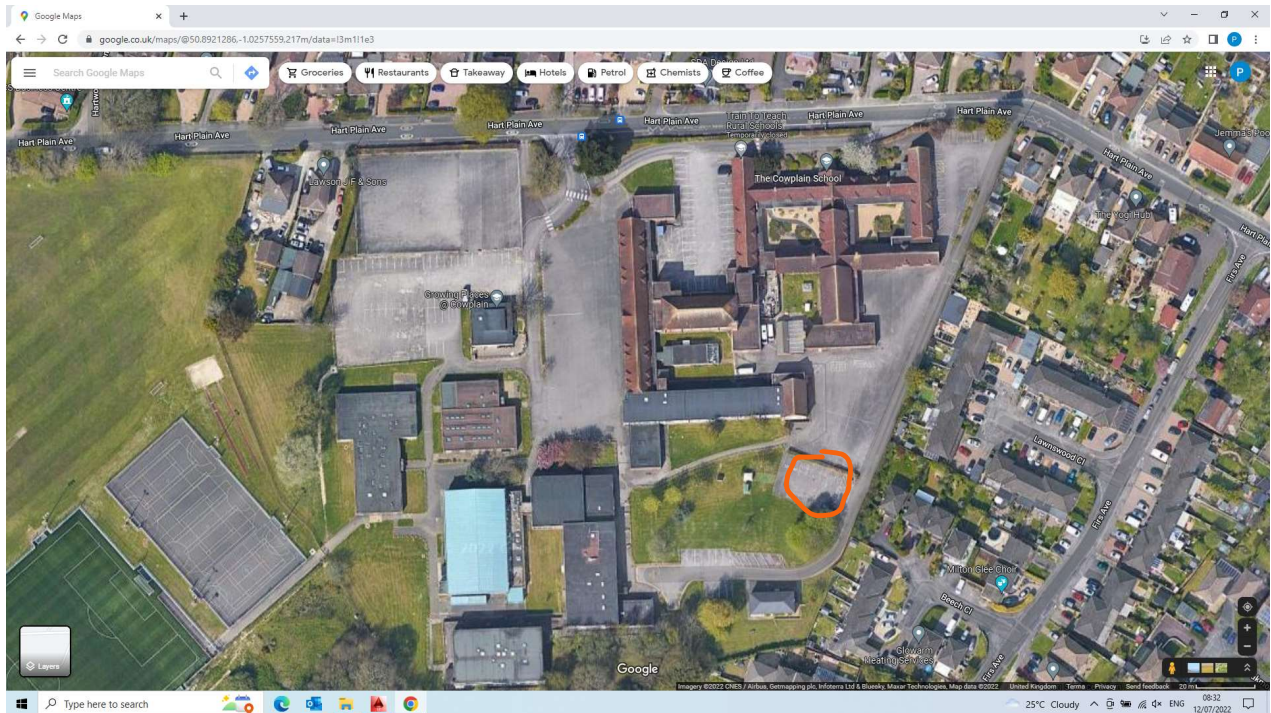


Design & Access Statement

6 Bay Modular Music Room Building

The Cowplain School, Hart Plain Avenue, Cowplain, Waterlooville, PO8 8RY

July 2022 - Project No. 2736



Existing Site View (application site indicated with an orange circle) – Google Maps.



Contents

- 1.0 Introduction
- 2.0 Site Description
- 3.0 Proposal
- 4.0 Physical
- 5.0 Scale and Appearance
- 6.0 Landscaping
- 7.0 Flood Risk
- 8.0 Access
- 9.0 Conclusion
- 10.0 Appendix A. Applicant Statement & Rationale

1. Introduction.

The Design and Access Statement accompanies the full planning application for the erection of a six-bay single storey Modular Music Room Building. The intended use of the proposed building will be for specific music lesson periods with pupils returning to their normal classrooms at other times.

The proposed building is intended to replace the existing music room that currently sits at first floor within a 1960/70's post war *Scola* type pre-fabricated two storey building to the southwest of the application site.

The existing music room is a normal standard classroom located within an existing suite of classrooms with little, if any, suitable sound proofing, and is intended to be reverted back to normal classroom use moving forward.

The existing music room location is indicated in green on the Location Plan drawing no. 2736-01.

2. Site Description and Background.

The Cowplain School (formerly Cowplain Community School, and Cowplain Comprehensive school) is a coeducational secondary school located in Cowplain. It has approximately 1060 students.

The school was founded in 1930 and takes pupils from villages in the area, including Denmead, Hambledon, Purbrook & Petersfield. It was originally a mixed-school, but later on became a boys' school, as girls went to Crookhorn School.

