

## **PLANNING, DESIGN & ACCESS STATEMENT**

### **Introduction**

This Planning, Design and Access Statement has been prepared for the applicant, Northampton College. The Statement is in support of a Full Planning Application for an extension to Block B at the Northampton College Campus, St Gregory's Road, Northampton

This Statement sets out the detail of the proposed development and other material considerations.

### **Plans**

The following Plans have been submitted as part of the Application:-

1906 U1 Level 0 Floor Plan as Existing  
1906 U2 Level 1 Floor Plan as Existing  
1906 U3 Level 2 Floor Plan as Existing  
1906 U4 Level 3 Floor Plan as Existing  
1906 C1 Level 0 Floor Plan as Proposed  
1906 C2 Level 1 Floor Plan as Proposed  
1906 C3 Level 2 Floor Plan as Proposed  
1906 C4 Level 3 Floor Plan as Proposed  
1906 C5 East Elevation as Existing and Proposed  
1906 C6 West Elevation as Existing and Proposed  
1906 SP1 Site Location Plan  
1906 SP2 Site Block Plan

### **Site & Surroundings**

College Campus.

### **The Proposal**

The works comprise the design and construction of a new extension to the East side of Block B. This extension is to be positioned within an existing courtyard.

The extension will incorporate:-

- i) Storage to Level 0
- ii) Café to Level 1 and IT Training
- iii) IT Training Facilities to Levels 1, 2 and 3.

The scheme comprises approximately 1311sqm of gross internal floor area.

### **Pre-application Discussions**

A meeting was held on site on 1<sup>st</sup> July 2019 with Senior Planning Officer, Wendy Rousell. The outcome of which concluded in her recommendation that a Full Planning Application be submitted.

### **Design & Access Statement**

This proposal was first put forward before the rebuilding of the College in 2010, however, Block B was reduced in size for financial reasons. This proposal varies slightly to the original proposal as its use is now to be a Café facility and IT learning centre.

### **Scale & Massing**

The scale of the building matches the original buildings built in 2010.

### **Appearance**

Materials to matching those existing.

### **Access**

Hard landscaping will be provided to connect the proposed building for student access to the Level 1 Café and College in general.

The extension has been designed to provide good circulation throughout all levels, taking into account horizontal fire escape requirements.

All levels are fully accessible by wheelchair users.

All levels are served by lifts.

**Design Considerations**

Appropriate consideration has been given to the height, scale, massing and appearance of the proposed development.

**Energy**

Measures have been incorporated within the design to ensure that the building is sustainable and as energy efficient as possible.

Although not fully decided upon the College are planning to increase the amount of roof mounted photovoltaic panels. The existing roof on Block B is considered the most likely area.

**Visual Impact**

The proposed extension will have little effect on the Courtyard elevation. The Western facing elevation above the existing roof line can only be seen some distance from the proposal.

All materials reflect existing.

**Landscape**

The development of the proposal will not adversely impact the overall landscaping scheme for the Campus.

**Surface Water Drainage**

At present the site area is 66% hardstanding into which rainwater is discharged into the existing rainwater harvested system and 33% grass into which rainwater goes directly into the ground.

The surface water to the extension will go into the existing rainwater harvested system

**Flood Risk**

There is no flood risk.