

Planning Statement & Design and Access Statement

Riders Infant & Junior Schools 1FE Expansion to both Schools

Riders Infant & Junior Schools
Kingsclere Avenue
Leigh Park
Havant
Hants
PO9 4RY

30 JUL 2014

HAMPSHIRE COUNCIL

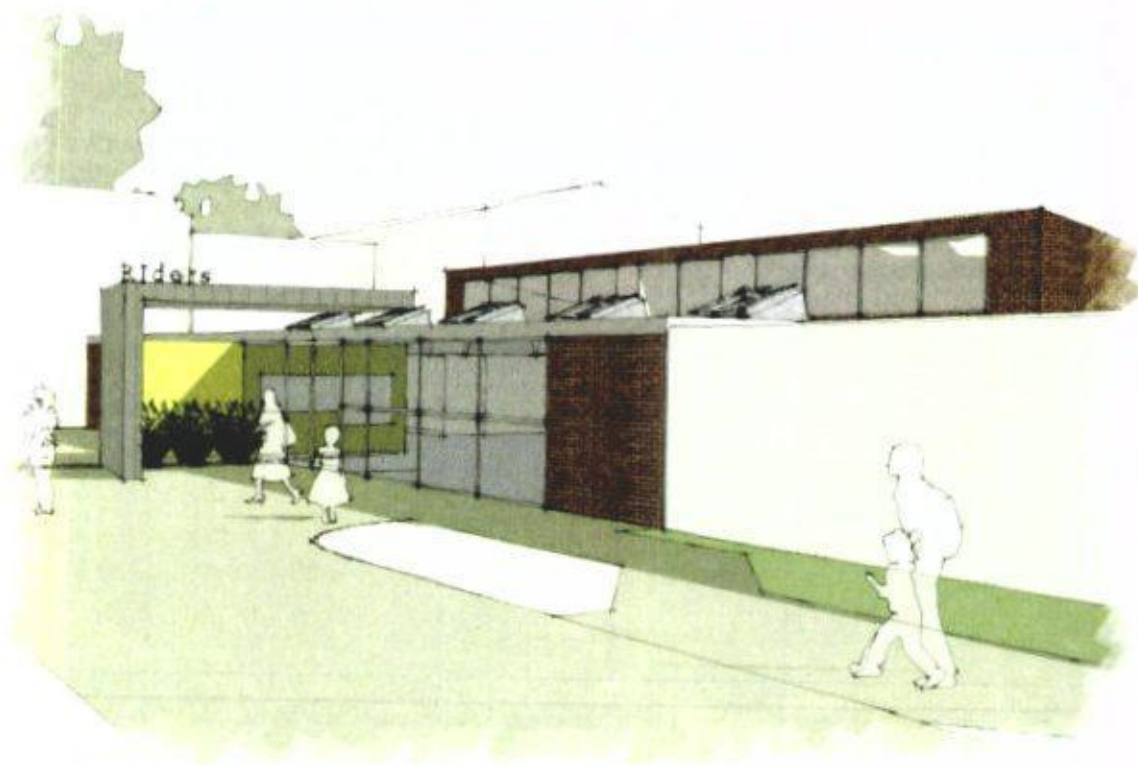


Image of Proposed New Entrance Link between Riders Infant & Junior Schools

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Context

Brief

Both the Infant and Junior Schools were built in the 1950's and were originally designed as 3FE schools but due to falling roles over the years both Schools are currently 2FE in size. Due to the increased demand on Primary School places it is proposed to increase pupil capacity back to 3FE for both schools. As both schools were originally 3FE the requirement the amount of new build required is reduced. The Schools are currently federated and there is a desire that the two schools are linked together sharing resource spaces.

Expanding the school permanently will allow more children whose parents who name the school as their preferred option to be admitted. In addition it will enable more children to attend a local primary school and more closely match parental preference and enable the Council to meet its statutory duty to provide school places.

- The current capacity of the Infant School is 180 places and proposed to increase to 270 places.
- The current capacity of the Junior School is 240 places and proposed to increase to 360 places.

