

# **Malcolm E. Timms A.C.I.O.B.**

## **Architectural Consultant**

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# **Planning Support Statement**

Proposed Fitness Centre, Chenderit School, Archery Road, Middleton Cheney, Banbury, Oxon OX17 2QR  
Planning Portal Ref No: PP/01221332

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## **1. Introduction**

This document has been prepared for the support of the Regulation 3 planning application for the construction of a new, purpose built fitness centre for Chenderit School, Middleton Cheney. Its principle is to examine the rational and strategy of the new fitness centre within the context of the existing site and to examine relevant planning policies at the local and national level.

Chenderit School is a mixed 11-18 year old County Comprehensive School, opened in 1979, in a open 10 hectare, rural site on the outskirts of Middleton Cheney, near Banbury. The School currently has a population of over 1,000 pupils within a range of single storey specialist buildings. Provision of a sixth form centre has recently been established at Chenderit, in its ongoing commitment to providing a high level of academic excellence. This was demonstrated in 2002 when they were designated a specialist Visual Arts College and again in 2006 when school was awarded for their significant improvement at GCSE level from the Specialist Schools Academies Trust. To continue with its academic achievements, it is proposed that fitness centre to be established on site.

## **2. Site Characteristics**

Chenderit School is sited in a rural setting on the outskirts of Middleton Cheney village. The village of Middleton Cheney well accessed of the A422, providing an excellent access link with Banbury, to the west and Brackley to the east, of the village. The school itself is accessed from Archery road which runs through the village.

Chenderit School benefits from having open space, taking advantage of its rural setting, it lies within a 10 hectare site. The site comprises of excellent playing field facilities to the south east of the built up area of the school, offering an open feel to this area. Beyond the site boundaries, agricultural land lies to the east and north of the school. To the west and south lies the residential areas of Middleton Cheney.

Chenderit School comprises of single storey specialist buildings. Tennis courts are located to the south of the buildings and a large staff car parking area and is located to the west, accessed from Archery Road and a pedestrian footpath which links up to Arrow Close to the south. Hedgerows are located all around the boundary to the schools grounds, acting as a natural visual barrier between the school, housing and farmland.

In terms of the proposed extension is to be sited the area is currently a small piece of grassed area, with a hardstanding footpath running along side.



*Photo 1. Chenderit School Aerial Photograph*

Planning history for Chenderit School, Middleton Cheney, Banbury. 1980 - 2010

<b>Application Number:</b>	<b>Site Address:</b>	<b>Proposal:</b>	<b>Received Valid Date:</b>	<b>Application Status (1 - 10):</b>
<a href="#">S/2010/0669/FUL</a>	Chenderit School Archery Road Middleton Cheney	Single storey building with two children's rooms (0-3 yrs) & 3-5 yrs) And including ancillary accommodation & external play spaces.	14/06/2010	(10) Approval
<a href="#">S/2008/0297/PCC</a>	Chenderit School 1 Archery Road Middleton Cheney	Extensions to drama faculty and community centre	10/03/2008	(10) No Objections
<a href="#">S/2008/0188/PCC</a>	Chenderit School Archery Road Middleton Cheney	Increase in roof height to main hall space	12/02/2008	(10) No Objections
<a href="#">S/2007/0970/PCC</a>	Chenderit School Archery Road Middleton Cheney	Single storey development to form sixth form facilities.	19/07/2007	(10) No Objections
<a href="#">S/2007/0737/PCC</a>	Chenderit School Archery Road Middleton Cheney	Two double mobile classroom units	05/06/2007	(10) No Objections

