

Design and Access Statement

For

Purbrook Park School, Park Avenue, Purbrook

June 2014



Aerial view of site and context

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1.0 Introduction

This Design and Access Statement has been prepared by MH Architects Ltd in support of a detailed planning application for:

New build Block A - two storey extension to front of school for IT and MFL teaching
New build Block B – infill two storey building housing Music and Drama
New build Block C – gym store building (subject of separate planning application)
together with internal remodelling and external works.



The application is submitted on behalf of the Trustees of Purbrook Park School. Purbrook Park School is a traditional, high achieving Foundation and Trust co-educational comprehensive school currently educating up to 840 children. It is situated in Purbrook, a suburban area of Hampshire at the western tip of the South Downs. Purbrook Park Trust was set up in 2009 and supports the school on its journey towards excellence.

2.0 Site Assessment and Context

2.1 Purbrook Park School is located on the east side of Park Avenue with its eastern boundary bordering The Dale. The main access to the school is via Park Avenue, a surfaced in and out drive with areas of parking; access is also possible from The Dale and the majority of parking is located via this access. In all directions the site is bounded by residential properties and gardens.

The site is approximately 'L' shaped with ground levels generally falling from the western boundary of the site. There are approximately 4m of fall across the site.

The school buildings are bunched to the north-west corner of the site and comprise a listed building and extensions in a mix of styles, ages and heights. Occupying the centre and south of the site are tree lined playing fields with a multi use surfaced area to the east.



The eastern entrance to the school looks towards the current design and technology block. The single existing food technology room is located on the north side of the main house and is therefore isolated from the rest of the technology suite.

On the northern side of the school site lies the old caretaker's house, the school kitchen, canteen, school hall, and music classroom and practice rooms, leading through to the sports hall and gym. The caretaker's house is extremely prominent at the main entrance to the site and sits uncomfortably in relation to the listed asset.



The School envisages the removal of the caretaker's house to create space for a new teaching building. This could combine with internal changes to provide a new pupil entrance, computer suites, and performance teaching spaces with light, space, and good acoustics.



The current canteen is functional and only accommodates 250 covers, within a double height volume. The existing catering equipment needs to be updated, and the serving area needs to be modernised. The existing services are all outdated and require attention.



Existing outside sports facilities are modest. The school field has poor drainage and is on clay. The tennis courts are on asphalt and have not been resurfaced since construction. Works to enhance the sports facilities are subject to a separate planning application.



2.2 The principles which underpin the School's Brief / Project Objectives are:

- Provision of a safe and secure working environment for staff and students
- Provision of a high standard of design
- Ensure flexibility is built in to future proof the facilities
- A BREEAM rating of at least Very Good
- Be built within the predetermined financial constraints and timescales
- Provide site wide improvements and concept design that can be developed by the school

- Flexibility (future proofing) to adapt to changing educational priorities and new technologies
- Present the School with high levels of energy efficiency
- Improve accessibility throughout the campus.



The Grade II building was listed in 1984 and is described as follows:

“Mansion circa 1830, now with extensive attached and detached school buildings.

Square 2-storeyed block with symmetrical treatment of elevations, which are in stucco.

The entrance front (west) has 1.3.1 windows (the south upper a blank); parapet with coping and moulded cornice, architraves, plinth and a large recessed panel (containing 3 narrow lights) above the porch. Sashes in reveals.

Large Ionic porch of 4 smooth columns, 2 inner pilasters, pediment, with a wide architrave surrounding the door, which has flanking windows.

The south a wide elevation of 1.3.1 windows, has similar features, with a 2-storeyed semi-circular centrepiece. The north elevation has sides of 1 window, the slightly recessed centre having a central arched window above a doorway, with 1 window (to both floors) on the east side.

Within, the hallway with niches and the staircase survive.”

- 3.2 Purbrook Park has been a school since 1924 and many buildings have been added around the original house.



The Science block was built in 1962 shortly followed by the Hall, Gym and C Block. In the 1980s the Sports Hall was completed and a new wing was added, which is now known as A Block. Apart from the addition of a new Food Technology room built in 2010, there has been little recent capital investment in the school buildings.

The current net capacity for the school is 840 pupils, and this level will be maintained. The school aims to gain an “outstanding” OFSTED accreditation.

The overall impression of built form is that of subservient brick elements wrapping the historic rendered core. The listed structure is to remain unaltered and is not affected by these proposals.

The School requires the new facilities to reinforce their high teaching standards whilst reflecting the ethos of the school. The contemporary design has evolved to reflect the need for modernisation whilst ensuring compatibility with the historic heart of the school. The School is aware that the final build design will be driven by budget as well as by architectural creativity, and as such envisage enhancement and extension to existing buildings, together with a new wing on the eastern side of the Main House. It is expected that the work will be completed in phases to minimise disruption to the day-to-day running of the school.

4.0 Planning Policy

- 4.1 On the 11th March 2014, David Eaves, the Senior Planning Officer at Havant Borough Council was approached and subsequently, on the 11th April 2014 a pre app enquiry (Ref: GEN/14/00397) was made to Havant Borough Council submitting a set of drawings together with a 3D fly through to illustrate our proposals for extensions, internal remodelling and external works to achieve improvements to the school building and campus.

On 20th May, the following reply was received (in italics), and our response follows immediately after each point:

“There appear to be four main elements to the current proposals: new buildings Blocks A, B and C, refurbishment of Block D, external alterations and amended car parking. Detailed elevation drawings have not been submitted and the comments are based on the illustrative information provided.

