PLANNING STATEMENT

PROPOSED EXTENSION AT

ASHBY FIELDS PRIMARY SCHOOL

DAVENTRY

ROBERT O'CALLAGHAN ARCHITECTS

CONTENT

1. Introduction
Ashby Field Primary School is a primary school located at Wimborne Place , Daventry.

The existing school site of 1.6 hectares is situated within an urban residential area.

2. Supporting Drawings
The proposal is as shown on the submitted drawings and documentation.

3. Site History / Development Proposal
Ashby Field Primary School has a pupil role of 420 pupils from ages 4 - 11.

The existing building is a single storey structure which has had various extensions since it was originally built. The proposal comprises a single storey extension to the front of the building.

The extension will be used to improve Educational and Administration facilities which will include the following operations.

- Reception
- Office Space
- Meeting Area
- Classroom
- Improved Access & Circulation

4. Need Statement
The new facilities are necessary not only greatly help with the administration of the school, but to provide a basis for improving school facilities as well as services provided in the following areas:

- Allow for future increase of student numbers to meet requirements to reflect population growth in the school catchment area.
- Allow for the provision of improved pre-school and after-school care facilities, to the benefit of the community.
- The multi-purpose space will provide meeting space for community groups associated with the school, as well as making provision for assisted learning spaces and small group tutorials to enhance student learning capabilities.

5. Community Involvement

A number of meetings were held with representatives of staff, school governance and parents groups - initially to determine the specific requirements for the proposals, and then throughout the design process, resulting in the scheme submitted which was endorsed by all.

6. Local Context

The school located in the Daventry urban area enjoys good proximity to local road and public transport infrastructure, whilst enjoying a valuable location in open space which allows development that does not impact upon the urban environment.

The extension is within the existing school built environment, with good accessibility to other services and facilities. It is sited at the existing building entrance area in an area currently containing paving for access.

The extension is situated in a viable position as it allows the utilisation of the existing service and drainage infrastructure.

The location of the extension also allows the development to take place without harm to the privacy or amenity of adjoining buildings or sports and recreational amenities.

7. Planning Policy Analysis

This section will provide an assessment of the proposal against relevant area planning guidance.

It will relate to aspects the following documents:

- Pre-Submission West Northamptonshire Joint Core Strategy
- Daventry District Local Plan

Pre-Submission West Northamptonshire Joint Core Strategy

The proposal has been reviewed against the aims of Policy S10 and in our opinion complies as set out below:-

a) Achieve the highest standards of design including in relation to safety and security
The building provides high standards of design through its form, sympathetic scale and use of quality materials to integrate with the original building. It is robust by its choice of materials and finishes for provision of security and safety.

b) Located where services and facilities can be easily accessed by walking , cycling and public transport.
Satisfies this criteria due to its close proximity to local housing and existing public transport routes

c) Make use of sustainably sourced materials
Will be built using quality materials with an emphasis on local, sustainably sourced materials and products wherever practical.

d) Minimise the generation of waste and maximise opportunities for recycling
Waste reduction/recycling will be part of the site waste management plan during the construction works and will continue via the School recycling programme when is use.

Daventry District Local Plan

POLICY GN2

UNDER THE PROPOSALS AND POLICIES OF THIS LOCAL PLAN, PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR DEVELOPMENT PROVIDED IT:

A. IS OF A TYPE, SCALE AND DESIGN IN KEEPING WITH THE LOCALITY AND DOES NOT DETRACT FROM ITS AMENITIES
The proposal achieves this through quality design, its scale , mass and use of materials.

B. HAS SATISFACTORY MEANS OF ACCESS AND HAS SUFFICIENT PARKING FACILITIES
The current access and parking facilities are unaffected as there are no significant changes in user numbers.

C. WILL NOT HAVE AN ADVERSE IMPACT ON THE ROAD NETWORK
Will not impact on Highway network as there are no significant changes in user numbers.

D. CAN BE PROVIDED WITH THE NECESSARY INFRASTRUCTURE AND PUBLIC SERVICES AND BE SERVED BY PUBLIC TRANSPORT WHERE APPROPRIATE
The current facilities are unaffected as there are no significant changes in user numbers.

E. WILL NOT ADVERSELY AFFECT A CONSERVATION AREA OR A BUILDING LISTED AS BEING OF ARCHITECTURAL OR HISTORIC INTEREST AND THEIR SETTING
This is the case as there are no listed buildings adjacent and it is not a conservation area.

F. WILL NOT ADVERSELY AFFECT SITES OF NATURE CONSERVATION, GEOLOGICAL OR ARCHAEOLOGICAL IMPORTANCE OR THE SETTINGS OF ARCHAEOLOGICAL SITES.
There is no impact as there are none of these factors within the proposed site.

G. WILL NOT ADVERSELY AFFECT A SPECIAL LANDSCAPE AREA.
There is no impact as the area is not a special landscape area.

From the above assessment we believe the proposals meet all the relevant Planning Policies contained in the Local Development Framework and the North Northamptonshire Core Spatial Strategy.

8. Design & Access Statement

A separate document has been provided to be read in conjunction as part of the submission.

DESIGN & ACCESS STATEMENT

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ASSESSMENT

Physical

Ashby Field Primary School is a primary school located at Wimborne Place , Daventry. The building is a single storey structure which has had various extensions since it was originally built.

The existing school site of 1.6 hectares is situated within a residential area.

The proposal comprises single storey extension to the front of the building.

Use

The extension will be used to improve Educational and Administration facilities which will include the following operations.

Reception
Office Space
Meeting Area
Classroom
Improved Access & Circulation

Layout

The extension is within the existing school built environment, with good accessibility to services and facilities. It is sited in an area currently containing paving for access.

