

Planning Statement

21st March 2024

Property Name: Crookhorn College

Property Address: Crookhorn College, Stakes Hill Road, Waterlooville, Hampshire PO7 5UD

Proposed Works: SCOLA Reclad to Goodwood Block 004

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1.0 Existing Buildings and Site

1.1 Background to the SCOLA System

The proposed application relates to Goodwood Block 004 (humanities) on the Crookhorn College site, which is a 1970s two storey and single storey SCOLA Block to the north east of the school campus adjacent the playing fields.

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" to 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 and 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 however, 50 years on, many of the school buildings are still in use.

Hampshire County Council (HCC) have developed a system of re-cladding these SCOLA buildings by retaining the existing steel frame structure and replacing building components that are at the end of their useful life. By doing so it enhances the buildings thermal and ventilation performance and internal comfort and in turn improving the learning environment.

1.2 Existing Site

Crookhorn College is located to the south east of the town of Waterlooville, Hampshire. The school is primarily accessed from Stakes Hill Road with an additional pedestrian access from Purbrook Way. The site is broadly flat and surrounded by mature trees to the north, east and south on both sides of Purbrook Way, which divides the site.

The campus comprises of 11 buildings consisting of mainly teaching spaces (approximately 50 classrooms). A Sports hall, with office, toilets and changing rooms available on the first floor, Gym Hall and concert hall plus several single storey, two storey and a four storey SCOLA block which was recently reclad. There is also a Community Block and Nursery within the grounds.

The building was constructed using the SCOLA MK 2 system which comprises a steel frame, single glazed Crittall windows and a flat roof.



2.0 Design Proposals

2.1 Brief

The proposed works to Goodwood Block 004, Crookhorn College are to:

- Remove the existing brickwork, single glazing and associated tiled panels and reclad the original building with high performance insulation and an outer covering of brick slip panels.
- Existing single glazed Crittall windows and doors to be replaced with thermally broken double glazed units.
- Introduction of Natural Ventilation and Heat Recycling Units (HVR).
- Re-roof the entire existing single storey flat roof with additional insulation to improve the thermal performance and reduce heat loss through the roof.
- Upgrade the existing lighting to high efficiency LED lights.

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 external fabric of the existing building with an insulated cladding system, insulated roof and thermally broken double glazing. The additional thermal insulation will improve the thermal performance in line with modern standards set out in the Building Regulations Approved Documents.
- Improve the internal ventilation performance and internal comfort which will in turn improve the learning environment for the students.

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 extensive areas of single glazing, tiled sections with brickwork in between.



West Facing Elevation

2.4 Proposed External Appearance and Materials

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

It is proposed to re-clad Goodwood Block using a proprietary insulated brick slip cladding system. The colour and type of brick will match those of the existing, adjacent buildings and be stack bonded generally. However, between screens vertically, the bricks will be rotated through 90 degrees to create stack bonded soldier courses. Additional tall panels of these soldier courses have been introduced on the west and south facing elevations to maintain the rhythm generated by the stacked screens, suggestive of a colonnade. Similar soldier course panels have also been introduced beneath the upper floor screens on the east elevation.

The external windows and door frames will be a dark grey, polyester powder coated, thermally broken, aluminum system meeting current accessibility (visual) requirements. The insulated panels to the screens will be polyester powder coated and a light grey. The HVR units will be incorporated into the fenestration in line with the fan lights and match the colour of the frames.



Elevation ZA - West Facing



Elevation ZE - East Facing

2.5 Landscape Works

All existing hard and soft landscaping impacted/alterd to facilitate the works will be made good to the original state as a minimum. See also Item 4.5.

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 recognised 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 only on an exceptional basis.

A Construction Phase Health and Safety Plan will be issued once a main contractor has been appointed, outlining the following:

- Construction Traffic Management Plan (CTMP) - refer to Appendix G for enlarged details.
- Site setup including welfare facilities, material storage and waste disposal.
- Work involving 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 exam 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.