The main issues in determining any planning application in relation to these works are considered to be:

- 1. The principle of the proposed development*
- 2. The impact on the character and appearance of the area*
- 3. The impact on the setting of a listed building*
- 4. The impact on the residential amenities of adjacent occupiers*
- 5. Highway implications*
- 6. Tree/landscaping issues*
- 7. Community involvement*

1. *The principle of the proposed development*

The proposed development would seek to improve education facilities at an existing school. Policy CS1 of the Havant Borough Local Plan (Core Strategy) 2011 supports improving the educational and life chances for young adults. Policy CS7 also supports development which provides educational and training improvements including Building Schools for the Future. In

principle therefore the proposals are considered to be acceptable subject to other Development Control Criteria and the provisions of the National Planning Policy Framework.

The existing accommodation at the school has suffered in recent years and in many cases is making effective teaching of key curriculum subjects difficult. The school has capacity for 840 pupils but has seen a decline in recent years due in part to the varied quality of teaching space.

The prime objective of this project is to regenerate and renew teaching and support accommodation to enable the school to fill its pupil role and enhance teaching standards.

The sloping nature of the site and existing accommodation have generated a dislocated series of spaces and buildings, lacking cohesion. The proposals seek to provide a significantly enhanced accessible environment; this will ensure a fully integrated and connected campus facilitating speedy circulation and a feeling of community.

We would suggest therefore that the proposals are in line with all relevant policies.

2. *The impact on the character and appearance of the area*

The main features having a wider impact on the area are Block A, Block B and car parking alterations.

Block A has the widest impact on public views of the school site, being positioned to the Park Avenue frontage and projecting forward of the historic school building. The scale, and in particular the height, of the proposed building would be critical to ensure that when viewed from the site frontage the building does not dominate the existing historic building and is not unduly prominent. Any planning application should be accompanied by a street scene view showing the building in its wider context. Other new first floor elements above existing buildings appear less sensitive from public viewpoints.

Block B is set within the school complex and is surrounded by existing buildings and would not appear to have a significant impact on the character and appearance of the wider area.

The proposed car parking alterations do appear to have potentially negative impacts on nearby residents fronting The Dale, as they would result in an increase in vehicular movements and manoeuvring close to the rear gardens of these properties. Of greatest concern is the potential impact on trees which would further open up the site to properties beyond. This is discussed further in Part 6 below.

The other internal courtyard alterations are not considered to raise wider character and appearance issues, although there are potential impacts on important trees discussed further in Part 6 below.

As stated in the pre-app response, the new Block B is wholly internal to the campus and has zero effect on adjoining elements and, as such, should be acceptable in planning terms.

The existing campus has little scope for sufficiently sized building plots without recourse to demolition. Following a thorough review of existing accommodation, it was determined that the caretaker's lodge was surplus to requirements and its demolition would free up a site sufficient to encapsulate the key new teaching spaces the school desperately needs.

The site is also part of the key public 'façade', and this presents an ideal opportunity to create a new frontage which, coupled with the listed asset, would reaffirm the school's presence within the community. It would also allow for reconfiguring the front area to the school, providing a great opportunity to enhance the setting of the listed building and school as a whole.

Our drawings illustrate the compatibility of the new building with the listed building and existing street scene.



Please refer to the more detailed response to the Conservation Officer's comments.

One of the key concerns raised in the pre-app response was in relation to the proposed additional car parking at the eastern side of the site. Our proposed enhancements at the front of the school result in the loss of car parking. We have reviewed the appropriate parking standard relative to teaching and support staff numbers, and believe a maximum of 86 spaces is appropriate.

We have reconfigured the parking layout to mitigate impact on all but one C-grade tree which we would propose to remove. The reconfigured layout results in 84 parking spaces, including 4 accessible bays, with negligible impact on existing trees worthy of retention.

An Arboricultural Impact Assessment is submitted in support of these proposals.

We note the reference to impact on trees within the courtyard and would advise that these trees were deemed unsafe and have been felled on health and safety grounds.

3. *The impact on the setting of a listed building*

I have consulted the Council's Conservation Officer, Mr. Townsend, in relation to the proposal's relationship to the listed building and his response is attached and should act as guidance to the requirements for any further planning application.

A review of the impact on the listed building is covered elsewhere in this statement.

4. *The impact on the residential amenities of adjacent occupiers*

In relation to the impact on neighbours, the impact of any additional mass and bulk or overlooking windows as a result of Block A and first floor alterations on the properties to the north (128 and 128a) in terms of loss of light or privacy will be considered in detail should an application be submitted, and these considerations need to be taken into account when the detailed design and fenestration is considered. Existing trees and vegetation together with the set off of the works from the common boundaries may be helpful in reducing this potential impact.

I do not appear to have details of Block C, however I note that this is a single storey store building that would be viewed against the Gym and Sports Hall. The impact of this building on neighbouring properties, and in particular No. 169a The Dale and 3 The Limes, would be assessed as part of any planning application.

The site is surrounded on all sides by residential development, which to some extent is used to the noise and disruption caused by school activities. The new block proposed at the front of the school is two storeys in height and, along 30% of its length, replaces an existing two storey building. The new upper floor presents six windows to the northern boundary.