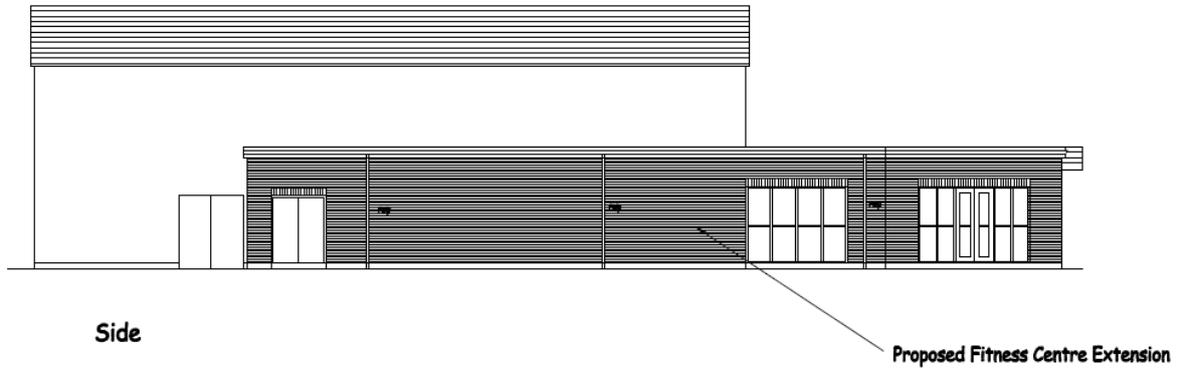
<a href="#">S/2006/1008/PCC</a>	Chenderit School Middleton Cheney	Replacement mobile classroom	17/07/2006	(10) No Objections
<a href="#">S/2006/0138/PCC</a>	Chenderit School Archery Road Middleton Cheney	Installation of double classroom mobile building (Retrospective).	01/02/2006	(10) No Objections
<a href="#">S/2005/0759/PCC</a>	Chenderit School Archery Road Middleton Cheney	Extension to form IT classrooms and dining hall space	16/06/2005	(10) No Objections
<a href="#">S/2002/0858/PCC</a>	Chenderit School Archery Road Middleton Cheney	Erection of single storey extensions for artists workshop and art gallery.	25/06/2002	(10) No Objections
<a href="#">S/1996/0027/PCC</a>	Chenderit School Archery Road Middleton Cheney	Single Storey Extension And Internal Alterations	12/01/1996	(10) Approval
<a href="#">S/1989/0231/PCC</a>	Chenderit School Archery Road Middleton Cheney	Single Storey Extensions To Create A Sixth Form Area And New Classroom	28/02/1989	(10)
<a href="#">S/1980/0618/P</a>	Chenderit 31 Astrop Road Middleton Cheney	Erection of car port at side.	03/06/1980	(10) Approval

### 3. Application Proposal

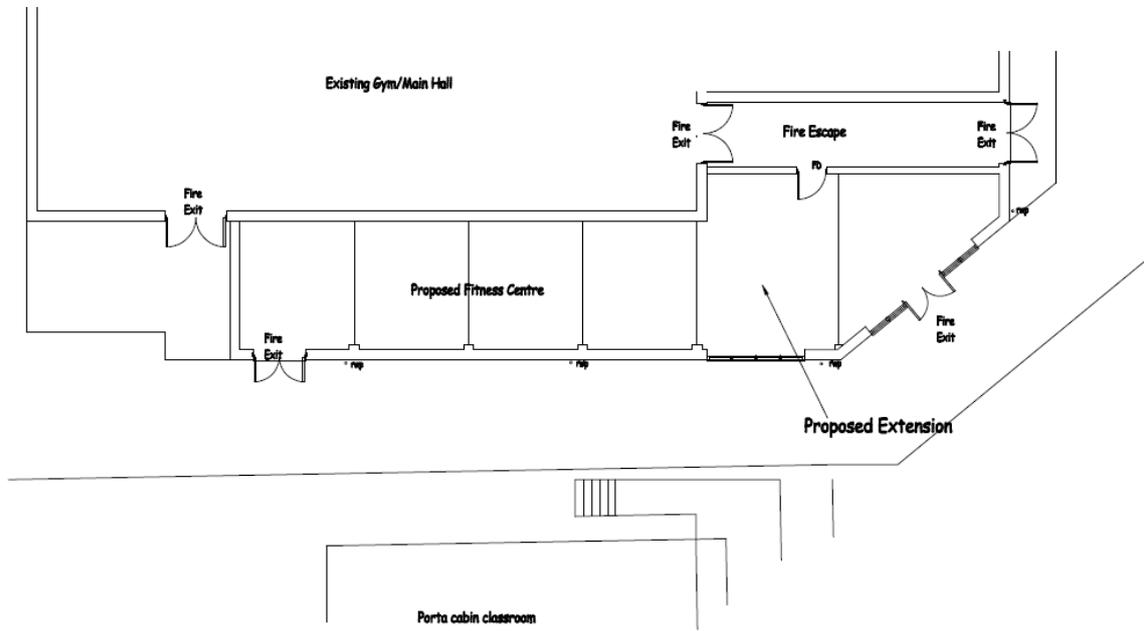
The proposal seeks to gain permission for the development of a fitness centre used solely for keep fit exercise machines. The project is in part grant aided and the intention is that it could be used out of school hours by members of the local community.

