

Planning Application: Planning Supporting Statement

Rachel Madocks School

Eagle Ave
Waterlooville
PO8 9XP

Provision of a Temporary Single Classroom - Modular Building.

Accompanying Drawings

M7023-501 Rev A Rachel Madocks School - Proposed Location Plan
M7023-502 Rev A Rachel Madocks School - Proposed Site Layout
M7023-503 Rev A Rachel Madocks School - Existing Site Plan
M7023-601 Rev A Rachel Madocks School – Proposed GA and Elevations

Background - Need for additional Pupil places.

Hampshire County Council through its Children's Service Department has a statutory duty to ensure sufficient school places exist within Hampshire's maintained schools. The County Council seeks to exercise this function in partnership with dioceses, governing bodies of schools, head teachers, local communities and other key stakeholders. The need for school places changes in response to population movements and birth rate variations. Increases in demand can lead to the creation of a new school or the expansion of existing schools by adding permanent or temporary accommodation.

Temporary accommodation will only be used where the demand for increased school places is limited to a short period of time or, where it provides additional accommodation for a school subject to the completion of a permanent expansion of its facilities. Where temporary accommodation is used every effort is made to ensure it is on site for the shortest time possible.

Children's Services Capital Program for 2020-2021 was approved by the Executive Lead Member for Children's Services in January 2020. This document acknowledges the fact that there is in Hampshire, as there is nationally, a significant rise in the birth rate over the last 10 years. This coupled with migration into the County has increased the pressure on infant, primary and junior school place numbers.

Rachel Madocks School: Increase in Pupil numbers

Rachel Madocks at present has 94 pupils enrolled which is set to increase by a further 3 pupils in 2020/2021. The proposed modular building is temporary and will be required for 7 years. The temporary classroom will allow the school to expand whilst a permanent solution is considered.

The building proposed for this site.

This is a single storey unit comprising a number of factory built bays delivered to site on lorries, craned into position, and then bolted and secured together to form a single building which in this case will measure L 9.0m x W 9.2m x H 3.6m

Site Area: 1344m²
Development Area: 240m²
Building Area: 81m²

It would be normal to deliver the sections of the building in one day. The completion of the construction and fitting out then takes around four weeks.

Due to the prominent position of the modular building adjacent to the main school reception the building the exterior of the building will be enhanced and clad externally with Western Red Cedar. The windows and doors frames will be dark grey in colour and be of a style similar and colour to the existing main school building. Windows facing the western boundary of the school site will be kept to a minimum due to adjacent properties. The windows will also have anti-glare film applied to minimise any sunlight reflection. 2 native species trees will be planted along the western boundary to enhance screening to adjacent properties. External elevation drawings accompany this application.

The building will have a shallow mono pitched roof and will be covered with a single ply roofing membrane– detailed on the accompanying plans.

The building is not attached to the school but is on the same site. It will be located on a grass area adjacent to the main school building. A new tarmac footpath will connect the classroom back to the existing hardstanding/footpath. The fire alarm will be linked to the main school building. Surface water will connect into the existing school system. The water supply will come from the main school building. Foul water will be fed into the existing mains sewer system. Power and data will be supplied from the main school building.

The building is temporary will be required for a period of 7 years.

Highways

Following consultation with the school, it was decided that the building was best sited as shown on the accompanying drawing. The contractor will enter and exit the site through the school's main vehicle entrance gate and utilize the one-way system though the car park. The contractor compound is located adjacent to the new building location in the corner of the existing car park shown on the accompanying drawing.

The temporary classroom building will enable the school to expand while a permanent solution is considered.

Staffing levels at the school will increase slightly. Currently there are 16 teaching and 64 non-teaching members of staff. Upon development of the site, there will be an additional 1 teaching and 2 non-teaching members of staff.

The school currently has a total of 58 car parking spaces including 1 number disabled spaces. 3 new parking spaces will be created as part of this development to accommodate the increase in staff numbers. The 3 parking spaces will be located on an existing grass area within the car park. The new parking spaces will be a low impact solution which is laid on the existing surface and does not impact the root protection zones of the nearby small trees.

The school has no cycle or scooter spaces for staff or pupils.

School Travel Survey Data:

Survey Type	Month	Year	Walk	Cycle	Bus/Taxi	Train	Car alone	Car share	Other	Pupils in survey
School Census	March	2019	3		60		22			85
	Percentage		3.5	0	70.6	0	26.5	0	0	
School Census	March	2020	1		64		28			93
	Percentage		1.1	0	68.8	0	30.1	0	0	

Further to the single classroom expansion in September 2019, The County Council's School Travel Planning team have been working with the school to work towards their Bronze Modeshift STARS (Sustainable Travel Accreditation and Recognition for Schools). This process involves identifying a range of activities and initiatives that the school already engages in to promote and enable active, safe and sustainable travel within the school community. It also requires the identification of transport and travel issues and will prompt a school to identify possible solutions to remove or reduce these. This is needed in order to manage the increase in pupil numbers.

Environmental Protection

The Arboriculture Team have been consulted regarding trees within this school site and there are no trees with TPO's.

A single immature Norway Maple will be removed to enable the new building to be located on the proposed site. The tree creates boundary screening from the adjoining property. It is proposed to undertake mitigation planting on a 2 for 1 basis to replace boundary screening using native species trees. Also 2 additional trees are proposed to be placed on the western boundary to improve boundary screening to the adjacent properties as shown on the accompanying plan.

Three new parking spaces will be located on an existing grass area within the car park. The new parking spaces will be a low impact solution which is laid on the existing surface due to the adjacent small trees. The new car parking spaces will use a cellular structure with perforated cell walls laid on top of the existing surface and filled with a granular fil.

This reduces the vertical load pressure on sub soils, preventing damage to tree roots. With washed granular materials as infill, air and moisture can reach the roots to encourage healthy prolonged growth.

Landscape

There is no alteration to the existing school boundary.

The temporary modular is to be sited on a grassed area located adjacent to main reception at the front of the school which provides good access to the school facilities and services, this can be seen in the accompanying plan.

Ecology

The Ecology Team have been informed of the project and they have produced a site wide report for the entire development which includes the school. There are no known ecological issues in the area.

Archaeology

The County Archaeologist has been consulted and they have replied explaining that there are no known areas of archaeological interest within the areas that are affected by this new building.

Access and Design

A Design and Access Statement has been provided with this application.

The building is located within the school site. It is separate from the main school building and will have level access to all doors.