This boundary has a significant existing tree and shrub screen, which effectively visually shields the occupants on either side of the boundary from overlooking. Where gaps are evident along the boundary, we would propose additional tree planting to supplement the existing boundary screening. Our drawings illustrate this and demonstrate that the proposals are sympathetic in scale and respectful of neighbours' amenity.

It is of course worth reflecting that the school activities are normally concluded by mid-afternoon, and not used at all at weekends.

5. Highway implications

The proposals would appear to result in a significant increase in floorspace (GIA 1,754sq.m). Any application would be assessed against the car and cycle parking standards contained with Hampshire County Council On-Site School Parking Guidelines April 21013.

The scale of the development would require a Transport Assessment and Travel Plan to be provided in relation to the application.

The school is not seeking to increase pupil, teaching or support staff numbers and as such no change is envisaged to the existing number of pedestrian and vehicle trips. The number of parking spaces is capped at 86. The school's existing Travel Plan is submitted with the application to demonstrate that the existing travel arrangements are carefully managed and sustainable.

Accordingly we do not believe that a Transport Assessment is required.

6. Tree/landscaping issues

The proposals appear to result in significant impacts to existing on site trees. The proposed car parking spaces 1-18 are located in areas currently containing a number of significant trees. The area also has elevated ground levels. It is considered the car parking in this area as shown would have an unacceptable impact on the existing trees.

Parking spaces 25-29 also appear to be located close to existing significant trees and are likely to result in further significant impacts on their retention.

The new ramp crossing the central courtyard would cross a sloping site close to existing trees. It is recommended that the ramp is relocated outside the root protection zone of the existing trees.

Finally, the impact of Block A on significant site frontage trees and off site trees would also need to be considered.

You will appreciate from these comments that the proposed parking is considered to be unacceptable and alternative arrangements should in my view be considered.

Any planning application should be submitted with an Arboricultural Impact Assessment and Arboricultural Method Statement to demonstrate how the development would relate to on and off site trees and methods of mitigating those impacts.

In terms of more general landscaping, the current proposals present an important opportunity to provide an improved soft and hard landscaped setting for the school, and in particular the northern flank of the listed building and it is recommended that a landscaping plan is provided for consideration, together with details within the Design and Access Statement.

We have taken into account advice from a registered Arboriculturist in the siting of the new building at the front. The AIA supports the siting in this location, and notes that the existing building, hard-surfacing and service runs are likely to have compromised root growth in the direction of the proposed

building.

We have reconfigured the parking layout on the eastern side of the site, affecting only one C-grade tree. All other trees are to be retained and protected.

New tree planting is proposed along with structural shrub planting. These proposals are illustrated on our drawings.

7. Community involvement

I understand that the general proposals have been subject to public consultation with an event held at the school. I would suggest that details of this should be included together with any feedback obtained in a Statement of Community Involvement. If the scheme has evolved to take account of representations made, this should also form part of the statement.

Two open forum Public Consultation events were held at the school on 28th November 2013 and 3rd April 2014. The latter event presented proposals in line with those submitted under this application. Detailed feedback is referred to under item 5.2. However, in summary, support for the proposals was unanimous, with the only concerns being in relation to short term traffic issues at school drop-off and pick-up times, and the potential impact of construction traffic.

The school works with the local community to minimise the former; and it will be a basic requirement of the contractor to manage deliveries and vehicular movements to and from site during construction; and this will be detailed at the appropriate time in the contractor's Site Management Plan.

Conclusion

In conclusion, the principle of improving facilities at the school is strongly supported. Any planning application will be assessed in terms of its wider impact on the character and appearance of the area and the scale of the frontage building, and its detailed design will form an important element of this. The Conservation Officer has provided guidance in relation to issues associated with protecting the setting of the listed building and these should form part of the analysis of the detailed design of Block A.

The design should clearly take account of the need to protect the residential amenities of adjoining residents. Highway issues will be assessed in detail as part of any application, and this will be guided by parking standards and the transport and travel plan which should form part of the planning application. The impact on trees appears unacceptable at present and alternative car parking in particular should be considered."

The comments of John Townsend, as referred to in the pre app response above, is as follows:

"Comments based purely on a desktop assessment and therefore of necessity have to be more generic in nature.

Substantial development has already taken place in the immediate vicinity of the original 1830 stucco mansion which has impacted significantly on its setting. Heritage Policy seeks to minimise harm and to take steps to enhance and better reveal the significance of Heritage Assets when opportunities arise. Setting is an important component of this. The encroachment of previous development is not a justification for further incursion and to some extent gives cause for extra sensitivity when considering new development in close proximity.

The principal western entrance front remains well defined and continues to provide the main entrance to the school. To the north the mediocre caretakers house (demolished in the proposal) sits in an isolated position within an otherwise relatively open frontage. The proposed substantial addition will close off this view and brings development closer to the listed building materially affecting its setting. The relevant listed building considerations are:

- *What has informed the chosen location and design of the proposed structure?*
- *The submitted material is helpful in demonstrating the proposed scheme. It would be helpful to have a comparable drawing for what currently exists.*
- *A Design and Access Statement will be required in support of the application. This needs to include specific comment on the setting of the listed building. English Heritage Guidance 'The Setting of Heritage Assets' provides a useful framework for such analysis.*
- *Subject to being satisfied that a building of the scale proposed can be satisfactorily accommodated, there are some potential positives to be drawn from the proposals:*
 - *The area to the immediate north of the listed building appears to be currently dominated by car parking. In the proposal there is the potential to make this a more positive landscaped pedestrian space.*
 - *At this stage I do not have a strong view on the detailed design. I feel there is a case to be made for a good contemporary design which could in its own way complement the listed building. The current array of extensions do not appear to have any great architectural quality. There is a case for a positive new addition."*

The existing listed asset has been retained and maintained with the majority of its original features intact. It acts as a superb centrepiece to the campus, but is unfortunately surrounded by buildings of mixed quality. One of these buildings is the caretaker's house, which has a disproportionately prominent position at the entrance to the site.

