

Planning Application – Design, Access & Supporting Statement

HAMPSHIRE COUNTY COUNCIL

Property name: Warblington School**Property address: Southleigh Road, Havant, Hampshire, PO9 2RR****Works: Sports Development including Sports Hall, MUGA and relocation of Warblington Pre-School****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 into future housing

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23 JUL 2013

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The northern boundary along the train line is subject to an agreement with Havant District Council and Hampshire County Council to provide a 3m strip along the boundary to provide a Sustrans cycle route. The cycle path already has planning permission with the first phase of this work being commenced by Havant District Council in August 2013.

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. The current parking provision is subject to a review of Hampshire County Council policy which will determine the number of places in relation to teaching space and staff. Both car parks have the potential to be extended in the future if necessary.

1.02 Community Use

The school gymnasium, sports hall and main hall are used for a programme of community lets. Both the STP and sports hall will provide the school with the opportunity to increase this programme outside school hours and at weekends.

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 pedestrian access to the



schools main and visitor entrance. Boundary fencing to the site perimeter is 2m high and has recently been upgraded along the northern boundary. An additional fence will be provided to the school side of the new cycle path to separate the school from this public right of way.

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.

A swimming pool was previously located next to the existing sports hall but this has been subsequently filled in and is currently out of bounds.

1.2 Design Principles and Solutions

The school was built in 1959 and consists of a C shaped development, with the largest three storey teaching block placed centrally and the kitchen, dining, main hall and gymnasium clustered to the north of this block. A two storey science block is located to the south side. All three blocks are built with the same construction: an aluminium frame with aluminium or slatted timber infill panels.

Both external wall cladding panels and internal partitions contain asbestos which has been encapsulated throughout the school by Hampshire County Council Property Management.

The school sports hall is located at the far north western end of the campus and is of the same aluminium framed construction as the rest of the main building. The hall itself is 519m² against guidance of 594m² which limits its capacity for both school and community use.

A single storey ROSLA block is located to the rear of the site of steel framed panelised construction which has been recently refurbished.

Warblington Pre-School occupies a ground floor room attached to the sports hall originally designed as changing rooms. The facility is undersized against Sure Start guidance for both internal and external space and is accessed via the school tennis courts which creates a safeguarding issue for both school and pre-school.

1.21 Space Needs

A Space Needs Analysis has been carried out to compare the existing accommodation against space standards set out by Building Bulletin 1998. The school currently has 671 pupils on role against a net capacity of 900 and has a net surplus of teaching accommodation for a school of this size.

The school lacks a specialist teaching space for dance which is currently taught in the main assembly hall.





The school's gymnasium is very large (365m²) representing a significant surplus against BB98 guidance.

1.22 Location

In planning the right location for the sports hall, consideration was given to how the site might develop in the future, either due to expansion or due to the eventual replacement of existing buildings. It is likely that future development will focus on classroom provision, either as new build or refurbishment, leaving the larger ancillary spaces such as the assembly hall, dining hall and gymnasium in their existing locations.

The optimum location for the new Sports Hall is considered to be next to the gymnasium and assembly hall. This has the dual benefit of co-locating the school's larger spaces in one zone and secondly to ensure that sufficient room is left in the central area of the campus for additional or replacement teaching blocks in the future.

Locating the hall behind the gymnasium also allows direct access from the north carpark without needing to enter the main school. The new changing rooms are then centrally located to serve both the sports hall, hall, gym and external sports facilities. The changing room block also houses a reception office for managing community lets and a separate office for the school's PE staff.

The location of the re-sited pre-school was determined principally by the requirement to separate access to this facility from the main school site, hence the decision to locate in the centre of the Southleigh Road frontage. Locating the pre-school adjacent to the existing caretakers house allows the ground floor of the house to be used by the nursery and is also convenient for service connections.

1.23 Context and Scale

The school campus is dominated by the three storey block. The new sports hall has been kept deliberately far away from the site boundaries such that the massing of the block is read sympathetically with the larger teaching block and the hall and gymnasium.

