

Job Ref: 4531

## PLANNING SUPPORT STATEMENT

Proposed New Gym and Tuition  
Rooms Block



at

Friars School  
Specialist Sports College

Friars Close,  
Wellingborough  
Northants

## PLANNING SUPPORT STATEMENT

Proposed is a single storey gym and sport science tuition rooms block with ancillary and associated external alterations including additional car parking spaces.

The proposal is as shown on the submitted drawings.

4531/102B Scheme as Proposed, Elevations;  
4531/106 Site Location Plan  
4531/107 Site Plan

### ADDRESS

Friars School  
Friars Close,  
Wellingborough  
Northants

Friars School is a community school for 11 - 19 year old boys and girls with special educational needs based in Northamptonshire. Friars School has approximately places for 130 children with significant learning difficulties (including autism and additional physical difficulties). The children who come to Friars School are generally from Wellingborough and East Northamptonshire.

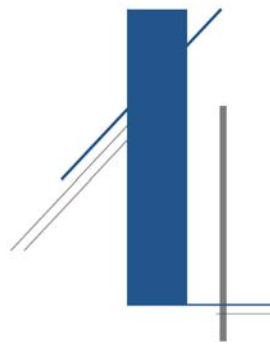
The School has got Specialist Sports College status. To retain this status the School has identified the need for a gym and sport science tuition rooms plus ancilleries. Full consultations have been sought with the Headteacher, staff and governors during the design process and it is felt by all parties that the proposals achieve the current needs.

The proposal includes external alterations, new car parking facilities and fencing along new and existing pathways. The existing temporary building will be removed.

The new block will have no impact on existing playground facilities or neighbouring residential properties. The gym and the two larger tuition rooms are facing the schools sports ground.

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

There will be no additional children or staff numbers as a result of the proposal.



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## DESIGN AND ACCESS STATEMENT

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### Site Context

The School is situated in a residential area consisting largely of two storey houses with pitched roofs. The site itself rises from north to south and is also banked at the south and south-east boundaries.

The School buildings are generally single storey in height but include a two storey Block towards the south boundary. The School was originally constructed in the early 1960's and was extended in the 1990's and in recent years.

### Use

The proposal is an extension to the current site use as a School for Special Needs Pupils with Specialist Sports College status. As a result of the project the School will provide additional sports facilities including a gym and sport science tuition rooms to allow Friars School to retain their Specialist Sports College status. The gym is designed for out of hours use as well without affecting school security.

### Layout

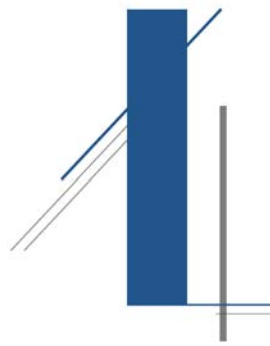
The proposal sits north of the existing school building and west of the existing playing fields.

The proposal is a new split-level single storey building, the upper part containing the tuition rooms; and the gym and changing facilities at the lower part. Whilst both levels have their own access, they are also connected internally via steps or the platform lift.

The external alteration will extend the existing car parking facilities.

### Amount

The proposed new gym and tuition room block totals approximately 260m<sup>2</sup> and new car parking spaces will be provided. An existing modular building will be removed.



## Scale

The scale of the extension proposal has been designed so that it sits comfortably within context of the site and the adjacent school. The overall size/height have been considered to offer the level of additional accommodation required by the school whilst fitting aesthetically within the surrounds.

The new single storey Gym Block is approximately 14.7m in width x 19.4m in length. The ridge level is approx 6.4m above ground at the south façade and 8.3m at the north façade, due to the existing level distance.

## Appearance

The main facing brick is to be red. Windows, Doors will be polyester powder coated, double-glazed, aluminium units, grey. The south part of the building will be cladded in a mid grey trespas rainscreening product. The proposal is covered with a tiled pitched roof. The top / south entrance is stepped out, glazed to east and west, with a flat roof covering.

## Landscaping

Existing levels will be retained where possible with level access to the building being formed. All level changes will be kept to a minimum with maximum gradients of 1:20.

A combination of hard paved / tarmac and soft grassed area with new trees to the west of the new block will be added, providing new access routes and additional car parking areas. A new fence will be provided to screen the new block from other external areas of the school.