As noted earlier, the site has minimal opportunity for developable land without demolition. The retention of existing teaching facilities is essential, rendering the caretaker's house and immediate land the only potential site suitable for taking a building of the necessary size to provide the much needed up-graded teaching space.

Having determined that this is the preferred site, we set about analysing the constraints and opportunities. The listed building offers a superb backdrop, but is presently hemmed in by hardstanding and car parking. The caretaker's house is also unattractive and visually intrusive. These elements combine to

result in a compromised setting that, in our view, diminishes the potential of the heritage asset.

We are therefore proposing to demolish the caretaker's house and remove the car parking and hardstanding to the north of the listed building. In addition, we will address the area of paving to the west of the entrance portico.

Having cleared the site, we are proposing a linear two storey building that will present a modern foil to the historic building. We recognise the need for any new built form to be visually subservient to the listed asset. The proposed building maintains the parapet approach of the listed building, with the top of the new roofline being 3300mm lower than the listed building. The western façade closest to Park Avenue sits just forward of the existing caretaker's house, but lines up visually with the south façade. This presents a narrow frontage on to Park Avenue, which does not compete with the portico façade of the listed building.

We are proposing a mix of render and brick with large glazed areas. In addition, we are seeking to mitigate overheating to the western façade by using a copper solar screen. This will also provide a striking high quality focal point at the main entrance to the site.

As part of the reworking in this area we are also proposing an enhanced landscaped setting with a mix of trees and shrubs with much reduced areas of hard paving. This includes the area to the west of the portico. Here we are seeking to establish a better procession to the building with reduced hard paving and the addition of appropriate planting.

We are proposing a restrained contemporary aesthetic that complements the historic building, but does not seek to copy it in any way. We believe that this approach ensures the retention of the heritage asset as the key focal feature.

Further detail on the design of the new building is offered within Section 7.0.

We note that the other proposed works do not impinge on the listed asset, so once again greater detail is offered within Section 7.0.

- 4.2 With reference to the English Heritage publication "The Setting of Heritage Assets", we offer the following assessment of the proposals relative to the listed building.

Location and siting of development

The proposed new building runs parallel to the listed building and is the same distance away as the existing caretaker's house, some 13m. In visual terms the existing caretaker's house, food tech classroom and brick bin enclosures already create a cluttered mass of elements that offer no positive contribution to the listed setting. Our single built form will present a considered frontage that allows for the creation of a positive landscaped space to the north of the listed building, establishing a significant enhancement to the setting.

The new built form will maintain all current views of the asset, which are predominantly from Park Avenue and to the south.

The form and appearance of the development

The new structure is significantly lower and intentionally visually subservient. The simple rendered aesthetic complements the rendered asset, with the west elevation being similarly sealed to the portico of the listed building. The overall composition includes enhancement to the landscaped setting to maximise the opportunity of improving the setting. The new building offers visual permeability so that its activities are evident from outside. The new courtyard landscape acts as the main pupil entrance route, creating a positive experience of the school from first contact. The combination of the fine listed building and high quality new building creates a positive architectural experience as a marriage of old and new.



Planting within the new landscaping will reflect seasonal change, with flowering and deciduous planting coupled with evergreen shrubs and trees to maintain a green backdrop. The building's orientation will maximise surface modelling through shading and texture.



Other effects of the development

A critical feature of the proposals is the enhanced level of accessibility. The new building and internal changes to the existing buildings provides for a disabled person's access to the listed building, which is presently not possible. It will be possible to access both ground and first floors of the listed building in a wheelchair without any physical changes to the listed building. Site-wide access is also significantly improved.

Additional external lighting within the landscape is proposed to enhance the night time appearance of the asset and the key Park Avenue frontage.

Permanence of the development

The design life of the new building is 60 years; and it is envisaged that the resultant new building will enhance the overall physical relationship of the school with the community, as well as providing flexible facilities for community use.

Longer term or consequential effects of the development

In summary, we believe the proposal maximises this opportunity to enhance the setting of the listed asset through sensitively designed new buildings and landscape which, coupled with improved accessibility and optimised teaching environment, offer the best chance of maintaining the school's aspiration of excellence and its place within the community.

- 4.3 With regard to the new build Block C, the proposal to provide secure covered storage for gym and other equipment to the rear of the existing gym halls is currently the subject of a separate planning application. This was submitted on the 30th May and has not yet been registered.

5.0 Involvement and Evaluation

- 5.1 Initially, the School identified a number of areas on which a feasibility study was required to focus, both refurbishment and new build. MH Architects prepared options for delivering the School's requirements and highlighted the strengths and weaknesses of each these options within an Estate Development Report. All options allow the School to continue to operate throughout the works in a safe manner.

The School's initial briefing position has since been modified in scope and detail at subsequent Brief and Design development stages.

