

Planning Application Support Statement

Outdoor Area Roof Covering

at

Helmdon Primary School
Station Road
Helmdon
Northamptonshire
NN13 5QT

Ref No 1134/SS01

Date: January 2013

Prepared by:

Philip Horne
Architectural Services

80A Water Lane, Wootton
Northampton, NN4 6HG

Office 01604 765239
Facsimile 01604 765239
Mobile 07710 765038

Supporting Statement:

Planning Policy Framework

The following national and local planning policies have been reviewed:

1. National Planning Policy Framework.
2. West Northamptonshire Joint Core Strategy.
3. South Northamptonshire Council.
4. Design Consideration.

National Planning Policy Framework

The National Planning Policy Framework was established in March 2012. The policy contains government planning policies with the aim to facilitate sustainable development.

- The proposal is a bespoke roof structure and covering that have been installed through out the country.
- The materials provide a lightweight structure and clear roof to offer protection in an outside environment.
- The proposed development is part of the government strategy for all primary schools to have a covered outdoor area.
- The development will be designed to ensure that materials used can be recycled and secure by design.
- The extension will increase number of pupils that can access an outdoor area.
- The development may have some impact on the neighbouring property 19 Station Road as the structure will be directly adjacent there boundary line, however there will not be any roof structure supports on that side and the roof covering is clear polycarbonate.
- The neighbour at the rear Fir Tree Cottage, 4 Church Lane is approximately 2500mm above the ground floor level of the covered area therefore minimising the impact on this property. There is also a large fir tree and bushes that would screen the covered area from their property.
- The covered area is at the rear outside the classrooms that will use the covered area.
- The scheme has been discussed with the school staff that will use the area and the governors of the school.
- The school has also displayed the plans on the notice board for parents etc. to make comments.

West Northamptonshire Joint Core Strategy

The Pre-Submission Joint Core Strategy document is a Development Plan Document written by West Northamptonshire Joint Strategy Planning Committee.

This application has a number of policies that are relevant:

- Policy S10: Sustainable development: The development will be designed to ensure that materials used can be recycled and secure by design.
- Policy C2: New Developments: Although the development will not increase the number of pupils in the school it will provide a larger covered outdoor area.

South Northamptonshire Council

The South Northamptonshire Local Plan was adopted in 1997 covering a period up to 2006. The Local Plan was revised and saved by Government Office in September 2007. The saved policies will remain until replaced by the Local Development Framework.

- General Policy G3: Planning Permission will normally be granted where the development: will not unacceptably harm the amenities of any neighbouring properties.
- Design Policy EV1: The existing site is a primary school serving the village of Helmdon. The school has been on this site since the beginning of the 20 Century.

Design Consideration

- The proposed development will be in the existing enclosed courtyard which has school buildings on 2 sides and 2 boundary walls on the other 2 sides. As this is a playground area it will be suitable to provide a roof over and not have to use another new area within the school site.
- The original school building is a traditional red brick with slate grey roof and white painted frame glazed windows and doors 2 story building. This is a typical school building within the county, at this time.
- The adjoining side private property (19 Station Road) used to be the head teachers dwelling. This is now a private property.
- The school has been extensively extended through the years with several single storeys, pitched or flat roof extensions, using similar materials.
- The project is at the rear of the site, surrounded on two sides by existing school buildings and 2 No boundary walls.

- The side boundary wall is approx 1320mm high with the ground level approx 250mm higher on the neighbour's side.
- The rear boundary wall is 2300mm high with the ground level on the neighbour's side approx 2000mm higher on the neighbour's side.
- The facility is a must requirement as set out by the Governments Education Department, future development for schools.
- The roof covering is a bespoke roof system pre-assembled in the factory and bought to site and fitted.
- The roof covering will provide further outdoor facilities for pupils and increase the value of the site and buildings.
- The objective is to provide a step from enclosed area, classroom etc to open covered area which, then leads to open areas.
- Also it is used as a covered area from the suns rays.
- A planning application will have to be submitted due to the structure built up to neighbour's boundary walls.

Planning Application Design & Access Statement

Outdoor Area Roof Covering

at

Helmdon Primary School
Station Road
Helmdon
Northamptonshire
NN13 5QT

Ref No 1134/DAS01

Date: January 2013

Design:

The design is a system from Bespoke Shelters and Canopies LLP that incorporate 4 No separate barrel vault roof structures, made from polycarbonate on an aluminium roof structure with support legs fixed to existing walls.

The roof covering is to cover an existing courtyard area of rubberised floor covering.

Similar type of projects have been installed throughout various schools within the county.

Use

The existing building and land is a primary school, situated in the middle of the village of Helmdon.

This development is a roof covering in an existing courtyard that will be used by the infant classroom.

Government have directed that every school should have an outdoor covered area as a step from indoors to outdoors and also to provide protection from the sun's rays.

Amount

The total existing buildings on the site is 800 Sq M

The development is to install a roof covering over an existing courtyard of 58 Sq M.

This development sits within a total site of 1.030 Hectares

Layout

The proposal has been somewhat predetermined by the existing site layout.

The outdoor covered area will be attached to the classroom of the pupils that will use the area.

Scale

The size of the outdoor covered area was predetermined by the position of existing buildings around the courtyard.

Landscape

The existing area is a playground laid with rubber type safety flooring, surrounded by buildings and boundary walls.

Appearance

The roof covering will have 4 sections of barrel vaults made from clear polycarbonate bent over an aluminium frame, with support legs fixed to the existing building and boundary wall.

The colour of the roof support structure and framing to be confirmed.

Access

Vehicle and Transport Links

Vehicle and transport movement will remain the same on the site.

Inclusive Access

The existing front pedestrian entrances will remain the same off the highway.

The horizontal circulation within the property will remain the same.

There is level access into the area from the corridor and steps up from the Classroom.

There are also external steps from the playing field at the rear of the school.

The existing evacuation planning will be reviewed and tested.