The location is a viable position as it allows the utilisation of the existing service and drainage infrastructure. It will create valuable facilities for the school population, providing modern learning and working areas with greater accessibility.

The location of the extension also allows the development to take place without harm to the privacy or amenity of adjoining buildings or sports and recreational amenities.

Design

The proposals in the application seek to provide a high quality extension which reflects the following issues:

- The use of construction with a low roof line seeks to reduce its impact.
- The building will comply with modern standards for energy efficiency and use of a variety of environmentally friendly materials.
- The proposal integrates with the character of the surrounding area through the use of sympathetic materials and quality design.
- Impact on the site is minimal through the retention of the existing amenities.

Access

The means of access to the site and building will comply with current DDA legislation. The level of accommodation complies with this criteria in terms of facilities provided.

- Level main access to the building is by means of mobility access threshold.
- Doors in the circulation areas will be fitted with vision panels as per Part M
- The accommodation is spacious internally and openings are wide enough to comply with Part M requirements for wheelchair access and circulation.
- Items such as sockets and light switches are to be located at a height between 400 - 1200 mm above FFL to comply with Part M.

Landscape

The proposed scheme seeks to retain as much of the existing landscaping and site features such as plants etc , to maintain its distinctive character.

- The scheme proposes to create areas of hardstanding for parking and circulation which will be in line with current DDA legislation .
- Access to the building is to be via non slip hardstanding materials
- The existing trees and shrubbery and boundaries are to be retained.

SUSTAINABILITY APPRAISAL
&
ENERGY STATEMENT

EXTENSION AT
ASHBY FIELDS PRIMARY SCHOOL
DAVENTRY

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1.0 Sustainability Assessment

Introduction

1.1 The proposed extension has a philosophy that strives for more sustainable development:

1.2 The design of the scheme ensures the scheme contributes toward improving the sustainability and environmental performance of the local built environment, by improving energy efficiency, reducing carbon dioxide emissions, efficiently and implementing building integrated renewable technology.

1.3 The following energy efficiency measures will be included in the detailed design to ensure that the relevant energy consumption targets will be achieved:

Use Less Energy

1.4 This prescription will include the following:

- Enhanced insulation will be provided in external walls to reduce heat loss in the building fabric by means of 'U' Value improvements.
- Double glazing will be provided to reduce energy consumption by use of 'U' Value improvements.
- Low energy lighting will be provided where appropriate to reduce resident energy in use
- 'A' rated appliances will be used where appropriate to reduce energy consumption
- Natural ventilation
- Detailed design will ensure that the building is air tight to reduce energy consumption

Energy Efficiency

1.5 The buildings carbon footprint will be minimised through the use of improved insulation and building standards and the use of intelligent controls to minimise annual energy requirements.

Sustainable Design

1.6 The design of the buildings and the proposed methods of construction have been given careful consideration to ensure that it will be as sustainable as possible. The building fabric, the building services and the management of the building broadly determines the energy used in the building.

Construction Process

1.7 It is proposed that the appointed contractor will manage a team of specialist subcontractors to carry out the works. These subcontractors will be encouraged to employ local labour wherever possible and will work within the Considerate Construction Code.

Use of Materials

1.8 The proposed development will seek to avoid the use of those materials which come from unsustainable sources.

1.9 The key strategy for the development is to minimise the use of material and maximise the use of environmentally preferable materials, re-used and recycled materials throughout.

1.10 Preference will be made to sourcing materials and products from within the UK. Where this is not possible, appropriate materials and products will be sourced elsewhere in Europe; this commitment will assist in reducing the energy required for transporting materials and products, and the associated carbon emissions.

1.11 The building will be designed in full compliance with the Building Regulations.

Heating System

1.12 Thermostatic control will be used, time switch override will ensure that heating is not left on for any period of unoccupied time , ensuring that the buildings are kept at a minimum temperature without causing adverse effects to the fixtures and furnishings within the room using the least amount of energy.

Lighting

1.13 The lighting system will maximise natural daylight, through the high level of windows in the building, to reduce the amount of electrical energy required to light the building. Luminaries will be selected on their inherent local power consumption and high illuminance levels whilst maintaining energy efficient standards.

Water Systems

1.14 The hot water system will be designed to minimise the amount of heat loss from hot water pipework by improved thermal insulation and ensuring correct circulation throughout the system. Hot water will be generated by providing a system where hot water is only generated on demand. Efficient boilers will be integral to the development. Flow restrictors will also be installed on outlets to ensure water flow rates from showers and basins are kept to a uniform minimum regardless of water pressures.

Cold Water Systems

1.15 Cold water consumption will be kept to a minimum with the aid of 6 litre low flush WC cisterns. Flow restrictors will be installed on outlets to ensure water flow rates from showers and basins are kept to a uniform minimum regardless of water pressures throughout the building. The scheme proposes to reuse existing water tanks located on site.

Natural Ventilation

1.16 The building will incorporate the use of natural ventilation via opening windows. Opening windows produces very effective ventilation because of their inherent characteristic to develop large openings, they are easily adjustable to provide control of the ventilation rate. This will reduce the amount of energy consumption associated with running costs and ongoing maintenance costs associated with fan power and maintenance of the units. The additional benefit of this is no requirement for electrical energy to provide fresh air to the occupants and therefore no electrical energy required to drive fresh air ventilation systems.

Waste Management

1.17 Suitable storage points for refuse bins are already easily accessible for both the user and collector. During the construction phase of the project the Contractor will be encouraged to separate waste and recycle waste.

Building Regulations

1.18 A Full Building Regulation Application would be made, and such an application will show conformity with Part L, as required to meet new energy requirements.

1. Demonstrate via calculation that the building achieves an acceptable CO_2 emission.
2. Provide details of minimum performance of building fabric and sources.