Refurbishment/ Improvement

- 1 Sports MUGAs - The current MUGA at the school requires resurfacing and possible drainage works to allow for a new porous service, the School also require new fencing and a floodlight system to be installed to the facility.
- 2 Level playing field – The playing field is currently on a slope and has poor drainage, the School has several options to improve the layout but required options on levelling and drainage.
- 3 Refurbishment of Technology Building D – As part of the feasibility review, the School required an additional two Food Technology rooms

to be added on to the existing building and also an improved entrance area.

- 4 Two additional science laboratories and possible refurbishment or relocation of the two existing laboratories in A2 and A4.
- 5 Refurbishment of the main hall and stage areas - the School would like the existing facilities refurbished; the works would need to include a sprung floor and curtain walling system to the external elevations and options for a new seating system.

Possible areas for New Build Works

- 1 The School required options for the relocation or refurbishment of the existing canteen, cafeteria and kitchen areas. It is noted that the existing roof on this building requires replacement, however funding for this has been secured by the School for these works.
- 2 Additional Teaching Space - the School would like a new dance studio, music suite and ICT facilities. The current proposed location for this building would be within the area of the Caretaker's House, which would require demolition as part of the project.
- 3 Flexible learning spaces - as part of the feasibility study the Architect produced ideas for additional flexible learning spaces within the school to provide multi course learning.
- 4 Office Space - with the demolition of the Caretaker's House, which is currently being used by the school for additional office and administration facilities, proposals were required to provide additional accommodation for this function.
- 5 Landscaping/Parking - the School would like ideas for landscaping and additional parking on site.

5.2 Public Consultation

Two public consultation events were held: one on 28th November 2013, and one on Thursday 3rd April 2014, both at the School. The event was well attended and the proposals were very well received, with a surprising number of people who used to go to the school and now want to see it develop and succeed into the future.

A summary of the main points to be addressed follows:

- Access via Park Road – seen by locals as a difficult road to use which will be exacerbated with construction traffic. Suggestion that we put road use events into the ERs, e.g. bin collection days, etc.
- Construction vehicle parking – seen as a real concern by Park Road residents as the road is already seen as difficult to navigate due to cars parked in the daytime.
- On site parking – will be reduced on site when the tennis courts are no longer available. Need to accentuate the additional parking at the rear?
- Water run off from field – raised by a number of residents bordering the perimeter. Some said that the 'pond' floods regularly. Need to check as I have not witnessed this even during the recent heavy rain period. Some foresee the piping of water away from the field as exacerbating the

problem down by the pond. Installation of 'hydro brakes' into the pipework would help prevent.

- Loss of privacy – Some residents at the southern edge have concerns re the loss of trees / low level growth on boundary and from around the tennis courts, together with the raising of the sports field levels. Suggestion to link up the proposed new tree screening.
- Increased noise from MUGA use – some residents concerned about the increase in noise from intense use and the possible letting out of facilities. One resident suggested swapping the 2 northern and 2 southern courts round on the perception that football and rugby would make more noise than tennis/netball.

These points have been assessed and have informed the design of the current application proposals.

5.3 Technical Appraisals

The following technical appraisals have been undertaken by the design team/specialist consultants to establish the potential site constraints. The following is a summary of the reports:

5.3.1 Preliminary Ecological Appraisal by ECOSA – 29th January 2014

An extended Phase 1 ecological assessment was undertaken on 2nd December 2013 at Purbrook Park School, Park Avenue, Waterlooville, Hampshire PO7 5DS. The proposals entail the redevelopment of the school.

The ecological assessment, comprising an extended Phase 1 ecological survey, was undertaken to ascertain the potential for protected habitats and species to be present within the site.

The Purbrook Park School site is located within an urban residential area at the southern extent of Purbrook, Hampshire. The survey area comprised areas of hard-standing and buildings with associated amenity grassland, introduced shrubs, scattered trees and boundary treelines.

The site overall offers minimal potential for supporting protected species; it is considered to offer negligible potential for supporting dormouse, reptiles and great crested newt.

No evidence of badger was recorded on site, however, the amenity grassland offers suitable foraging habitat for the species.

Buildings affected by the works on site are either of low/negligible or negligible potential for roosting bats. Two mature cedars in the west of the site contained cavities suitable for roosting bats. These trees, and all other on site are to be retained within the proposals.

The scattered trees, boundary treelines and introduced shrub provide limited potential for supporting small numbers of nesting birds. The Amber listed dunnock was recorded on-site.

It is recommended that any new vegetation planting within the developed site should seek, wherever possible, to utilise native species, ideally of local provenance to increase the overall biodiversity of the site.

It is recommended that, if possible any required vegetation removal is undertaken outside of the bird breeding season (March-August, inclusive). If this is not possible, removal of vegetation should be supervised by a suitably qualified ecologist. A recommendation has also been made for the provision of nest boxes on site to provide additional nesting habitat.

5.3.2 Arboricultural Impact Assessment

A tree survey carried out in April 2014 revealed a total of 114 individual trees and groups covering a diverse range of species, sizes and ages, ranging from the early 1800s to the late 1990s/2000s. Of these trees, two have already been felled on safety grounds and a further 22 trees are recommended for works whether or not any redevelopment occurs.

The Tree Constraints Plan provides guidance on the potential influence above and below ground elements of trees could have on any redevelopment proposals. Account has been taken of future growth potential and shading of the trees, particularly where located beyond the boundaries of the site. An AIA is submitted as part of this application.

