

Planning Application-Supporting Statement

Property Name: Warblington School

Property Address: Southleigh Road, Havant, Hampshire PO9 2RR

Works: Re-cladding and re-roofing of main school buildings with construction of new school kitchen and minor demolitions

1.0 Existing Building and Site

Warblington Secondary School sits within the suburban parish of Warblington close to Havant town centre. The site is bordered on each side as follows:

North:

The main railway line to Chichester with mixed housing and light business units on the opposite side of the track

East:

Residential housing along Southleigh Road

South:

Mixed size residential housing backing onto the school grounds

West:

The Bloors disposal site being developed for future housing

1.01 Site Access

The main point of access into the site is from the eastern boundary along Southleigh Road for both pedestrians and vehicles. The school is served by a one way system serving two car parks on the northern and southern boundaries.

1.02 Community Use

The school gymnasium, sports hall and main hall are used for a programme of community lets.

1.03 Site Security

The school has the ability to lock down the majority of the school site by restricting access along the Southleigh Road frontage; the school gates to the front and the gate to the playing field are locked shut after 8.40am, restricting pedestrians access to the schools main and visitor entrance. Boundary fencing to the site perimeter is 2m high.

1.04 Landscape Features

The school has developed the courtyard area directly west of the main block. The courtyard is shaded by a number of mature trees and canopy shelters have also been recently provided. As part of the new schools kitchen development an existing copper beech will be removed.

1.2 Design Principles and Solutions

The school was built in 1959 and consists of a C shaped development, with the largest teaching block placed centrally and the existing kitchen, dining, main hall and gymnasium clustered to the north of this block. A two storey science block is located to the south. All three blocks are built with the same construction; an aluminium frame with both aluminium panelling and windows.

The external wall cladding panels and internal partitions contain asbestos.

The new recladding and reroofing scheme offers the opportunity to remove the existing asbestos materials under the direction of Hampshire Scientific Services by a licenced contractor. The main removal of asbestos will be executed during the school holidays or weekends.

Generally all the existing alclad roofs, standing seam roof and felt flat roofs will be replaced with a new composite insulated profiled sheet Or a new 3 layer built-up insulated roof system. The new systems will comply with current building regulations regarding thermal performance and will help with the current problem of solar gain within the blocks. Colours to be agreed.

Both the existing aluminium single glazed windows and doors and profiled alclad vertical cladding will be replaced with new powder coated doubled glazed windows and doors fitted with solar reflective glass. The new vertical cladding comprised two types. At ground level a gebrick slip system supported on an insulated horizontal spanning structural steel cassette and a render finished insulated panel supported again on a insulated horizontal spanning cassette. Colours to be agreed. The new systems will comply with current building regulations regarding thermal performance and will help with the current problem of solar gain.

Generally all existing metal and timber doors will be replaced with a new commercial type aluminium powder coated door. Colour to be agreed.

The new school kitchen will comprise gebrick wall cladding and rendered insulation panels; aluminium powder coated doubled glazed windows under a 3 layer felt flat roof. The new kitchen will be located off the existing dining hall area and have a short road allowing deliveries to park off the one-way system. The old kitchen and ancillary building will be demolished except for the site office. This will allow the re-cladding of the east gable to the dining hall. Generally all new rainwater goods will discharge into existing gulleys with the new kitchen connecting into the existing storm and foul water drainage running across the site.

1.3 Landscaping

Landscaping will include the reinstatement of the ground where the old kitchen currently stands which will include new shrubs and turfing. A new macadam hardstanding for deliveries will serve the new kitchen.

1.4 Construction Strategy

The extent of the proposed re-cladding and re-roofing necessitates a phased approach which will allow the school and community lettings to continue without the need for any temporary accommodation.

1.5 Highways and Emergency Access

During the phased construction periods the contractor will be located within the existing fenced compound that exists to the north east corner which will allow contractor parking. All construction material deliveries will be made outside the school start and finish times with vehicles escorted using a banksman from the existing road adjacent to the compound.

1.6 Sustainability

An ecology report form part of this application and has identified that the site is of low ecology value.

The new accommodation will be naturally ventilated using opening casements. All existing rooflights will be replaced with new opening units fitted with trickle ventilators.

Generally all the existing materials will be removed and recycled. The new materials are all re-cycleable