



Job Ref: 4528

DESIGN AND ACCESS STATEMENT

Proposed Extension

at

Oakway Infant School

**Oakway
Wellingborough
Northamptonshire**

02 March 2009
Ref.: MC/4528/24361/PB

DESIGN AND ACCESS STATEMENT

Proposed ground floor extension forming an additional Classroom with Children's Toilets / Kitchen and Baby Room / Sleep Area. The extension also re-locates the existing covered play area and extends the existing external fenced play area.

The proposals are all as shown on the submitted scheme drawings.

4528/10A Survey as Existing / Block Plan

4528/11A Scheme as Proposed

4528/12A Elevations

Location Plan

DESIGN:

Use

The proposed ground floor extension provides an additional Classroom / Children's Toilets / Kitchen and Baby Room / Sleep Area. In addition to the above the existing Equipment Store is re-constructed on the side of the extension.

The additional classroom allows the school to re-claim the previously used classroom, which is now required by the Infant School.

The new kitchen will allow snacks to be prepared for the children as well as food technology classes for adults.

The new children's toilets / baby room / baby sleep allows the centre to provide the full range of SureStart activities including all age ranges (0-5 years).

Layout

The layout extends the previous constructed Children's Centre around one corner of the schools existing flat roof building.

The new extension extends the size of the recently constructed Children's Centre. All rooms are accessed from a central corridor with double doors at each end.

Repositioning the covered play area is necessary in order to construct the proposed extension and increasing the enclosed play area enables the grass area to be included for summer play.

Amount

The proposed main extension is 136.4m² with the side Store extension of 11.9m², totalling 148.3m².

Scale

The scale of the extension proposal has been designed to match the previous Children's Centre extension. The existing ridge line is extended and the current flat roof link / mono-pitched building is repeated in section for the full length of the extension.

The existing floor level is maintained as the previous extension.

Appearance

The extension uses the same facing brickwork / roof tiles / windows as the previous Children's Centre extension. The existing double doors are to be re-used. All existing / new materials are indicated on the elevational drawing.

Landscaping

The existing planting beds are to be extended as indicated and landscaping planted similar to existing.

New tarmac pathways are to be laid extending around the building. All level changes will be kept to a minimum with maximum gradients of 1:20.

There will be no alterations to any boundary treatments and there will be no loss of playground areas etc.

Access

Access currently by car is off Oakway and the school has a car park for 20 staff plus visitors.

Pedestrian access is provided from Oakway and Hemmingwell direct.

Currently the existing car parking is restricted to staff and visitors. The school gates are shut during the school day. No parent is allowed to drive at drop off/pick up times within the school grounds. The schools travel plan encourages all parents / pupils to walk to school. This policy will extend to cover the proposed extension facility.

Disruption will be kept to a minimum and no deliveries will be accepted to site during designated school start/finish period and other break times. Weekend construction is not envisaged at this time 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 School and CDM Co-ordinator as will the extent of plant/delivery vehicles etc. All Contractors traffic movements will be guided by a banksman. The Contractor will be required to control noise, dust, mud on roads, access etc.

Safe access routes will be designated and the main school administration area be relocated and accessed from Oakway.

Inclusive Areas

Level access to the school building will remain available via the main entrance doors.

The existing control access system will be re-sited/reused.

The existing access doors (pair) accommodates wheelchair access via the call point at Reception. The existing Reception desk is DDA compliant and there is a disabled WC within the Reception Area.



Cottage Farm
Mears Ashby Road
Sywell
Northampton
NN6 0BJ

Telephone: 01604 64 65 66
Facsimile: 01604 64 63 62
e-mail: info@surshamtompkins.co.uk

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PLANNING SUPPORT STATEMENT

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ADDRESS

Oakway Infant School
Oakway
Wellingborough
Northamptonshire

Oakway School was opened in 1969 / 70 and at present caters for ages 5-7 years with 2 classes per year group. Attached to the School is a Sure Start Children's Centre, which opened 12 months ago.

As part of the original Children's Centre project the School handed over a Classroom for use by the Nursery / Children Centre. Due to increase numbers of Children the School require to re-claim this Classroom thus restricting the services of the Children's Centre.

The Children's Centre has been very successful and the School has obtained funding from Northamptonshire County Council to replace the 'repossessed' Classroom and to extend the existing services to cater for younger children and mothers.

Full consultations have been sought with Northamptonshire County Council, Headteacher, staff and governors during the design process and it is felt by all parties that the proposals achieve the schools current needs within their present financial restraints.

The extension proposals will have no impact on existing playground facilities or neighbouring residential properties.

The existing site/buildings are not listed or within a Conservation Area.

There will be additional children and parents using the facility as a result of the proposals.

There will no alteration to existing staffing levels.

All users of the existing Children's Centre are local mothers and children. In accordance with the Schools current travel plan, no vehicle access is allowed during school hours. Therefore all users currently (and will continue to) walk to the facility.