5.3.3 Flood Risk Assessment / Drainage Strategy by Caulmert Limited – June 2014

The Environment Agency Flood Map, shows that the school hence the areas for the proposed developments are located within Flood Zone 1, and hence classified as 'Low Probability' of flooding according to the Technical Guidance to the National Planning Policy Framework.

The risk of flooding from fluvial (river flooding), surface water, groundwater, the existing drainage, the proposed drainage and reservoirs were considered. The flood risk assessment concludes that:

- The site is situated within Flood Zone 1 (Low Probability) of the Environment Agency indicative flood outline.
- There is residual risk of surface water flood from the existing drainage system as a result of heavy intense rainfall exceeding the capacity of the existing drainage soakaways, but the risk is considered to be low.
- There is residual flood risk as a result of blockages of the proposed SUDS, or as a result of high intensity, short duration, localised storms which produce runoff rates which cannot be taken into drains quickly enough. All floor levels to new building should be set above surrounding ground and road levels. Hence, the risk is considered to be low.
- Other flood risks considered included, groundwater, proposed drainage and reservoir inundation. These are not considered to pose a flood risk to the proposed development.
- There is no risk of flooding from the existing pond to the north east of the site.

5.3.4 Sustainability Statement (including noise, lighting, etc.) by Henderson Green

The existing school kitchen is currently provided with a large roof mounted axial kitchen extract fan, which is to be replaced to suit the new kitchen equipment layout, which is being designed by a specialist.

The specialist will provide details of the kitchen extract and make-up air requirements in line with the recommendations of HVCA Publication DW172 (2005) once the layout has been agreed with the School. It will include a new kitchen extract fan and a make-up air supply air handling unit to provide 85% filtered and heated air to provide a minimum of 16°C during the heating season.

The existing external noise levels will be measured with the existing kitchen extract fan in operation, in order to ascertain the noise levels, which are not to be exceeded by the new ventilation equipment.

5.3.5 Asbestos Survey by Hampshire County Council Property Services (May 2014)

Asbestos containing materials have been identified in areas of the School (see full report for details). Access has been restricted to these areas and remediation will be arranged by Asbestos Management Services. No additional survey works are required because it has been agreed that any areas listed ... will not be affected by the current phase of planned works. A new survey will be required when the scope of works have been confirmed.

5.3.6 Land Contamination Assessment by Caulmert Limited dated 13th June 2014

Soil samples were recovered from exploratory holes for chemical analysis at a suitable UKAS approved laboratory. An initial review of the chemical testing data indicates that no significant levels of contamination have been identified at the site. The most notable contaminants were lead (maximum value 250 mg/kg) and total petroleum hydrocarbons (TPH – maximum value 1,700 mg/kg).

Groundwater was encountered at two locations only and samples were taken for analysis at a UKAS approved laboratory. The testing results indicate that no significant levels of contamination are present.

Three ground gas monitoring results have been completed to date which shows that no methane has been encountered, and that the maximum level of carbon dioxide is 1.6 % v/v. The flow rates have been checked during each site visit and the results show that a flow rate of zero l/hr has been observed for each monitoring well.

6.0 Use and Amount

- 6.1 The new accommodation is designed to be an interesting and welcoming building that maintains a positive relationship with the existing site context.

The School's key aims for improving the existing facilities are:

New Build Block A: ICT/ Modern Foreign Languages/Food Tech /SEN /Dining Café

Located to front of School, providing new focal building incorporating new student entrance and hard/soft landscape enhancements to improve the setting of the existing historic building and strengthen the demarcation between public/visitor entrance and student entrance.

Two storey new build includes:

- 2 x dedicated ICT suites
- 4 x modern foreign language teaching classrooms
- 1 x new food technology teaching area built over existing food technology classroom
- SEN support and teaching accommodation
- Café mezzanine built over existing dining hall with ground and first floor access – removing reliance on assembly hall for spill over dining
- Re-organisation and refurbishment of existing kitchen and servery
- Refurbished student entrance/reception
- First floor link to existing historic building, improving connectivity and providing accessible route via lift in new Block A
- Develop new accessible route through to first floor accommodation in existing historic building

Assembly Hall

Re-organisation of circulation route – by-passing hall via external covered walkway linking entrance area to new Block B. This facilitates the removal of circulation through the hall increasing the use and flexibility of main space. Removal of existing mezzanine from hall, and flooring over of basement storage area – providing usable floor area increase in hall, and potential for bleacher seating to rear of hall.

Remodelling of rear off stage areas facilitated by provision of new Block B, music and drama.

New Build Block B: Music and Drama

Located as infill between existing gym hall and maths block with improved circulation at first floor level of maths block through to main student entrance in new Block A, and significant external landscape enhancements to provide performance courtyard.

- Drama studio at first floor level (linking to ground floor in Block A)
- Music ensemble and music practice rooms at lower ground floor
- External amphitheatre performance space at lower level in courtyard – overlooked by music ensemble and practice rooms

- New accessible route formed in diagonal ramped landscaping across courtyard, improving connectivity across campus
- Develop new internal link between existing student changing areas and new external access leading to playing fields
-
- Light refurbishment of existing changing rooms and development of accessible route via new internal ramp from changing rooms to gym halls.
- New first floor covered balcony circulation, improving access to existing maths classroom and providing first floor access to new bridge link from maths block across to Block D – Art and Design Technology



New Build Block C

Located to rear of existing gym halls. Providing secure covered storage for PE and other equipment and freeing up space within existing gym/sports accommodation for better use.

