

Design and Access Statement

Oaklands Catholic School

Site Address:

Stakes Hill Road
Waterlooville
Hampshire
PO7 7BW

Application:

Siting of a Proposed Single Storey Modular Building to provide additional office space.

Issue: 1

Date: 23/01/24

1. Statement

This statement has been prepared by Architectural Design & Draughting Services on behalf of the applicant Oaklands Catholic School to support a planning application for the siting of a single storey modular building to provide additional Office space at the above site address.

2. Background

Oaklands Catholic School & Sixth Form College is a reputable educational institution that has been serving the community since 1909. As a Catholic school, it holds a distinguished status, providing a values-based education that fosters academic excellence and personal development.

Currently, Oaklands Catholic School accommodates 1374 students across its various academic levels, including both the main school and the dedicated Sixth Form College. The school is committed to delivering a high standard of education and aims to create a supportive learning environment that nurtures the intellectual, emotional, and spiritual growth of its students.

3. Site Location

The application site of Oaklands Catholic School lies approximately 3 miles to the south of Waterlooville City Centre with its main entrance off Stakes Hill Road. The school site covers a large area of associated buildings and surrounding land. Residential properties in Lombardy Rise and Covert Grove are to the north, residential properties in Stakes Hill Road and St Peters RC Primary School are to the west, residential properties in Stakes Hill Road and Crookhorn College are to the south and the A3M is to the east. The site benefits from extensive mature tree screening and the nearest residential properties are in excess of 35 metres away.

The intended location of the proposed modular building will be to the west of the site and the main school buildings and located on a concrete area of land which currently forms part the staff car park. The intended site will take up a total area of 275m². (See Appendix 2 of this document)

4. Development Usage

The primary objective of the installation of this modular building is to address the imminent need for additional office space during an extensive heating replacement project, which will further serve as a permanent solution to the existing office accommodation capacity constraints experienced by the school's support staff. The modular building will serve as a practical and efficient interim office space for teachers and support staff during the heating replacement project whilst their current offices are having building works undertaken, ensuring minimal disruption to the school's daily operation. Post the heating project being completed, the modular building will be re purposed to provided much needed additional office space to the school's support staff function, addressing the persistent challenge of current limited office space. Currently operating at full capacity in terms of office space, Oaklands Catholic School & Sixth Form College requires additional office space to meet the increasing demand of administrative functions within the school.

5. Amount

The amount of development extends to a single storey modular building with a footprint of 86.4m²

6. Scale

The proposed building will measure 9.0m x 9.6m and will be approx. 3.4m high.
The proposed building will have a total internal floor area of approx. 80m².

7. Appearance

The proposed building is to be single storey and of modular construction, rectangular in shape.

The external walls of the building will be finished in plastisol coated steel - colour Anthracite Grey (RAL 7016) with Anthracite Grey (RAL 7016) fascia and lower skirt. The building will contain an entrance door coloured Gentian Blue (RAL 5010) and will have Anthracite Grey (RAL 7016) PVCu casement windows.

8. Landscaping

The proposed building will be installed on concrete pad foundations on an area of land which is currently part of the staff car park. The building will be installed in the north west corner of the car park and will be positioned approximately 0.5m from an existing low level (1.2m) hedge to the side (west) of the building and approximately 0.5m from an existing 1.8m chain link security fence to the rear (north) of the building.

It is intended to erect a low level (1.0m) high timber picket fence and gates to the east side of the building to section off the building from the existing staff car park and to protect occupants from vehicle movements, gates will be provided in the fence to allow pedestrian access for staff only from the car park. A new pedestrian access will be provided to the south of the building for main pedestrian access from other parts of the school.

The above is shown on Site Plan 24-101SP SP and a typical example of the type of timber picket fencing is shown in Appendix 3 of this document.

There will be no further hard or soft landscaping provided.

It is considered that there will be very little change or impact on the environment, wildlife or biodiversity of the area.

9. Access

Access to the proposed building will be through the main entrance door positioned at the south side of the building. Pedestrians will access from the main school building via dedicated pathways to the main entrance door which will be level access suitable for wheelchair users. Inside, the building will be designed and constructed to be fully compliant with the building regulations, including Approved Document M.

Access to the site for emergency vehicles is gained via the main site entrance off Stakes Hill Road.

Evacuation from the building will be through the main entrance door where occupants will be able to exit freely to the designated assembly point within the site.

10. Drainage

A drainage strategy proposal for foul and surface water drainage has been prepared and details are submitted with the application (see Foul & Surface Water Drainage Layout Drg. No. 18900_500 Rev 01 07/02/24)

Other services such as power and water will be supplied from suitable points in the existing adjacent building of the school.