After World War II, the school again included girls, though they were separated from the boys. Now, it is a co-educational school with students of mixed ability and age range.

Cowplain School was awarded Business and Enterprise College status in September 2005.

In 2007, Cowplain School was given healthy school status.

In 2008, Cowplain School was made into a foundation school.

In 2012, Cowplain School became an academy.

In 2016, Cowplain Community School became The Cowplain School.

The school is now owned by The Cowplain School under Trust management.

The application sites' existing use is as a (little used) small tarmac car park area to the east of the campus site accessed off the east internal access road. To the north of the application site along the length of the existing car park area is a 1200mm high hedge. The hedge will be partly removed at the new building entrance door position to allow personnel access.

The remainder of the area within the application site to the south and east will be retained as a general car park and re-marked accordingly. The existing and proposed site arrangements can be viewed on the Existing and Proposed Site Plan drawing no's 2736-03 and 2736-04.



The application site looking east.

3. Proposal.

The proposed building is a 6 bay modular permanent building to include a central music room, two smaller practice rooms to the west, and a small office and a store room to the east. The building will have a main entrance double door facing the adjacent tarmac playground area.

4. Physical.

The building size is 18.0 metres long x 8.4 metres wide x approx. 3.2 metres high (2.4 metres internal ceiling height). The internal floor area is 140m². (148m² external)

The two small music practice rooms have been located on the opposite side to the east boundary on purpose as there are the gardens to some dwellings beyond the east boundary.

5. Scale and Appearance.

The building external walls will be finished in a steel plastisol colour coat cladding material. Colour to be Hamlet RAL9002. The building is located to one corner of the application site, furthest from the east boundary, and the general arrangement of the building can be seen on drawing no. PBSE 8587 rev B.

Upvc doors and windows in Anthracite Grey RAL7016 and the perimeter roof fascia will be colour coated plastisol steel in Anthracite Grey RAL7016.

The application site will only be partially covered by the proposed building as the rest of the site will be re-marked with car park spaces.

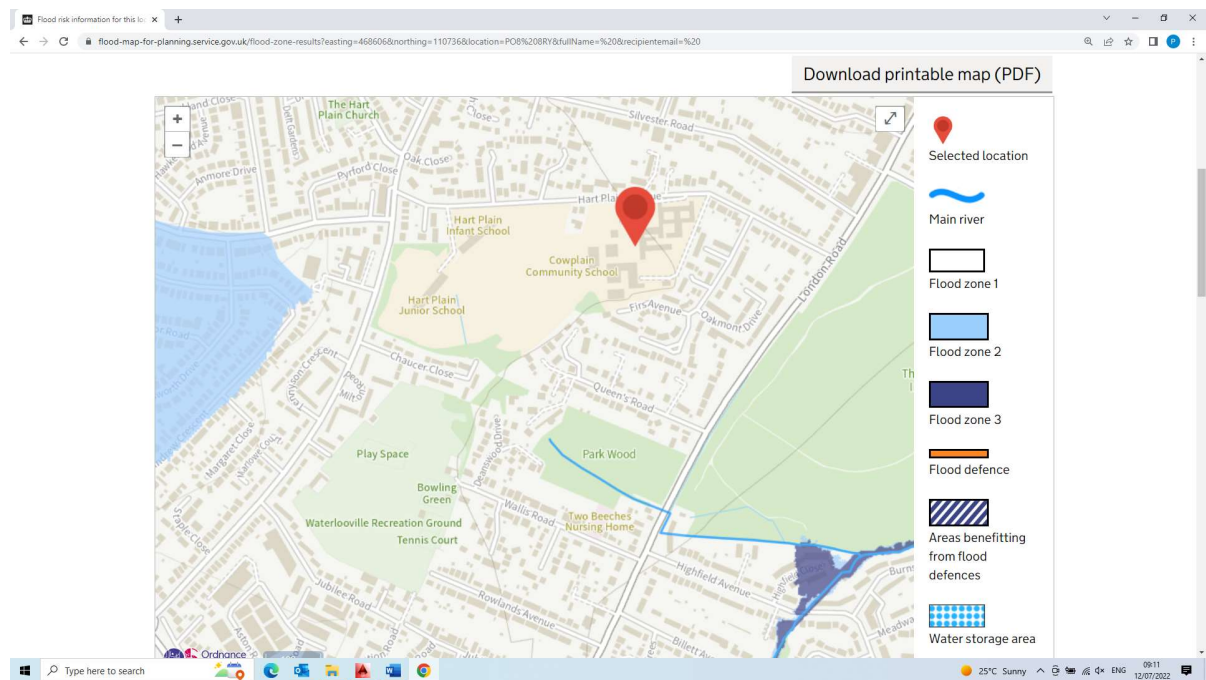
The existing dwellings to the east off Beech Close have front and rear facing aspects looking north and south parallel to the school boundary. The nearest dwelling is 18.7m away and additionally there is a large 2.5m+ high boundary hedge sitting between.

