



Planning Statement

July 2023

Property Name	Hart Plain Junior School
Property Address	Hart Plain Ave, Waterlooville PO8 8SA
Proposed Works	SCOLA reclad

Contents

1.0	Existing Buildings and Site	p3
1.1	Background to SCOLA Buildings	
1.2	Existing Site	
2.0	Design Proposals	p4 - 7
2.1	Brief	
2.2	Design Principles and Sustainability	
2.3	Existing External Appearance	
2.4	Proposed External Appearance and Materials	
2.5	Landscape Works	
2.6	Construction Strategy	
3.0	Consultations	p8
3.1	Pre-application advice	
3.2	Building Users	
4.0	Biodiversity and Environmental Protection	p8
4.1	Ecology	
4.2	Trees	
5.0	Flood Risk and Drainage	p8
5.1	Flood Risk	
5.2	Surface Water and Foul Drainage	
6.0	Transport and Highways	p8
7.0	Access Statement	p8
8.0	Appendices	p9

1.0 Existing Buildings and Site

1.1 Background to the SCOLA System

The proposed application relates to a part of the main school building on the Hart Plain Junior School site. The works relates to the smaller 1970s two storey Scola extension to the south of the school.

SCOLA system buildings were constructed from the early 1960's as a way of meeting the high demand for new schools in Hampshire resulting from the baby boom; an increase in school leaving age; together with the expansion of "London Overspill" towns such as Basingstoke and Andover. The new school accommodation had to be procured in a very short timescale which led to the development of the SCOLA steel frame / cladding system which were standardised designs with fast methods of construction.

Over a 14 year period, 450 SCOLA school buildings were constructed in Hampshire. Many of the components in the SCOLA system were specified to achieve a life of 25 years but, 50 years on, many of the school buildings are still in use.

Hampshire County Council (HCC) have developed a system of recladding SCOLA buildings, retaining the existing steel frame structure, replacing building components at the end of their useful life and enhancing the buildings thermal performance and internal comfort / learning environment.

1.2 Existing Site

Hart Plain Junior school is located in the town of Waterlooville, Hampshire. The school has a planned admission number of 420 (2FE). The school is primarily accessed from Hart Plain Avenue with an additional pedestrian access from Milton Road. The site is largely level with mature trees along the boundary.

Hart Plain Junior School was originally constructed to take on the surplus of students from the local area. The buildings consist of the hall, kitchen, staff areas, library, reception and three two-storey classroom blocks. The building was constructed using the 'SCOLA 2' system which comprises a steel frame, single glazed 'crittall' type windows and an uninsulated flat roof.



2.0 Design Proposals

2.1 Brief

The proposed works at Hart

- Remove the existing panels and reclad insulated cladding new double-glazed doors.
- Introduction of Recycling units.
- Reroof the two roofs to the areas additional insulation to reduce heat loss through the roof.
- Upgrade the existing lighting to LED.

Plain Junior School are to: single glazing and spandrel the original building with an system and, where replaced, thermally broken windows and

Natural Ventilation Heat

storey and single storey flat we are recladding. With

2.2 Design Principles and Sustainability

The key principles of the SCOLA reclad project is to:

- Extend the life of the existing building through refurbishment, avoiding additional carbon emissions through demolition and rebuilding. Carbon emissions are reduced compared to an equivalent rebuild as the existing steel structure, floor and roof slabs are retained.
- Reduce carbon emissions and improve internal comfort by upgrading the fabric of the existing building with an insulated cladding system, insulated roof and double glazing. The additional thermal insulation will improve the thermal performance in line with modern standards set out in the Building Regulations Approved Documents.

2.3 Existing External Appearance

The appearance of the existing building is consistent with the typical architectural language and material pallet of the SCOLA system. The facades are composed of masonry panels, large areas of single glazing and uninsulated spandrel panels between the ground and first floor.

block
Shows two
first floor



Two story Scola
southeast facing.
ground floor and two
classrooms.