The volume of the sports hall itself is mitigated by the placement of single storey elements, namely changing rooms and storage. These elements are used to create a softer edge to the southern façade which bounds the central courtyard of the school, an important social space.

The brick colour for the main sports hall is to be a light buff colour to avoid accentuating the mass of this large volume against the horizon.

1.24 Building Form and Layout

The location of the hall allows the construction of a link corridor alongside the assembly hall. Whilst this provides a direct access from changing rooms to the gymnasium or hall, it also provides an opportunity to strengthen the identity of the school by forming a linear corridor linked to the school's main visitor entrance.



1.25 Changes to Existing School

The school wish to convert half of the existing gymnasium into a dance studio. This refurbishment will have no impact on the external appearance of the existing building.

The canopy alongside the assembly hall has problems with roof leaks and is to be demolished as part of the proposals. A heated internal corridor takes its place linking the existing building to the new sports hall and changing rooms.

1.26 Materials

The sports hall block is to be clad in a buff brick with a light grey mortar giving a solidity to this monolithic structure. The changing rooms are also clad in the same material.

The external fascia is formed from exposed steelwork painted dark grey. An aluminium flashing above the canopy steelwork provides a continuous visual barrier to changes in the flat roof area behind.

The structural fin elements returning back to the glazing of the corridor link enable a canter levering steelwork solution avoiding the need to connect into the existing building structure or to bear upon existing foundations. The cheeks of these fins are clad in a solid grey panel, either TRESPA or Eternit type board, which is both robust and scratch resistant. This same pattern is also picked up in the canopy structure to the south of the sports hall.

The glazing to the link corridor and changing block are to be powder coated aluminium, dark grey in colour. The glazing itself is to be double glazed using an anti-sun film on the south facing facades which will give a warm grey tinge to the glazing.

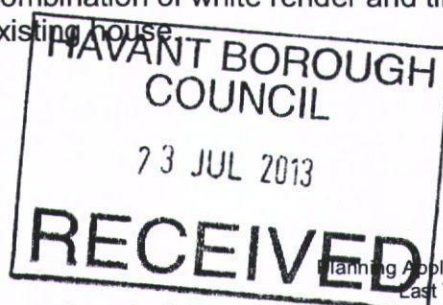
Store doors and external changing room doors are either laminate or powder coated aluminium faced for robustness and dark grey in colour to match steelwork.

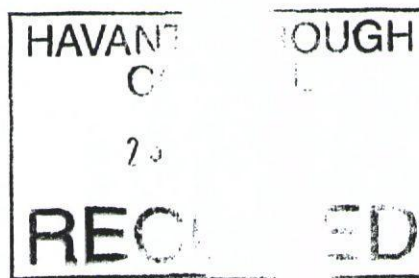
The roof of all elements is to be finished with a three layer bituminous felt with embedded stone chipping. The colour of the chipping is to be light grey to reduce summer overheating. The sports hall will also have linear aluminium rooflights, colour white. Although shown on the elevation, it unlikely that these elements will be seen from ground level due to line of sight and their location in plan.

Although the materials chosen are sympathetic to the aluminium cladding of the existing buildings, is also sufficiently distinct with the intention of informing the material palette of future developments.

Pre-School:

The single storey modular element is less than 4m in height thus considerably lower than the eaves height of the existing caretakers house. The external façade of the modular building is likely to be a combination of white render and timber cladding to match the white boarding of the existing house.





1.27 Sustainability

Havant Core Strategy, Policy CS14: Efficient Use of Resources requires that the following conditions are met:

'Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.'

'Non-residential development over 500sqm - BREEAM standard 'very good'.'

'Particular attention should be paid to water efficiency measures.'

'Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.'

The design has been reviewed against a benchmark project currently under construction which is on target to achieve BREEAM excellent rating. A strategy report was produced for this project identifying the credits required to achieve that score. A detailed breakdown of the credits that can be achieved on this project is included under Appendix A and is offered as an alternative to the formal BREEAM process and to demonstrate a commitment to a low carbon design.