The siting of the new fitness centre has been located to the existing main hall/gymnasium located on the site. The new build extension will be located to the southwest facing elevation of the existing hall/gymnasium. The footprint of the new build extension will be covering an existing grass area in between the hall/gymnasium and an existing porta cabin. The existing hardstanding is left, so ample space is provided between when the new build extension and the existing porta cabin for pupils and staff.

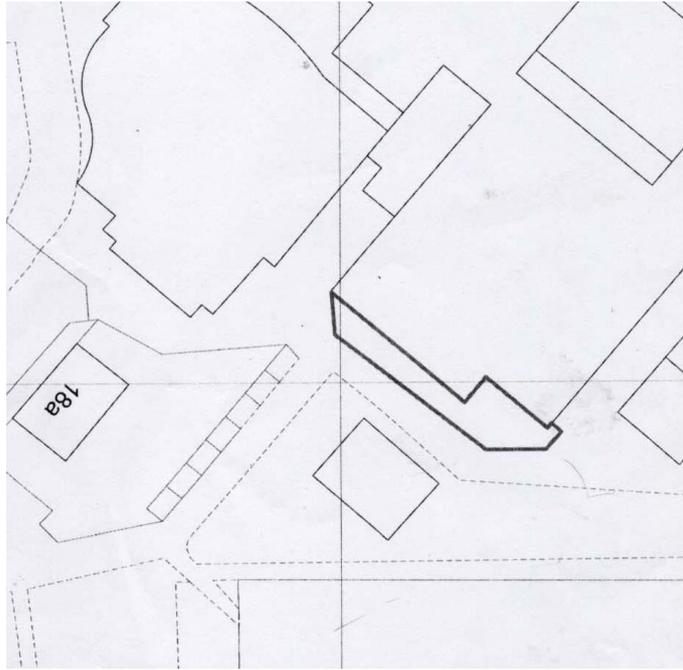
The design of the fitness centre is such so it won't be visually obtrusive or overbearing in nature. The new build extension is of a single storey nature with a flat pitched roof, in essence a form of lean-to and subordinate to the main sports hall/gym building. The materials and colours proposed to be used will be in keeping with the rest of the school buildings, the facing brick and flat roof over will all be keeping and matching the existing materials used around the site. White aluminium full height glazing, overlooking the tennis courts will provide a source of good natural light. Please refer to drawings 1 and 2 for a visual reference to the design and scale of the proposal.



*Drawing 1. Proposed side elevation (NTS).*



*Drawing 2. Proposed floor plan (NTS).*



*Drawing 3. Block Plan (NTS).*

As seen from drawings 1, 2 and 3, the design and character of the fitness centre will cause no overbearing in terms of massing and scale to the existing buildings and will not effect any residential amenities due to the location, as it is well within the confines of the school site.

The proposed fitness centre will bring benefits to Chenderit School in terms of the curriculum, offering the student an opportunity to advance in health and well being and an opportunity to widen the opportunities already presented and to support the curriculum already in place.