11. Crime Prevention Measures

The proposed building will contain a security alarm system and a fire alarm system which will be hard wired into the schools main alarm system, this encompasses intruder alarms which are monitored 24/7 by a security monitoring company. In conjunction with this the building will be covered by CCTV coverage.

There will be key fob entry to the proposed building entrance door and internal locking windows.

There will be a security light with motion sensor fitted to the building.

The main school site is a secured site with gated access and existing secure fencing all round the boundary of the site.

12. Car Parking

The siting of the modular building will be onto an existing staff car park, the modular building and associated low level fence will reduce the size of the car park by 15 standard car parking spaces. The reduction in car parking spaces will only effect staff parking. The existing staff car park has sufficient capacity to facilitate this reduction without effecting car parking elsewhere in the school.

13. Flood Risk

See Appendix 1 below



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
468866/108098

Created
22 Jan 2024 16:09

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
468866/108098

Scale
1:2500

Created
22 Jan 2024 16:09

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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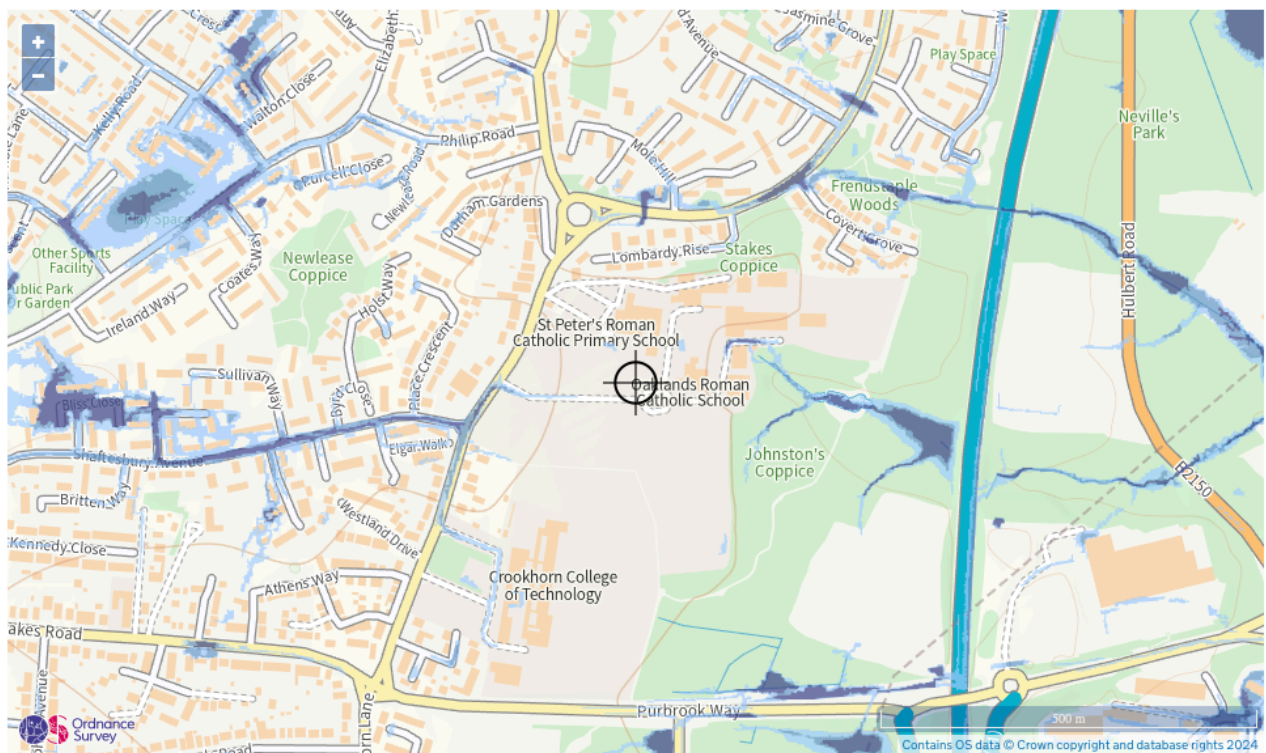
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Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

High
 Medium
 Low
 Very low
 Location you selected

Flood Risk Assessment

The Environment Agency has categorised the proposed site within Oaklands Catholic School grounds as Flood Zone 1.

The location selected has no risk of flooding from rivers or reservoirs. (map 1 above)

The proposed building site location is deemed to be not an area with critical drainage problems as notified by the Environment Agency

The proposed building site location is not identified as being at increased flood risk in future by the local authority's strategic flood risk assessment

The proposed building location will be in an area of 'Low Risk' from surface water flooding as defined by the Environment Agency surface water flood map (map 2 above)

In conclusion and in line with Environment Agency guidance no Flood Risk Assessment will be required.

Appendix 2

Site of proposed building



Appendix 3



Typical type of picket fencing to be erected between proposed building and existing car park.