The key features of this sustainable design strategy are summarised as follows:

Choice of Site:

The new building and MUGA are both built on the site of existing buildings (sports hall and infilled swimming pool) or hard standing, meaning that no playing field or land of ecological value is used. In addition, an area of un-used land is brought into educational use.

The location of a community facility at the school and the retention of the pre-school to the front of the site allows ease of access via public transport and is close to other public facilities.

An ecology report has identified the potential for resident reptile species which will be protected through the construction process with a strategy for follow-up survey and mitigation to be included in the Contract Documents. An opportunity to improve biodiversity by the boundary treatment and particularly with respect to choice of tree and shrub species is accepted and Bat and bird boxes will also be included on the new sports hall.

The sports hall is to be naturally ventilated using an 'assisted natural ventilation system' by Breathing Buildings. Although not recognized as a renewable technology, high level fan units mounted in the hall use low watt fans to aid natural stack effect with an element of heat recovery. This enables the hall to meet BREEAM credits for air quality and energy reduction. During the shoulder seasons of Spring and Autumn, heating load requirements for the sports hall are reduced by the heat recovery feature leading to a significant reduction in CO2 when compared with a traditional mechanically vented solution.



The corridor link to the main school will also offer environmental benefits; the extended canopy faces due south so will protect the hall from overheating during the summer whilst making use of low winter sun to assist background heating during winter months.

Sanitary appliances in the changing rooms will be specified to have higher water efficiency.

The drainage design for surface water uses a new blanket soakaway system below the Multi Use Games Area to attenuate surface run off from both the external works and elements of the new build.

The building design and procurement process will also adopt Soft Landings; this is a national initiative to maximise building performance after handover and has been shown to significantly reduce in use carbon emissions against design estimates. The process includes provision of an easy to read building user guide, seasonal commissioning of building services and a post occupancy evaluation after 12 months.

1.3 Landscaping

A five court Multi Use Games Area is to be constructed to replace the lost tennis courts. This will be surrounded by 4m high green mesh panel fencing to match the STP. Other paths will be created around the Sports Hall in a mixture of black macadam and buff paving slabs. Bench seating will be located in strategic locations around the building to provide new social spaces.

The nursery will have a black macadam path and play area with a small area of rubber surfacing to sit around an existing tree which is to be retained.

Existing out-grown Leylandii hedges around the 'caretakers house' will be removed and replaced with more appropriate planting.

1.4 Planning Policy Guidance and Other Relevant Guidance

This proposal is supported by:

National Planning Guidance:
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance 13: Transport

Saved Policies of the Havant Local Plan:
CUD14 (Standards of Design in Development)
TRN11B (Development & Traffic)

Local Development Framework Core Strategy:
CS1 (Sustainable Construction and Design)
CS20
CS24 (Car/ Cycle Parking)

Supplementary Planning Guidance:



Planning Obligations under S106 (July 2004)

Other design guidance applicable to this proposal:

Building Bulletin 99 (Design guidance for primary schools)



1.41 Pre-Application Advice

Pre-Application Advice has been sought from Hampshire County Council's County Planning team.

It was recommended that the floodlit Synthetic Turf Pitch should be dealt with under provision of the existing planning approval as a 'non material amendment'. This amendment has subsequently been approved.

The scale and massing of proposals for both pre-school and sports hall were considered appropriate.

Floodlighting to the MUGA was deemed to be inappropriate and is not included.

Parking standards and retention of overflow parking were considered to be important considerations.

1.42 Building Users & Public Consultation

The school's senior management team and Board of Governors, as well as Warblington and District Residents Association, have been consulted in a regular programme of meetings as part of a project steering group. Representatives from the school's PE department and Facilities Management were also included within this process.

The project will also adopt a 'Soft Landings' process which in addition to early consultation described above, will encourage further engagement with building users and the facilities management team. This is to ensure that users have a full understanding of how to operate the new building after handover and that the performance of the building services can be optimised.

A planning exhibition for residents and public was held on 17 January 2013 at the school. The event was well attended by local residents, parents and community groups including Havant Hockey Club and Tennis Club. There was broad support for both the revised STP scheme and the Sports Hall proposals.