As mentioned earlier in this statement the proposal is partially grant aided. It is with this that the proposed fitness centre could be used by the local community out of school times. Access to the fitness centre for the community will be made out of school hours. Indicative proposed times would be from 18:00 to 22:00, Mondays to Fridays and Saturday mornings 09:00 – 13:00. It is felt that these times will allow adequate access to the fitness centre by the local community. As the times are out of school hours it is not envisaged that there will be any access issues into and out of the school site. Although there will be an increase in traffic flow to the school, this will not cause any undue traffic issues and will not contribute to school traffic volumes. There is ample room for parking made by using the existing staff car park. It is hoped that many users will either walk or cycle to the fitness centre, due to its close proximity and integration with the village of Middleton Cheney. Not only will the fitness centre will provide a much needed form of asset to the community, it will also create a stronger link between the school and village.

The publication of a Local Cultural Strategy is a Key Performance Indicator. The Cultural Strategy for South Northamptonshire, March 2003 sets out a clear statement to encourage people to take up leisure and cultural activities to improve their physical, social, mental and emotional wellbeing. The aim of a Local Cultural Strategy is to:

*“Enhance, promote and sustain the cultural well-being  
and assets of the community.”*

Cultural opportunities can improve the quality of life of individuals and communities and promotion of village facilities as “Community facilities”, schools, churches etc.

The consultation highlighted those key services/facilities that the community considers are the highest priority for attention, one such service facility is sports, SNC and Private Leisure Facilities, Sporting opportunities/courses, Grant aided activity

## 4. Planning Policy

This section sets out a summary as what is felt that is the relevant planning policy and guidance which is to be considered in respect of the proposal at Chenderit School.

### National Policy

PPS1: Delivering Sustainable Development (2005)

Sets out policy in relation to both planning for and delivering sustainable development and provides advice on the content of development plans and the determination of planning applications. Sustainable development (ensuring a better quality of life for everyone) is the core principle underpinning planning. The planning system should promote:

- Integrated, sustainable development which achieves environmental, social and economic objectives over time;
- High quality design; and,
- Community involvement.

PPG17: Planning for open space, sport and recreation

Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives. These include:

- Supporting an urban renaissance - local networks of high quality and well managed and maintained open spaces, sports and recreational facilities help create urban environments that are attractive, clean and safe.
- Supporting a rural renewal - the countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas. Open spaces within rural settlements and accessibility to local sports and recreational facilities contribute to the quality of life and well being of people who live in rural areas.
- Promotion of social inclusion and community **cohesion** - well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live.
- Health and well being - open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others.
- Promoting more sustainable development - by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport.

## PPS 7: Sustainable Development in Rural Areas

Community services and facilities - People who live or work in rural areas should have reasonable access to a range of services and facilities.

### Developing Policies for Sport

Sport England has long been engaged with policy development which promotes the interests of sport and recreation at regional, sub-regional and local levels. Sport England has 30 policy objectives for sport and recreation relating to: facility provision and protection, sport in the urban fringe, wider countryside and designated areas and the management of sports facilities.

Sport England aims to provide support, guidance and advice to enable the development of high quality sports facilities in the right place, to meet the needs of all levels of sport and all sectors of the community. In Sport Changes Lives<sup>1</sup>, Sport England sets out aspirations for the delivery of sport and recreation opportunities and performance.

The following six principles will inform how Sport England seeks to engage with the planning system in the promotion of the interests of sport and active recreation.

- Environmental Sustainability – sport and recreation can demonstrate and contribute to the sustainable use of natural resources.
- Community Safety – sport can help to directly reduce social exclusion and disaffection.
- Local Economic Viability – sport directly and indirectly contributes to local and national economic vibrancy.
- Quality of Life and Well-Being – physical activity contributes to peoples' perceptions and experience of well-being and sense of attachment to their surroundings.
- Health Improvement – physical activity should be a natural part of everyday life.
- Raising Standards in Schools – the foundations of life-long health and sporting excellence lie in early opportunities for taking part in sport and active recreation.