Existing Site

Riders Infant & Junior schools are located in Leigh Park in Havant. Both Schools share the same 3.7Ha site. The Schools date from the 1950's when the surrounding Leigh Park was developed into residential housing. Vehicular access to the site is via Kingsclere Avenue to the East, housing to the South and West with Open community space to the North. Pedestrian access to the site is via the East and the West. The School buildings and car park are located to the North of the site and the Sports Pitch to the South.



Existing Aerial photograph

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Existing Buildings

The Infant school building is a single storey load bearing brick flat roof building built in 1954. The Junior School building is a 2 storey Concrete frame building construction with Brick & external window/panel cladding with shallow pitched flat roofs built in 1954.



Existing Infant School



Existing Junior School

Design

Design Process

Hampshire County Council have consulted with the following on the design of the extension.

- Key School personnel and governing body.
- HCC Local members
- HCC Archaeologist
- HCC Ecologists
- HCC Fire Officer
- HCC Access team
- HCC Highways
- HCC Architects
- HCC Landscape Architects
- HCC Cost Managers
- HCC Drainage Consultants
- HCC M&E consultants
- HCC Structural Engineers
- Independent Transport Consultants
- Crime Prevention Officer



Proposed Accommodation

Due to the original Schools being 3FE in size there is little requirement for new teaching accommodation but the Schools are currently federated and there is a desire that the two schools are linked together sharing resource spaces. The proposal is to create a new central main entrance between the two schools with a combined General Office, Library, Staff room and Studio space providing a more public and a cohesive face to the Schools. There is also a requirement for 1 new Infant Classroom to be created adjacent to existing classrooms.

Proposed Layout

There is currently a 20m gap separating the Infant & Junior School and it is proposed to infill this gap and create a new central entrance, main reception, administration office and Library to the North and provide a central staff room and Studio space facing South onto the Sports field.

Scale & Appearance

The extensions are proposed to be single storey mono pitched roof to the Library and Studio with flat roof links over the Entrance, Administration and Library to match the existing adjacent Infant School buildings. The choice of materials reflect the existing materials that are currently at the school.

- Red facing brick – Colour to match the adjacent existing buildings.
- Powder coated Aluminium windows/doors – Colour Grey.
- High performance Felt Roof.
- Metal standing seam roof.
- Maximum natural light with solar gain restricted with a flat roof canopy outside the classrooms.

Environmental information for consideration

The building has been designed to provide ventilation and summertime cooling by natural means using a combination of openable windows. An external canopy will be applied to protect South east facing glazing from solar gains. The new build elements will meet current minimum benchmark standards in respect of thermal U-Values, airtightness and emissions targets. Lighting will feature controls for presence detection and daylight linked dimming where appropriate. Heating will be based on high efficiency gas fired condensing boiler in the new build.

Method of Construction Statement

Initial consultation has taken place with the school and Governing body. A framework contractor has been appointed and their input will be invaluable to ensure the building the new extension does not conflict next to a live school. Key points that have been discussed.

- Ensuring construction process and school functionality are separated at all times.
- Segregation of Contractor Compound areas.
- Managing construction noise and local impact.
- Safe ingress/egress of construction traffic.
- Maximising learning opportunities for the school and local interest during the construction process.

The Main Contractor for the project will be developing a full Construction Methodology Statement with HCC and the School.

Access

Current access to the site is good with drop kerb and ramp arrangements to the main entrance points. The proposals will ensure that accessibility is maintained throughout the site with drop kerbs, traversable surfaces, and appropriate access widths. 2 no Existing Accessible parking bays are retained within the new proposals. Public transport opportunities will remain as existing (see transport statement). Cycle opportunities will be supported and encouraged.

The new building is single storey with all accommodation of one level. The main entrance to the new building will have level access and all rooms and facilities will be wheelchair accessible. Due to the external level changes there is proposed to introduce a ramp to the South East elevation. HCC access team have been consulted on the design.

Landscaping

The Library & Studio face South onto a new terrace space with proposed canopies to protect from solar gains and to enable. Due to the level differences there will be a banked vegetation strip, barriers and ramp to prevent falling and provide level access.

- All new building works will have level access and will be DDA compliant.

