The existing buildings forming Deanshanger Primary School consist of both single and two storey elements in various styles but predominately in brick with pitched and flat roofs at various heights (refer to Appearance section below)

It is considered appropriate under South Northants LP-G3 (general) & EV1 (Design) policy that the proposals have been developed to reflect the size and scale of the existing building. The new extension is a simple rectangular plan form with duo pitched roof. The location of the extension sits naturally in the corner of an under used area.

The ridge height of the proposed extension does not project above the ridge height of the existing buildings. The scale of the extension compliments the existing buildings in this area of the site.

LANDSCAPING

The removal of the existing above ground swimming pool, outbuilding and surrounding fence does not require the removal of any established trees, shrubbery or hedging.

The surrounding external area will be laid out for circulation and play. The play area will have an artificial grass finish with timber sleeper seating. Due to the site area and proposed use, the introduction of significant landscaping where none currently exists would be considered inappropriate for the Schools use of the area - South Northants LP- EV1 (Design)

APPEARANCE

The School has been developed over many years resulting in various styles both single and two storey but predominately brick with pitched and flat roofs. Within the conservation area boundary the original building facing The Green has a pitched slate roof, stone walling and a similar rear wing. Outside the conservation area boundary to the rear of the original buildings is a significant facing brick walled and flat roofed development forming the majority of the current School. More recent building extensions consist of facing brick walls and pitched concrete interlocking tiled roof.

The proposed extension is located to the east side attached to this later extension. It is therefore considered appropriate and sympathetic under South Northants LP-G3 (general) & EV1 (Design) policy that the extension should match this section in appearance to reduce the impact upon neighbouring properties

The extension will consist of matching buff facing brick with feature brown brick bands. The new roof will match the existing concrete interlocking roof tiles.

The proposal is to reuse the existing windows and doors from the existing external walls altered by the works and where required new aluminium powder coated windows will have white frames, yellow sliding sash openings and blue doors all to match existing.

ACCESS AND APPROACH

There is no impact upon existing vehicular access or parking numbers. Under South Northants LP-G3 (general) policy together with West Northants JCS-S10 policy access to the extension will be internally and externally. Level access into the building and opening widths suitable for wheelchair users and ambulant disabled will satisfy the requirements of Part M of the Building Regulations.

TRANSPORT, INFRASTRUCTURE & DRAINAGE

In accordance with South Northants LP-G3 (general) policy, transportation, infrastructure and public services will not be unduly affected as there is no additional pupil numbers.

The connection of both foul and storm drainage will be via existing connections within or adjacent to the main School building. Remaining external areas will be graded to fall into existing connections and the area of current hard landscaping replaced by the pitched roof extension.

SUSTAINABILITY

In accordance with West Northants JCS-S10 policy, the extension will be constructed to a high standard. Sustainably sourced materials, minimised waste and recycling will be incorporated where possible into the scheme. To address aspects of South Northants LP-G3 (general) & EV1 (Design) policy the new extension matches the existing building to which it is attached. Therefore within the limit of these constraints the heating will be minimal due to insulation levels with little need to adopt renewables for this scale of extension. Ventilation will be openable windows without added cooling as the existing classrooms. With high natural light levels the low energy lighting will be supplementary and water efficiency will be maximised by the use of appropriate appliances and fittings.

CLIENT STATEMENT

Planning Statement: extension at Deanshanger Primary School

Introduction

Deanshanger Primary School is a 2 form entry school (60 pupils per year group) serving the village and linked area of Passenham, Puxley and Wicken. Although it has an admission number of 60 pupils per year group its numbers have fluctuated over the years, meaning it has never been at capacity and has previously worked with mixed age classes to maintain its viability. The undersized classrooms have not been an issue whilst there were less than 30 pupils in the class, but this now needs addressing.

As a result of new housing developments in the village, the numbers on roll at the school have increased and they now need to organise into two classes per year group. The proposed project will not increase the admission number from 60 but will improve the facilities available, to make them suitable for when the school is operating at maximum capacity with 30 children in every classroom.

The proposed extension and improvements are funded by developer contributions from new housing on the Stratford Road, Hayes Road and former Elementis site. This is in line with the Section 106 agreements for improved facilities at the local primary school to mitigate the impact of the extra pupils requiring places.

Scope of Works

To ensure the accommodation is appropriate for the number of children now on roll, a one classroom extension and some internal reconfiguration work are required. The capacity of the school will remain unchanged at 420 places (7 year groups with 60 children per year).

The proposed extension and alteration work includes:

- Extension to create a new classroom suitable for 30 children
- Internal modifications to enlarge existing classroom spaces, the library/resource area and staffroom
- New studio space remodelled from existing accommodation
- Removal of the swimming pool

It is intended that construction will start in April 2015 with completion scheduled ready for the start of the new school year in September 2015.