## Local Policy

It is felt that proposed fitness centre at Chenderit School will meet the requirements set out in the Adopted Local Plan 2007, which will guide most day to day planning decisions.

### Policy G3 (General)

Under this local policy, it is felt that the scheme adheres and meets to all sub paragraphs, A to P

### Policy EV1 (Design)

Proposals for new development will be expected to pay particular attention to the following elements of design:

- Existing site characteristics including landscape and features and levels.
- The relationship adjoining land and buildings
- The scale, density, height, massing, landscape and material in relation to the site and its surroundings
- The appearance and treatment of the spaces between and around buildings

### Policy RC2 (Development in the Limited Development and Restricted Infill Villages)

Proposals for small scale recreational development or community facilities to meet local requirements will normally be permitted in the limited development and restricted infill villages on sites within or closely related to the village confines.

## 5. Planning Considerations

It is envisaged that the proposed fitness centre development will not cause any negative impact upon the Chenderit School and the wider area of the village of Middleton Cheney.

The existing staff car park located in the west of the school site is adequate enough to sustain the volume of traffic and vehicles that will be used in association with the proposal, there is ample parking facilities already in place. Traffic movement will be minimal, due to small scale nature of the development and in turn will not cause any access issues into the school site. Due to the location of the proposed fitness centre, it is hoped that users outside of school hours will travel on foot or bike, thus lessening the impact of any vehicle movements.

The visual amenity will not be impaired due to the scale, massing, siting, materials and colours that are proposed. No neighbouring properties will be effected in any way, e.g. no housing will be effected by the proposed scheme. No historical or listed building will be effected by the proposal.

It is thought that there will be no ecological, environmental nor biodiversity concerns raised as a result of the proposed development. There is no evidence of any protected species in the vicinity, SSSI's and protected land and trees, such as Tree Preservation Orders, Bats and Conservation Areas.

The site is not subject to any flooding. The Environment Agency's Flood Risk Map indicates that the site and Middleton Cheney are outside of any flood risk areas.

Noise and any lighting impacts will be kept to a minimum. Due to the location of the proposed fitness centre the aforementioned will not cause any detriment to the vicinity.

## 6. Conclusion

The proposal will add to the already success Chenderit School has experienced over recent years. The fitness centre will form a positive contribution to the school itself and will increase the provisions and facilities to the community of Middleton Cheney. It is felt that the scheme is in line with national and local policy.

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## **Design and Access Statement**

Proposed Fitness Centre, Chenderit School, Archery Road, Middleton Cheney, Banbury, Oxon OX17 2QR  
Planning Portal Ref No: PP/01221332

This Design and Access Statement is submitted in accordance with Circular 01/06 (Communities and Local Government) Guidance on Changes to the Development Control System and the Design and Access Guidance Notes provided by South Northamptonshire District Council.

### **Contents**

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3. Layout
4. Scale
5. Appearance
6. Landscaping

#### The Access Component

7. Vehicular and Transport Links
8. Inclusive Access

### **The Design Component**

#### **1. Use**

The proposal seeks to gain permission for the development of a fitness centre used solely for keep fit exercise machines. The project is in part grant aided and the intention is that it used by the pupils and could be used out of school hours by members of the local community. The proposal will be incorporated into the existing school via an extension to the existing main hall/gymnasium. The proposed location was chosen due to the nature of the existing use of the main hall/gymnasium, keeping all similarly related activity in one area.

The use of the proposed fitness centre will be predominantly for pupils at Chenderit School during school hours in line with national curriculum and will help improve the way the curriculum is taught. As the