Single
Outside
library



story scola.
student



Two story traditional build extension which links to the single story scola. Showing external of IT room, staff room and SEN/Music room

2.4 Proposed External Appearance and Materials

Two storey element (classrooms)

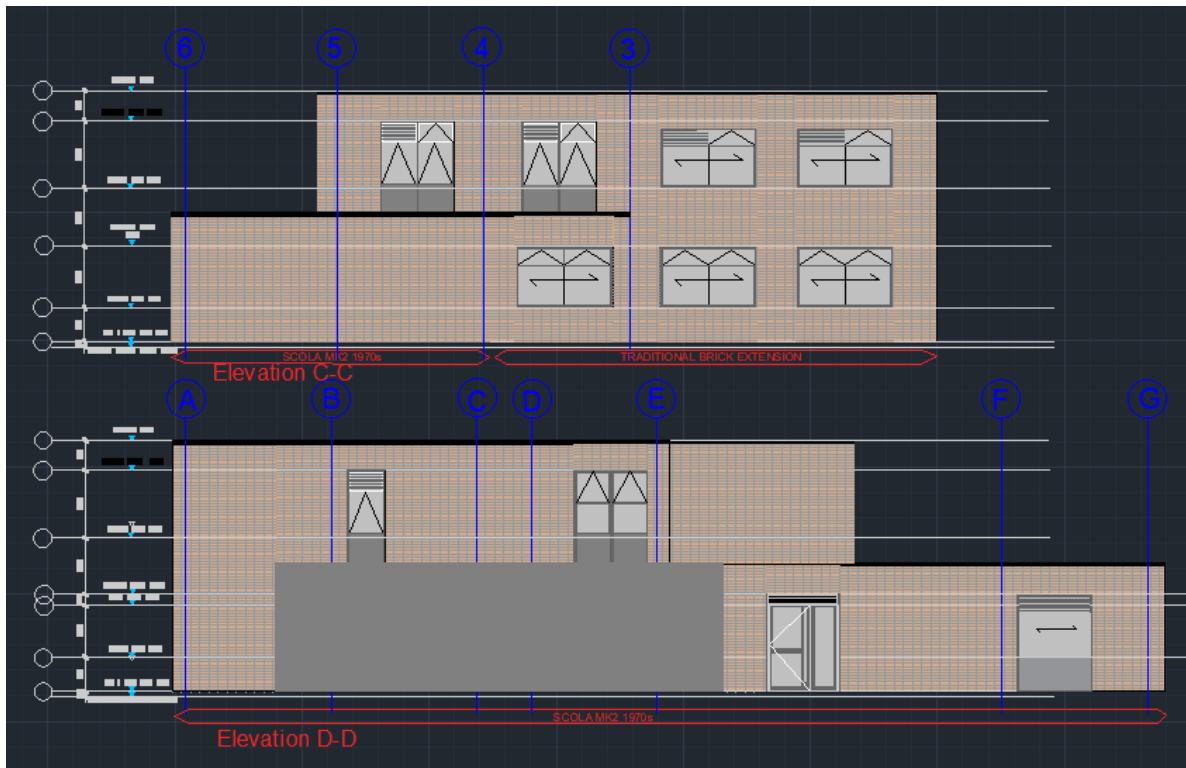
The proposed classroom elevations have been designed to provide a high-quality internal learning environment, with appropriate levels of natural light and ventilation. The materials and fenestration take reference from the rest of the building.

It is proposed to use G brick insulated brick slip system to match existing bricks. With Merlin grey paneling and doors with goose wing grey frames. Windows and doors will be grey powder coated aluminum meeting current (visual) accessibility requirements. They will be in a curtain wall format to resemble existing elevations.