Main points raised:

Concern raised over traffic congestion along Southleigh Road frontage; residents were advised that the proposed scheme for the sports hall, when considered alongside the revised STP scheme, will have a lower impact on both traffic and parking than the previous Hockey Club application.

Concern raised over retention of spectator viewing area on STP application. This area is substantially reduced on the revised STP scheme and only intended for access around the pitch, not spectator viewing.



1.43 Construction Strategy

The location of the sports hall necessitates a phased approach which will allow the school and community lettings to operate as normal for the majority of the construction period.

Phase 1 (all works covered by non-material amendment application to previous application ref NMA/2013/0100):

Site set up including formation of contractors haul road and rerouting of pedestrian access to preschool and school playground. Construction of Synthetic Turf Pitch including drainage, associated landscaping and service connections for floodlighting. Works commence in July 2013, completing October 2013. The STP will then be handed over to school for use from November 2013 onwards.

Phase 2:

Amendments to contractors compound area, construction of new build sports hall and changing rooms plus associated landscaping. Works also to include provision of drainage medium under proposed MUGA.

Relocation of Warblington Pre-School; works to involve a new build single storey unit of modular construction adjacent to existing caretakers house. The house is also to be refurbished to make this more suitable for use as pre school accommodation and the surrounding garden is to be re-landscaped to provide an external play area. The work is programmed to be completed prior to the commencement of Phase 3.

Phase 3:

Demolition of the existing sports hall described above, landscaping works to complete MUGA, demolition of existing changing rooms adjacent to the school hall and gymnasium. Internal refurbishment of gymnasium to form dance studio. Construction of new build corridor link to sports hall and associated external/landscaping works.

1.44 Highways & Emergency Access

A transport consultant has been appointed to undertake a Transport Statement which forms part of this application. Hampshire County Council's Highways department have also been consulted in advance of submitting this application.

The school's one way vehicular access is to remain unchanged as part of the proposals. The hedge along the Southleigh Road frontage is to be reduced adjacent to the one way exit to increase the visibility splay onto the Southleigh Road.

The school currently have parking provision for 74 spaces and is close to capacity in terms of usage. In order to alleviate potential congestion within the school site caused by the relocation of the Pre-School, it is proposed to designate 10 parking bays along the one way carriageway as pre-school drop off. An area of gravel to the western end of the school south car-park is to be surfaced with vehicular grade macadam to provide an additional 10 parking places thus mitigating those lost to the Pre-School. There is currently informal use of the gravelled area for parking.



The school's cycle shed is to remain in its current location. If the Sustrans cycle path is built at a later stage, the potential for linking the cycle route with an access point for both the cycle shed and the sports hall will be considered.

Emergency access to the rear of the school site and playing field is to be maintained and extended along a section of vehicle grade tarmac along the northern boundary of the MUGA. This allows for both emergency access to playing field but also facilitates use of the schools playground for additional overflow parking for one off events such as parent evenings, sports tournaments etc.

1.45 Temporary Accommodation

The works have been carefully phased to avoid the requirement for any temporary accommodation.

1.5 Biodiversity & Environmental Protection

1.51 Tree protection

A single Sycamore tree located on the perimeter of the existing Pre-School play area and a Hornbeam adjacent to the existing changing room block (shown on drawing P09949 – 700revG) are to be removed as part of the proposals. Tree protection measures will be put in place for the other trees retained in the vicinity of the contractors working area. The trees highlighted for protection measures are also marked on drawing P09949 – 700revG.

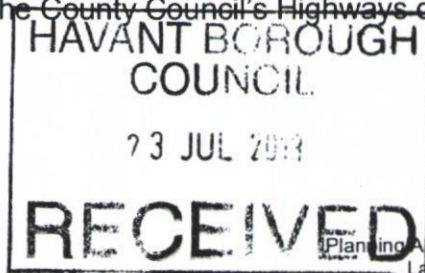
1.52 Ecology

An initial level 1 survey was completed in December reporting the site to be of low ecological value. The boundary strip earmarked for conversion into a cycle path (by others) poses the highest ecological risk due to the potential presence of slow worms and other protected vertebrates. A strategy for survey and relocation of slow worms will be incorporated into the Contract Documents.