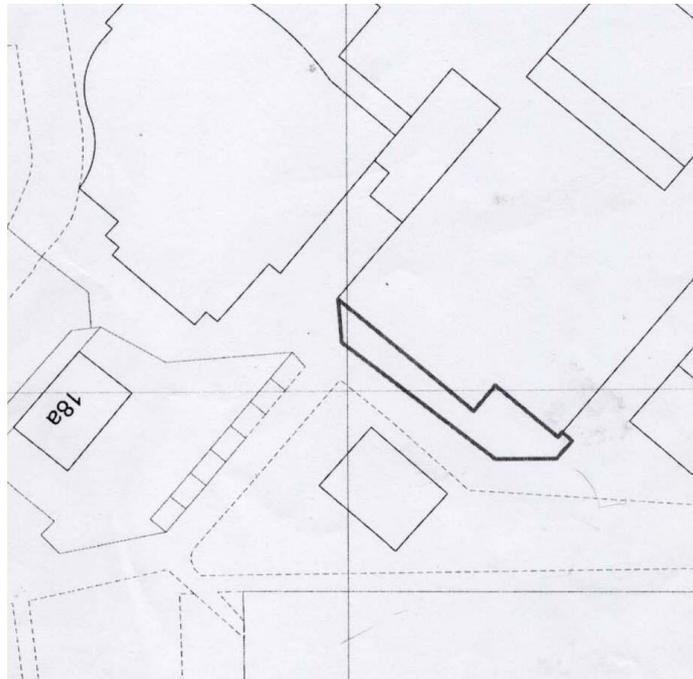
proposal is partly grant aided the facility that is proposed will be open to the local community outside of school hours, offering a fitness centre for the village to use. Indicative times to allow access for the community will be 18:00- 22:00 from Mondays to Fridays and 09:00 to 13:00 on Saturdays.

## 2. Amount

The amount of development proposed consists of a single storey extension to the south elevation to the main hall/gymnasium. The development is adequate for its purpose and imposes no enforced restrictions to surrounding development as a result.

## 3. Layout

The proposed single storey extension is laid out in a way that it takes full advantage of the space provided. The south elevation to the main hall/gymnasium provides an ideal location for the proposed fitness centre. As the proposal is sited on an existing grassed area, the proposal does not alter any pathways within the school site or affect any other existing building in a detrimental way.



*Block Plan (NTS).*

## 4. Scale

The scale of the proposed fitness centre will be very subordinate to the scale and size of existing main hall/gymnasium. Please refer to drawing No. 10:3507:2. In terms of height the proposal is 3.5m, compared to the 7.5 height of the main hall/gymnasium. The depth of the proposal ranges from 4.2 metres to 5.5 metres. The proposal will run along and will be adjoined to the south elevation of the main hall/gymnasium for 23 metres. In conclusion, due to the nature of the use for the single storey extension, the proposal will not require a substantial extension and thus will cause no issues in terms of scale.

## 5. Appearance

The proposed single storey extension has taken on a design and an appearance as to match the existing development on the site. The proposal consists of a single storey extension to the south elevation of the main hall/gymnasium. For the purpose for which the extension is intended for it has allowed the design to be in keeping with the existing scale and design with the majority of the school site buildings. The design has incorporated a flat roof, fenestration, doorways and facing brick in keeping with the existing buildings. The single storey extension is adjacent to the new Sixth Form Centre, however in terms of the design of the proposal it is felt that it will not detract away the architectural merits of the Sixth Form Centre.

As shown on drawing No. 10:3507:2, white aluminium full height glazing will be used, overlooking the tennis courts, which will provide good sunlight into the extension. The main entrance will consist of a double door and situated as to allow for best access into the proposed extension. A fire door will be located to the opposite end to main entrance to the proposed extension, as to allow for fire exits at opposite ends.

## 6. Landscaping

No landscaping is required, nor is any effected by this proposal. Due to the siting, scale and design/appearance of the proposal, it is felt that it does not require any landscaping treatments. It is acknowledged that a green piece of land is lost to the development; it is felt that this will not cause any negative impact to the existing area.