6. Landscaping.

No additional landscaping is proposed. The existing northern 1.2m high hedge will be retained as much as practically possible. Adjacent existing grassed areas and a small cluster of trees to the south and west beyond the application site will not be touched.

7. Flood Zone.

The site is within a Flood Zone 1 area as shown on the Environment Agency map below. The site location has a low probability of flooding.



The Environment Agency Flood Risk map extract

8. Access.

Vehicle access to the site is along the application site route off Hart Plain Avenue

Pedestrian access to the proposed building is on campus via the existing tarmac playground to the north. Pedestrian access from the application site to all other parts of the school building is as existing with no changes. Toilet facilities are located nearby in an adjacent school building.



*Access road along the east boundary off Hart Plain Avenue.
View looking south from Hart Plain Avenue entrance.*

Car parking.

The full campus site has circa 170 existing vehicle spaces including 2 disabled spaces. There are also 4 cycle racks. The car park areas are grouped into principally 5 separate areas. These are marked with an orange circle on the Location Plan drawing no, 2736-01. The application site as existing has a capacity for around 16 vehicles included in the 170.

It is reported that the current car park usage on a normal day is around 75% occupancy including visitors etc. This equates to say 127 spaces occupied, leaving 43 spaces vacant.

2 minibuses under school ownership are parked elsewhere within the school premises. Their normal parked location is marked with a blue dot on the Location Plan drawing no, 2736-01. A number of years ago they were allocated parking within the large vehicle spaces on the application site, but this was found to be physically too far away from the school so were moved to the area indicated and they no longer use the application site car park.

The proposed building position will result in 8 lost car spaces. The remaining area of the application site is to be re-marked with the 8 remaining car spaces including one new disabled person space as shown on the Proposed Site Plan drawing no. 2736.04. No new car spaces will be created on the overall site campus.

Overall Site Staffing levels.

There are approx..80 existing school staff on site including catering staff but excluding cleaning staff who come on site out of normal school hours generally. No new staff are required for the proposal as music is an existing school subject with existing music teaching staff already in place.

Staff generally either drive or walk to the school on a normal day. A few arrive on cycles.

9. Conclusion.

The proposed building is to be located on a little used tarmac area within the school campus. It is a small single storey detached structure located away from other areas of the school. It is purpose designed for music lessons and practicing and is self-contained for that purpose.

10. Appendix A. Applicant Statement & Rationale.

Rationale for the Proposed Development

Currently, the school has very poor resources for music provision. Our facility is simply a normal classroom, situated in between others. It is very cramped and crowded and we need to complete major works on the windows and décor of the room. Music, as one of the Performing Arts, is a growing subject at The Cowplain School, which this year saw 20 students choosing it as a GCSE Option. Our facilities simply do not support the growing interest in the academic learning of the subject, and we are struggling to support our highly able and ambitious students to perform at the quality needed to obtain high GCSE grades given the facilities we currently have. In addition to those who chose music as a GCSE option, all our students in the lower school have a lesson of music every week, so the building would be well used by the school community.

Similarly, we have a very popular and well supported band who have played venues such as the Victorious festival and other local community events and, in September 22, we will form a choir. In addition, many students undertake peripatetic music lessons after school finishes. Again, our current facilities cannot support our extra-curricular activities.

The solution is to relocate music to a purpose-built facility that is fit for purpose. Constructing a new 'permanent' facility would simply be prohibitive due to cost. However, we can utilise a cost-effective semi-permanent building as we can site it in a perfect position on the school grounds. In addition, by working with our supplier from the outset, we are able to incorporate the appropriate sound-proofing and acoustic requirements necessary. Similarly, we are able to install the correct ICT and other infrastructure needed to utilise the latest equipment that musicians need.

The building would consist of one large main classroom with 2 practice rooms, as well as an office and storage for instruments. It would also contain ICT equipment for music technology as well as audio-visual equipment.

We have carefully considered the siting of the proposed development so that it does not impact on other school buildings and is also sympathetic to our neighbours, with no impact on them. As a single story building it is unobtrusive and would complement existing buildings on the school site.

We would therefore ask that planning is granted so that we can provide the facilities we need in the school to meet the ambitions of staff, students and parents.

Mr Ian Gates

The Cowplain School

June 2022