

Planning Statement

Cowplain Community School
Hart Plain Avenue
Cowplain
Waterlooville
PO8 8RY

Version 1 (Planning)
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Cowplain Community School

Hart Plain Avenue, Cowplain, Waterloooville PO8 8RY.

Works: Recladding of existing SCOLA construction building envelop at Cowplain Community School.

Recladding of existing 1970's school 'SCOLA' system two storey building. The Dickinson Block - Dining, Assembly Hall & Drama Block.

Cowplain Community School is a mixed secondary school with a student count of approximately 1100 pupils and 100 staff. The school is located in the town of Cowplain, north of Waterloooville & south of Horndean. The school is a secondary school with age groups ranging from 11 to 16 years.

Existing School Building and Site

The school site consists of some eight individual buildings of various styles, single storey, two storey & three story buildings of differing ages. The school buildings are set within large grounds. The site includes hardstanding playgrounds, school playing fields, sports activity fields and hardstanding car parking areas.

Proposal

The proposal is to re-clad the existing "Dickinson Block" accommodating the main dining/canteen area, kitchen, assembly hall, and drama rooms at ground floor level with classrooms and staffroom at first floor level. The SCOLA system building is a two storey building with single storey buildings to the Drama & Assembly Hall. The scope of works in principle involves removing the metal frame single glazed curtain walling system and replacing it with a new PPC aluminium high performance double glazed window system fixed to the existing building steel frame via new secondary steel frame. Also new insulated brick slip at ground floor level and insulated render cladding systems at first floor level are fix back to the existing steel frame to overclad the existing brickwork and form new window general arrangement to the fenestration.

The existing single glazed metal curtain walling will be removed and a new thermal high efficiency aluminium frame window system and insulating brick slip and render cladding system to walls. The amount of glazing to the elevation has been rationalised to increase thermal comfort for the end user, whilst balancing levels of natural lighting and passive ventilation within rooms. It is anticipated that after overcladding the SCOLA building the comfort levels will be dramatically improved and will be warmer in the winter and perhaps more significant cooler in the summer where existing classroom can currently experience summer time internal room temperatures of over 30 degrees due to the the 'Greenhouse' effect of the existing curtain walling system. This will also provide benefits with less energy use to heat and light the building.

Design and Siting

The ground floor level of the building in general is to be clad in an insulated brick slip cladding system. The bricks will be a mixed arrangement of horizontal and vertical stack bonded pattern to emphasise the fact that they are not load-bearing thus portraying a more contemporary feel. The brick colour will be a multi-blue/brown multi brick (From the Aquarian Cladding System product: Gebrik) to connect with the school identity and to reflect the local vernacular architectural context in which it exists. All entrances to the school will be provided with level access to comply with Building Control Part M - Access to and use of buildings.

To the first floor level the façade in general is to be clad in a insulated render cladding system, with complementing brick slip panels between windows. These bricks will be vertical stack bonded to provide varying interest and offer visual relief to the large render panels. First floor level elevations will jetty out over the ground floor level brick cladding system below by approximately 150mm.

Construction

The contractor will erect a site signboard to direct traffic onto site via Hart Plain Avenue. The construction site will be secured using 2 metre high temporary Heras fencing around the temporary contractor's compound and the Dickinson Block building for the complete duration of the construction site phase. The contractors compound will be located within the school's grounds on existing school car park hardstanding & entered from Hart Plain Avenue. The movement of construction traffic into and across the school site to the compound areas on normal school days will be restricted and controlled and be coordinated to suite the school time table in agreement between the main contractor and the school and to avoid congested at morning drop off times and afternoon pick up times.

Minimal disruption to the ground around the existing building will be made. It is very unlikely that mud or spoil will be deposited on the highway during construction. In the event that any mud or spoil is deposited on the highway, it shall be cleaned off during each day of working.

A secure 2 metre high Heras fence will be erected around the Dickinson Block building for the duration of the works to provide separation between the construction site and the school play areas and public areas to provide secure pedestrian & vehicular access/egress movement & and safe play areas at all times.

Highways

Only appropriate sized lorries are to be used in relationship to the proposed works to suit the nature of the public access roads on to the site. Access to the site will be via Hart Plain Avenue West entrance as this route will deliver construction traffic close to SCOLA building works and minimise traffic crossing the site. This is to be reviewed and coordinated between the main contractor and the school. This will be carefully controlled to avoid school start and finish times. Contractors must comply with requirements to minimise dirt, dust and noise nuisance.

Main Contractor will use Banksman operatives to escort all construction vehicular traffic on to site, across site and off site in a safe manner.

Environmental Protection

The proposed hours of operation will generally be Monday to Friday, 7.00am to 6.00pm, there will also be the need to carry out some occasional weekend work for certain tasks that can not be carried out while the building is in occupation on the grounds of Health and Safety. Weekend work will be restricted to the absolute minimum. Noise over weekends will be limited to use of small plant/machinery and occasional use of an electric power tools.

Landscape

All existing level access landings and ramps to external doors are to be retained. Proposed use of deterrent paving and planting beds in front of opening windows in general will be adopted to eliminate the risk of collisions occurring with opening windows. New external lighting surface fixed to building for the purposes of means of escape. Proposed new door barrier hoops to external doors.

Ecology

There are no known species affected by the proposed re-clad scheme to the SCOLA Building.

Conclusion: The Dickinson Block SCOLA building has NEGLIGIBLE bat potential and it can therefore be concluded that there is no reasonable likelihood of bats being present/roosting in this building. No further survey work necessary.

Existing trees: There are some existing trees to the south end of the building, they are located on an elevated bank some 11/2 metres above the building ground floor level and 5 metres away from the building.

The existing trees will be well away from the temporary scaffold line and the only external ground work is to replace existing paving with new replacement deterrent paving 600mm out from the building.

Archaeology

All the proposed overcladding works are to be carried out above existing ground level and no excavations will be carried out to enable the proposed works therefore not considered to be applicable. The development will not affect any listed building, ancient monuments, battlefields, historic gardens or known archaeological sites.

Conservation Area.

The school site and associated grounds does not lie within a conservation area.