



**DESIGN & ACCESS STATEMENT**

**FOR A**

**SINGLE STOREY EXTENSION**

**AT**

**FALCONERS HILL JUNIOR SCHOOL**  
**ASHBY ROAD, DAVENTRY NN11 0QF**

**Ref: 678/D&A**

**Date: 11th June 2013**

**Issue No. 2**

(Notes on justification, landscaping & section on Planning Policy added)

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## DESIGN STATEMENT

### GENERAL

This Design and Access Statement relates to the Planning Application as illustrated by the following G4 Design drawings:

678/L01 - Site Location Plan
678/S01 - Existing Building Floor Plan
678/S02 - Existing Roof Plan
678/S03 - Existing Elevations Sheet 1 of 2
678/S04 - Existing Elevations Sheet 2 of 2
678/P01 - Proposed Building Plan
678/P02 - Proposed Infill Plan Detail
678/P03 - Proposed Roof Plan
678/P04 - Proposed Elevations Sheet 1 of 2
678/P05 - Proposed Elevations Sheet 2 of 2

### EXISTING

The building is a single and two storey school, built in the 1970's.

There is an existing courtyard in which the proposed extension is to be built.

External walls consist of buff brickwork, with blue engineering brick features. Windows are white UPVC double glazed with infill insulated blue laminate panels. Doors are blue UPVC double glazed with infill insulated blue laminate panels. Roofs are generally flat with felt finish and have a number of roof lights.

There are existing planted areas in the courtyard, consisting of low shrubs and bushes contained with low timber edgings.

### PROPOSED WORKS

The drawings illustrate the infilling of the existing courtyard with 115m<sup>2</sup> of single storey additional accommodation to provide an Office, Parent Meeting Room, Music Room and Group Learning Room with link corridor.

External walls will consist of matching brickwork. An existing glazed element with doors is to be re-used to form the only other external element of the extension. Internal walls will be a mixture of concrete blockwork and timber stud with plasterboard. The extension will have a flat roof with felt finish at the same level as adjoining roofs, with 5 no. matching roof lights.

The planting areas will be lost due to the extension coverage. There is extensive planting around the building with mature trees and planted conservation areas.

### ACCESS

#### Existing

The main access to the building is level and via the entrance lobby.

#### Proposed

The main access is retained and circulation around the extension will be level. A ramp will allow access to the outside from the rear of the extension.

## **PLANNING POLICY**

The Daventry Local Plan: Policy EN42, and the Daventry Design Codes Section 3: Sustainable Design Techniques apply to the proposed development.

### **Daventry Local Plan**

Policy EN42 Design of Development:

- Building materials will match existing.
- The height and massing matches the existing surrounding/adjoining buildings
- Existing high level CCTV camera will be retained and covers the new extension.
- The number of external windows will be reduced, therefore reducing possible break-in points.

### **Daventry Design Codes**

Section 3 Sustainable Design Techniques:

#### 3.1 Sustainable Design

- The extension will adopt the best practice principles of sustainable design within the constraints of the site, the adjoining buildings and the existing materials.

#### 3.4 Safety and Security

- The existing high level CCTV camera will be retained and covers the new extension.
- The number of external windows will be reduced, therefore reducing possible break-in points.

#### 3.5 Sustainable Drainage (SUDS)

- The existing surface water drainage system will be utilised.
- Two of the external gullies in the original courtyard area will be utilised to take the new roof drainage. The remaining three external gullies will be capped off.

#### 3.7 Grey Water Recycling

- The scale of the proposal does not justify the use of grey water recycling technology

#### 3.9 Sustainable Construction Methods

- Timber joists, double glazed windows and bricks will have the potential to be reclaimed and re-used.
- The insulation level of the new roof will be better than Building Regulations requirements.
- New windows will be double glazed to a higher level than the existing windows.

#### 3.11 Recycling

- An existing entrance door and side windows will be re-used in the extension.

## **JUSTIFICATION**

With changes in Curriculum and the expansion of the School's facilities additional space is required.

A new Parent Meeting Room is required as this facility is currently shared with a Classroom.

A new Music Room is added as this function is currently carried out in the main hall. The hall is too large a space for individual and small group teaching and therefore more flexibility will be provided.

The Group Learning Room will encourage team work and focussed learning.

The current Staff Room is too small and by moving the Headmaster's Office more room will be given over for Staff. The new Headmaster's Office will provide a larger and more flexible space to allow private interviews with Parents, Children and Staff.

The proposals have been discussed, approved and authorised by the County Council's Property Asset Management Department, contact Nicola Hoy.