Single storey element

The original SCOLA building will be clad in brick to match the cross wall constructed main building. Any original single glazing will be replaced with new double glazing to match the classrooms, existing double glazing will be coated to match new in colour. It is proposed to use G brick insulated brick slip system to match existing bricks. With Merlin grey paneling and doors with goose wing grey frames. Windows and doors will be grey powder coated aluminum meeting current (visual) accessibility requirements. They will be in a curtain wall format to resemble existing elevations.



2.5 Landscape Works

All existing hard & soft landscaping impacted/ altered because of the works will be made good to the original state as a minimum.

2.6 Construction Strategy

It is anticipated that no construction related work of the development shall take place before 0800 or after 1700 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognized Public Holidays. However, flexibility to work outside of these hours due to potential unforeseen issues which may affect the construction Programme would be helpful and it is proposed to agree this on an exceptional basis.

A construction phase health and safety plan will be issued once a contractor has been appointed, outlining the following:

- Construction traffic management plan.
- Site setup including welfare facilities, material storage and waste disposal.
- Work involving particular hazards such as asbestos, noise, dust and vibration.
- Environmental management.

Hampshire County Council, Property Services will regularly inspect the onsite works, the main contractor will be required to keep noise to a minimum wherever possible throughout the duration of the works. The school will provide details of the year 6 SATS timetable so that construction works can be minimised during this period.

A phasing strategy will be developed with the contractor to ensure that the school can continue to operate during the construction Programme.

Contractors access will be via the main vehicular entrance to the north of the site from Hart Plain Avenue. The Contractors compound will be set up on part of the existing hard play area with access through the staff carpark. Segregation between the school and contractor will be carefully planned and managed.

3.0 Consultations

3.1 Pre-application Advice

Pre-application planning advice has been received from Sam Dumbrell.

3.2 Building Users

Several meetings have been held with Hart Plain Junior School throughout the design process to develop the scheme and agree the proposals. We have also consulted with Hart Plain Junior School to agree access arrangements and the contractors compound.

4.0 Biodiversity and Environmental Protection

4.1 Ecology

An Ecology Survey was carried out on Hart Plain Junior School.

4.2 Trees

N/A

5.0 Flood Risk and Drainage

5.1 Flood Risk

The site is in a Flood Risk 1 Zone, low risk of flooding from sea and rivers. Therefore, it is considered that a flood risk assessment is not required.

5.2 Surface Water and Foul Drainage

The proposed works may reconfigure existing surface water threshold drains where these are in close proximity to the areas of the building being reclad, otherwise there will be no changes to the existing surface water or foul drainage system.

6.0 Transport and Highways

The development will have no long-term impact on highways or transport issues. The development will not result in the increase of staff or pupil numbers and parking numbers will not be affected. The development will also have no impact on vehicular or pedestrian entrances into the site.

As such, it is not anticipated that an update to the School Travel Planning will be required to supplement this planning application.

7.0 Access Statement

Refer to appendix B for planning stage access statement signed by the Hampshire County Council Access Team.

8.0 Appendices

Appendix A Drawings

C10232-HCC-00-GF-DR-A-1000 Location Plan
C10232-HCC-00-GF-DR-A-1050 Existing Site Plan
C10232-HCC-00-GF-DR-A-1601 Proposed Site Strategy
C10232-HCC-00-GF-DR-A-1061 Ground Floor Plan Existing
C10232-HCC-00-FF-DR-A-1062 First Floor Plan Existing
C10232-HCC-00-ZZ-DR-A-3000 Existing Elevations
C10232-HCC-00-GF-DR-A-2000 Ground Floor Plan Proposed
C10232-HCC-00-FF-DR-A-2001 First Floor Plan Proposed
C10232-HCC-00-ZZ-DR-A-3010 Proposed Elevations
C10232-HCC-00-ZZ-DR-A-3011 Proposed Elevations
C10232-HCC-00-ZZ-DR-A-1810 Proposed Visuals

Appendix B Access Statement

Appendix C Ecology Survey