The contractor's access will be via the main vehicular entrance to the east of the site from Stakes Hill Road and the contractor's compound, accessed through the school site via a temporary haul road from the southern end. The contractor's compound will be set up on part of the existing playing field adjacent to Goodwood Block. 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 Naomi Arnold.

3.2 Building Users

Several meetings have been held with Crookhorn College throughout the design process to develop the scheme and agree the proposals. The college and contractor have also been consulted to agree access arrangements and siting of the contractor's compound.

4.0 Biodiversity and Environmental Protection

4.1 Ecology

An Ecology Survey has been undertaken at Crookhorn College but is subject to a bat survey in May - refer to Appendix E for enlarged details.

4.2 Trees

An arboricultural assessment has been undertaken at Crookhorn College – refer to Appendix F for enlarged details.

4.3 Lighting Assessment / Statement

It is not proposed to amend or add to any of the school's existing external lighting as part of the works. However, some additional temporary lighting in the contractor's compound will be required.

4.4 Noise Impact Assessment / Statement

The noise from the contractors site compound and works should be no different to a normal day as there will be no large plant required for the works. It should be noted that the noise from works on site will be only during normal working hours as noted in Section 2.6, Construction Strategy.

4.5 Open Space / Playing Field Assessment / Statement

The works will not require any permanent loss of playing field/sports pitch with temporary access to the contractor's compound being gained from an existing grounds maintenance access road to the south of the site. A temporary haul/access road will be constructed from this to the compound, which will be located directly to the east of Goodwood Block using Type 1 granular fill over a geogrid or similar.

The access route will be enclosed and defined with Heras panels which will be retained throughout the works and removed as one of the last operations. Following this, the haul road itself will be excavated, the Type 1 granular fill removed together with any contamination if found. The former road will be back filled with free draining loam soil to match the properties of the existing soil and levelled to tie in with existing levels. For the works, the athletics track will be remarked out on the playing field towards the east of the site.

4.6 Archaeological Assessment

An archaeological assessment has been undertaken at Crookhorn College – refer to Appendix D for details.

5.0 Flood Risk and Drainage

5.1 Flood Risk

It is noted that the site falls within a Flood Risk 1 Zone, low risk of flooding from sea and rivers. Therefore, it is considered that a Flood Risk Assessment (FRA) is not required - refer to Appendix G for enlarged details.

5.2 Surface Water and Foul Drainage

It is not proposed to add any surface water or foul drainage to the building as part of the re-cladding works. It is proposed however, to reconnect into an existing foul drain for the new unisex/accessible toilets in Rm 231 on the ground floor. This drain formerly served toilets, which were removed.

6.0 Transport and Highways

The development will have no long-term impact on Highways or transport issues. The development will not result in an increase in staff or pupil numbers and parking numbers will not be affected. Parking for the contractor during the works will be within the contractor's compound. 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 Plan will be required to supplement this planning application.

7.0 Design and Access Statement

Refer to Appendix B for Planning Stage Design and Access Statement signed by the Hampshire County Council Access Team.

8.0 Climate Change Assessment

Refer to Appendix C for Climate Change/Energy/Sustainability Assessment.

9.0 Appendices

Appendix A – Drawings

C10191-HCC-ZZ-DR-B-1000 Location Plan
C10191-HCC-ZZ-DR-B-1001 Existing Site Plan
C10191-HCC-ZZ-DR-B-1002 Proposed Site Plan
C10191-HCC-ZZ-DR-B-2000 Existing Floor Plans
C10191-HCC-ZZ-DR-B-2001 Proposed Floor Plans
C10191-HCC-ZZ-DR-B-3000 Existing Elevations
C10191-HCC-ZZ-DR-B-3001 Proposed Elevations
C10191-HCC-ZZ-DR-B-3010 West Facing Site Photos
C10191-HCC-ZZ-DR-B-3011 East Facing Site Photos

Appendix B – Design and Access Statement

Appendix C - Climate Change / Energy / Sustainability Assessment

Appendix D - Archaeological Assessment / Heritage Statement

Appendix E - Ecology Assessment – pending bat survey

Appendix F – Arboricultural Assessment

Appendix G – Flood Risk Information

Appendix H – Construction Traffic Management Plan