Refurbished Block D: Art and Design Technology

Refurbishment and internal remodelling of existing block to provide improved facilities for ICT, exhibition and connectivity to rest of campus. Improved ground floor access and bridge link at first floor to maths block and beyond to other campus buildings.



Enhanced provision of car parking adjacent to existing parking and rear entrance road – facilitates reduced parking at front of school off Park Avenue allowing for enhanced pedestrian zone to front of School and improved landscape setting of historic building and frontage. A total of 84 parking spaces, including 4 No. accessible.

7.0 Layout and Appearance



7.1 During discussions with the Client, the following design objectives were agreed:

- A high quality design - design the best parts of the existing campus with sensitivity designed new build interventions that enhance the learning environment
- A sustainable approach - Maximise opportunities to use sustainable technologies and achieve BREEAM Very Good rating for all new build elements
- Good use of the site - Improve access and circulation around the campus, providing level access to as many areas as possible
- Buildings and grounds that are welcoming - Enhance the existing landscape to improve the setting of the School and enhance pupil, staff and visitor experience
- Good organisation of spaces - Provide legible new buildings and ensure better connectivity and interface between all elements
- Internal spaces - Provide exceptional teaching facilities to maximise learning potential and support the School's aspiration of creating an exceptional learning environment
- Flexible design - Ensure every opportunity is explored to maximise flexibility of existing spaces, and integrate new build solutions that provide for future change

- Good environmental conditions - Maximise natural daylight and ventilation to provide a 'fresh' environment



- Well designed external spaces - Provide new external spaces to allow external play and learning. Use the site's topography to provide interesting spaces that invite social interaction
- A simple palette of attractive materials - Use robust materials that complement the existing buildings, and establish the new build elements as being of their day without detracting from the quality of the Listed heart of the School.

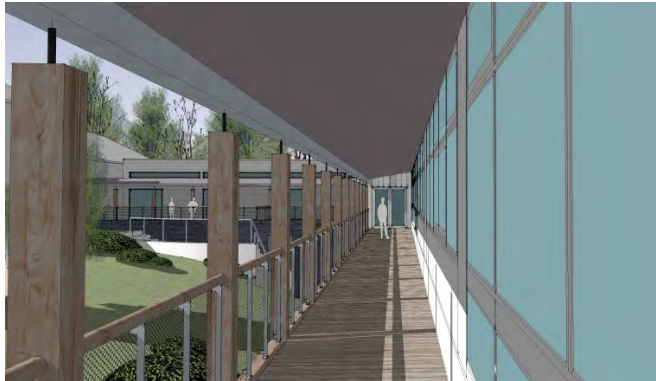
7.1 The response to the client's aspirations has generated a series of proposals that will regenerate the entire campus. At the heart of these improvements is the significant enhancement to accessibility and circulation within the site. It is presently impossible to move around the school in a wheelchair. After the proposed changes are implemented it will be possible to access every building, and possible to engage with all areas of the curriculum.

The proposals split into a number of key elements. These are:

1. New teaching building fronting Park Avenue
2. New music/drama infill within the central courtyard
3. Refurbishment of Block D
4. General enhancements to external areas including landscaping and parking.

1. New Teaching Block

This new building is linear in form and presents a narrow frontage to Park Avenue. This sits parallel to the listed building and captures a new landscape courtyard which reduces the extent of hard paving, maximising tree and shrub planting. The courtyard will also act as the main pupil entrance into the refurbished pupil reception area. The building is faced in render where it relates to the listed building with accent brick features. The north façade is faced in brick to offer a robust and appropriate façade to the northern boundary.



The chiselled form provides opportunity for shading of the main glazed areas, which are south and west facing. The south elevation, fronting the new landscaped courtyard, presents an active frontage leading to the refurbished and adapted student entrance. This is articulated with a two storey transparent volume which defines and accentuates the main point of access for pupils.

The courtyard is secured during the day with railings and a sliding gate. Hedging and trees are envisaged to provide structural landscaping and a positive green setting to the listed and proposed buildings.

The existing kitchen sits against the northern façade of the building. It is envisaged that some roof mounted plant will sit on this roof and be accessed via the first floor classroom. The plant will be contained within an acoustic enclosure to ensure no impact occurs for adjoining residential properties.

In connection with the new build element, we will also address issues of access within the hall and refectory space. We are redirecting pedestrian movement away from the hall and installing a platform lift to allow easy access. A new mezzanine floor is proposed within the refectory space to provide for much needed catering space.

A lift is also proposed within the new building which, coupled with the new first floor corridor connection to the east end of the existing upper floor, will provide a route to the first floor of the listed building for any students, staff or visitors with limited accessibility.