## Access

The access to the site for pedestrians and vehicles is off Friars Close. An existing car park is situated adjacent to the site entrance with provision for disabled parking and ramped pedestrian access to the principal entrance of the building and the proposed Sports Block.

The site falls towards the north boundary but a suitable level access will be available to the south and north of the new proposed Sports block. A platform lift within the block will provide access to the lower gym level, if accessing the proposed block from the south entrance.

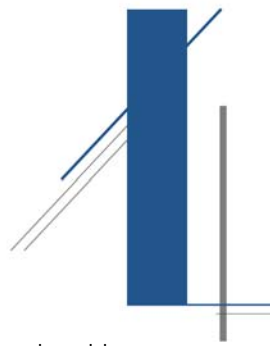
## Security

The new external door sets and windows installed in the building will be made secure to standards, independently certified, set out in BSI PAS 24 2007 'Doors for enhanced Security' and BS 7950 1997 'Windows for enhanced security'.

Easily accessible glazing will incorporate one pane of laminated glass to a minimum thickness of 6.8mm or glass successfully tested to BS EN 356:2000 *Glass in Building. Security glazing* – resistance to manual attack to category P2A (or P3A from Jan 2011).

All external locks will be certified to BS 3621: 2007, BS 8621:2007 or BS 10621:2007 depending on schools requirement for the level of security offered from the internal face of the door.

The security alarm for the extension will be linked to the existing school intruder alarm system.



## Construction

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.

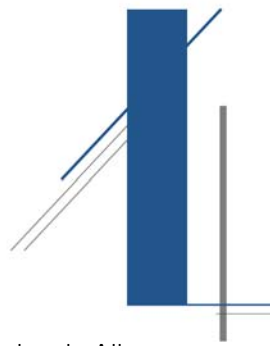
Contractor's site and compound areas will be located within an agreed area with the School. All Contractors traffic movements will be guided by a banksman. The Contractor will be required to control noise, dust, mud on roads, access etc. All to be finally determined and agreed between School, CDM Co-ordinator and Principal Contractor.

Safe access routes will be designated for building occupants in order that the daily running of the School operates without disruption.

## Inclusive Areas

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

Two new level accesses are provided into the Gym and Sport Science Tuition Rooms Block.





Dated: 5 October 2010

## TRAVEL MANAGEMENT PLAN

Site: Friars School  
Friars Close  
Wellingborough  
Northamptonshire  
NN8 2LA

Objectives: To reduce traffic in the surround roads (Friars Close) whilst construction works are undertaken. On previous projects Contractors and staff have parked outside the school boundaries due to lack of on site vehicle parking.

Solution: The project is to be phased to into 3 phases as the attached site plan 4531/HSP101.

Phase 1: The existing mobile is to be removed from site and the site compound area is set up to incorporate a hardcore area which in turn will become car parking after completion of the project.

Phase 2: The main additional staff car parking will be formed (less top layer of tarmac) to form the required car parking spaces.

At this point the Contractor will be self-contained within their own compound area with adequate vehicle parking and provision for site facilities etc.

Phase 3: The main building project can commence

General Constraints which will form part of Pre-Construction Information Pack:

1. No Contractors parking allowed outside site compound area.
2. No deliveries between 08.00 - 09.30 and 14.30 – 16.00 Monday to Friday with no deliveries allowed over the weekend.
3. Deliveries will only be permitted between 09.30 – 14.30 and 16.00 – 17.00 Monday to Friday and the driver will have the following instructions to follow: The driver will be required to call ahead to confirm arrival time is acceptable to the Contractor. If the site is able to accept the delivery the driver will be instructed to site. When on site he will unload immediately. If the delivery is not convenient, the driver will park up away from the site and wait until the delivery can be accepted.

4. The Contractor's Site Agent will be responsible for all aspects of the travel plan including restricting the Contractors vehicles to within the site and not within Friars Close. He will endeavour to minimise traffic disruption for the School, Contractor and Local Residents.
5. Any delivery vehicle to has banksmen front and back when entering / leaving the site.
6. All loading / off-loading to be undertaken within the site compound area.

All staff and Contractors vehicles will be requested to follow the above rules laid out within the Contract. However, the client is not in a legal position to prevent private persons parking on public roads. The parking issues raised on previous projects have been addressed as best possible within the current legal system.