## The Access Component

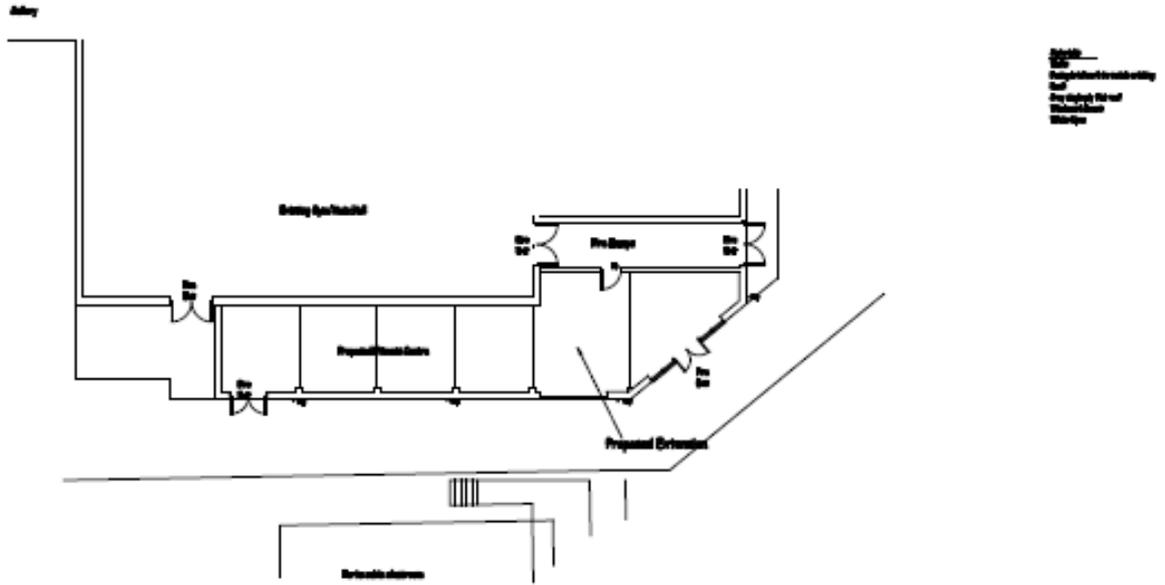
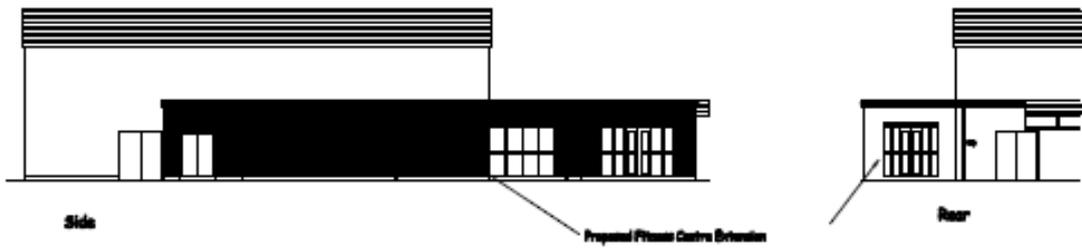
### 7. Vehicular and Transport Links

The only vehicular access into Chenderit School is from Archery Road, through a section of a residential area within Middleton Cheney. Due to the nature of the proposal it will not affect the traffic flow during school hours and thus not contributing to the traffic volume. During hours of use outside of school hours, the access into the school site from Archery Road provides excellent entrance into the grounds and with the staff car park, there is ample parking facilities. Transport on foot or by bike can be made from Archery Road into the site, or there is a public footpath running south from the tennis courts and connecting with Arrow Close. Bicycle racks are located on site. Buses run along the high street, Chacombe Road and the main road, so there is opportunity for the community to access the site via public transport.

### 8. Inclusive Access

The single storey extension is all on one level and on the same level as the main hall/gymnasium. Wide doorways have been incorporated into the scheme to allow for disabled access into the fitness centre, ramped externally where appropriate. The main entrance acts as a fire exit; there is a further fire exit to the opposite end of the proposal, to ensure a quick exit from the building in case of an emergency. Please refer to drawing No. 10:3507:2.

Access for emergency vehicles is made into the site from Archery Road, into the staff car park, providing good access to the school site. Although the single storey extension cannot be accessed directly by emergency vehicles, it is in close proximity to the staff car park and to the access leading to Archery Road.



Drawing No. 10:3507:2 (NTS).