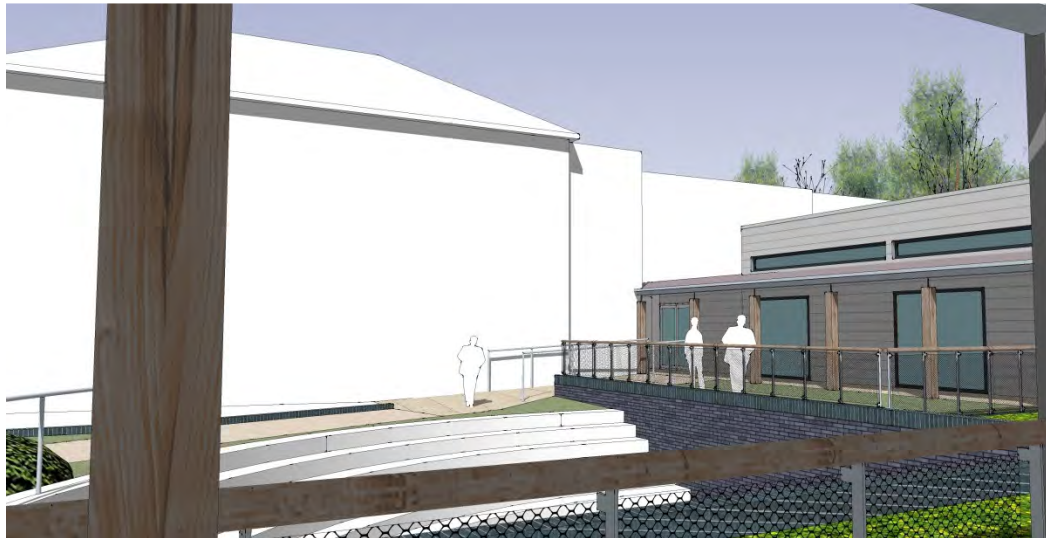
2. New Music/Drama

The ground floor level of the pupil entrance area is close to the first floor level of the existing Maths Block, which runs along the eastern side of the central courtyard.

There is an existing single storey link corridor and open void to which the hall, changing rooms and Maths Block all connect. We are proposing to remove the link corridor and infill the resultant volume of space with a two storey music/drama block.

We would also utilise the sloping site to create an open amphitheatre focused on the new music block. This would provide external amenity space for pupils as well as an open air theatre space that the school could use for performances.

New external covered walkways link across the south face of the hall and west face of the Maths Block, providing enhanced access around the school. The walkways will also shade the existing facades removing the present issue of excessive solar gain. The walkways would have structural timber posts and beams with a decked first floor and solid roof. These walkways then effectively create a new 'collegiate' feel to the courtyard, providing a more homogenous aspect.



3. D Block

This building will be refurbished and a new first floor link walkway will be provided to enable easy access from the heart of the school without recourse to steps or stairs. The existing elevational treatment is to be retained.

4. Landscape

The key focus for landscaping will be to the western boundary spaces in relation to the listed building and new teaching block. There will also be intervention within the central courtyard. The overall parking is to be reconfigured to provide 84 spaces, mostly towards the eastern boundary.



8.0 Sustainability

- 8.1 Under Havant Borough Council's Core Strategy, Policy CS14: Efficient Use of Resources, a BREEAM Very Good rating is required for non-residential developments over 500m², unless proven to be financially or technically unviable. This rating is required 'on completion'. In summary, the initial indications indicated that the design should achieve a Very Good rating.

On the 4th March 2014 the BREEAM Consultant, DBK, issued their initial Stage C report showing the Pre Assessment Credit Scheme.

They highlighted a number of possible credits that may also be achieved if relevant evidence can be provided, and also highlighted a few Risk credits that may drop away. The report also includes comments against each targeted credit providing suggested wordings for specification and letters and setting out documentation, drawings and specifications that we would require to validate them.

This has subsequently been updated with an interim report (May 2014) and the Purbrook Park School scheme is anticipated to achieve a score of 56.69% and all the required minimum standards will be met, translating into a BREEAM rating of Very Good.

All structures are to have a designed life expectancy of at least 60 years, and a life to first major maintenance of 25 years. Henderson Green have provided a Sustainability Statement which is submitted with this application.

9.0 Accessible Environment

- 9.1 The development proposed in this application is easily accessible and well connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible (where possible) and user friendly.
- 9.2 The existing school sprawls across the sloping site, resulting in a poor accessible environment with many spaces inaccessible from a wheelchair or disabled person perspective. The proposed adaptations provide enhanced wheelchair circulation enabling nearly full access across the entire campus. This includes the upper floor of the listed building, hall and all subject classrooms.
- 9.3 Within New Build Block A (ICT/ Modern Foreign Languages/Food Tech /SEN /Dining Café), it is intended to provide a first floor link to the existing listed building, improving connectivity and providing an accessible route via a lift, with adjoining wheelchair refuge area. It is also proposed to develop a new accessible route through to the first floor accommodation in the existing listed building.

In New Build Block B (Music and Drama), a new accessible route will be formed by diagonal ramped landscaping across the courtyard, improving connectivity across the campus.



In addition to minimal refurbishment of the existing changing rooms, an accessible route will be developed via a new internal ramp from the changing rooms to the gym halls.

10.0 Conclusion

- 10.1 This proposal by The Trustees of Purbrook Park School aims to provide enhanced teaching and support facilities to accommodate existing pupils and staff, and ensure teaching excellence in the future.

The Planning Officer at pre application stated: “In conclusion, the principle of improving facilities at the school is strongly supported.”

The work will be completed in phases to minimise disruption to the day-to-day running of the school, and an Indicative Phasing Schedule currently under discussion includes a set of sequence/decant layouts which identify enabling works planned for summer 2014 and subsequent years.

We believe that the use of contemporary new build and internal changes coupled with enhanced landscaping will return the school to its former position within the community and provide an exceptional environment for teaching and learning for local residents.

We therefore request that permission be granted to this application in due course.