Tree Removal/Protection

No trees are proposed to be removed, however some vegetation will be required to be removed to enable contractor access to the site compound (refer to Landscape plan)

External Lighting

The external lighting will consist of low energy compact fluorescent luminaires fixed to the building fabric with emergency lighting to all final exits. The external lighting will be installed in accordance with Institute of Lighting and Light's recommendations for external lighting. All external lighting shall be controlled by means of time switch and photo electric cell to ensure the most energy efficient use of the external lighting and to enable luminaires to be switched off automatically at pre set times to avoid unnecessary light pollution. The luminaires will be selected and positioned so as to avoid causing light spill onto neighbouring properties.

There will be no flood lighting installed to external sports pitches.

Waste Collection

The existing bin store is retained. Refuse collection will be accessed off Kingsclere Avenue.

Ecology

Given that it would appear that suitable habitat for supporting bats (roosts within the building and within trees on site, or foraging/commuting across site) and reptiles is present on site, an extended Phase 1 habitat survey has been produced, (see Ecology report). The report highlights the requirement for a Phase 2 bat survey which will follow within the determination period.

Archaeology

A desk top archaeology assessment was carried out by Hampshire County Council and reported that there are no archaeological sites currently recorded on the site.

Acoustics

Riders Infants and Junior School are located in a residential area of Leigh Park in Havant and noise from Vehicular traffic is only slight. Based on this it was considered that a acoustic survey would not be required.

The new extension is proposed to be positioned 100m away from Kingsclere Avenue and the orientation of the rooms face away from the road therefore no external acoustic treatment should be required. Therefore a natural ventilation strategy with high level clerestory glazing is proposed.

Internally acoustic separation is to be applied between classrooms and within classrooms to comply with Building Bulletin 93.

Crime Prevention measures

Hampshire County Council has a legal obligation under section 17 of the crime and Disorder Act 1998 to consider the impact of all of the decisions it makes on the prevention of crime. The proposals in this application are aimed at reducing the possibility of crime taking place at Riders Infant & Junior Schools. Consultation has been undertaken with local crime prevention officer and the following recommendations will be incorporated in the new extension

General design measures include;

- Perimeter Lighting to the new building
- Height and security of perimeter fencing and gates to be retained.
- Intruder and fire alarm to be linked with the new extension.
- Appropriate ironmongery and glazing standards to new build areas.
- Flush downpipes to Minimum 2.4m high canopies to reduce the potential to access the roof.

Fire Risk Assessment

- The County Council continues with its policy of installing sprinkler systems where appropriate, based on a risk management methodology. The policy focuses upon the highest risk, rather than on a specific building category.
- With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.
- The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services (position statement on provision of sprinklers in schools dated September 2012), and are in line with the County Council's policy to manage corporate risk.
- The project proposals include the following fire safety and enhanced features.
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.

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- Reduced fire compartment sizes.

Consideration of secure by design principles including specific site security, lockable bin storage well away from buildings, good levels of external lighting etc

Transport Statement

WSP were appointed to undertake a transport survey and prepare Transport statement and update the Schools transport plan to support the planning application for the proposed expansion to Riders Infant & Junior School. Please refer to Transport Statement.

Drainage

General

Environment Agency maps indicate that the site is located within Flood Zone 1, where the lowest annual probability of flooding occurs, that being less than 1 in 1000 for any given year.

Riders Lane Stream is located approximately 110m outside the south-eastern boundary of the study site but the schools do not fall within flood risk area. The study site is not located within a Groundwater Source Protection Zone. The study site is not located within a Groundwater Vulnerability Zone. There are no historic or contemporary landfill sites indicated within a 1000m radius of the study site. Soakaways would not be expected to be feasible at the majority of the study site but may possibly be feasible in the northern extremes of the site where the sand bedrock is indicated to be present – however, this sand may be of limited depth, overlies the London Clay and may be water bearing

Foul Water:

The existing foul water from the site discharges to the public sewer in Kingsclere Avenue.

The condition and suitability of the existing foul water drainage network and any repairs required will be confirmed by CCTV survey prior to the connection being made.

Surface Water:

The existing Surface water discharges to the public sewer in Kingsclere Avenue. On site attenuation will be required and the discharge rate from the site attenuation tank will be restricted to mimic the current site discharge rate so that there are no increased flows in to the existing water course.

The condition and suitability of the existing surface water drainage network and any repairs required will be confirmed by CCTV survey prior to the connection being made.