1.6 School Boundary Treatments

The existing boundary treatment is predominantly chain link fencing which is to remain in place. Planning approval exists for a Havant District Council scheme to provide a Sustrans Cycle path along the Northern site boundary. The first section of the scheme is due to be built in August 2013 linking Southleigh road as far as the garages on the school site – please refer to drawing -----.

The boundary treatment to the Southleigh Road frontage is to be amended as described by drawing P09949----. The main changes are as follows: removal of the two leylandii hedges adjacent to the caretakers house, reinforcement of the existing hedge to the Southleigh Road frontage and increase to the splay on the one way vehicular exit; the latter having been requested by the County Council's Highways department.





1.7 Building Services

Surface water drainage from the Sports Hall will discharge into a blanket soak-away below the Multi Use Games Area. Due to a history of localised flooding on the existing playground, an overflow drainage links the granular soakaway below the MUGA to the Synthetic Turf Pitch (covered by non material amendment application ref -----).

A new metered gas supply will be provided to the sports hall to feed a radiator system to the changing rooms and high level radiant heating panels in the sports hall itself.

A new metered electrical supply will be provided to the Sports Hall and changing rooms which will then in turn supply the floodlights on the STP. This will allow the floodlights to be easily managed from within the new building.

The Pre-School will utilise existing domestic gas and electrical supplies from the caretakers house. Both have capacity to feed the modular pre school building.

Drainage to the Pre-School will use existing foul and surface water sewers which have also been checked for suitable capacity.

2.0 Access Statement

Access to site is to be improved by providing a more clear delineation between pedestrian and vehicular access. This will be further enhanced by the provision of the Sustrans cycle path along the northern boundary which links Southleigh Road with the Bloors residential development site to the west of the school campus.

The relocation of the pre-school to the front of the site will significantly improve access and safeguarding issues currently limited by the location of the preschool deep within the school site.

The school is within 200m of the busy Emsworth Road and 10m of the Southleigh Road, both of which are served by regular bus routes.

The existing pedestrian access to the school from Southleigh Road remain unchanged. A new pedestrian link from the north carpark to the main entrance of the sports hall will enable ease of access for community users without conflicting site security. This has been designed with level access and directional signage from car park will also be provided.

The reception counter will be at one level at 750mm height providing knee space on foyer side. A portable hearing aid loop will also be provided by the school. The reception office also doubles up as first aid area and a frosted glass panel is provided to ensure privacy.

All major circulation routes are minimum 1,900mm. Corridor doors and all doors within changing area will have a clear opening of 800mm

Ambulant cubicles are shown for both male and female w.c.s.

Following consultation with the access design adviser, it has been agreed to provide 2 fully accessible unisex changing rooms incorporating fully accessible w.c.s. These will also double up as staff changing and will be provided with a bench and a locker. The w.c.s themselves will be a left hand and right hand to provide as much flexibility as possible.

3.0 Acoustic Statement

The sports hall building and pre-school are to meet the acoustic standards set out in Building Bulletin 93; 'Acoustic Design for Schools'. Building Services will be designed and controlled to ensure that the internal ambient noise levels stated in BB93 are not exceeded. In addition, plant noise will be controlled to meet noise emission conditions at the nearest residential properties.

The design itself is such that the massing and location of the hall towards the northern boundary forms an acoustic barrier to noise created from the school's central courtyard. A landscaped mound or bund planted with trees along the northern perimeter above the new Multi Use Games Area offers further acoustic protection to residential properties to the north of the railway track.

4.0 Archaeology

We are aware from discussion with the County Archaeologist that the site has some archaeological potential. However, we intend to implement a programme of archaeological monitoring and recording (a 'watching brief') to mitigate the impact of the development upon this potential.





Appendix A – Sustainability Statement

1 Policy Requirements

Havant Core Strategy, Policy CS14: Efficient Use of Resources requires that the following conditions are met:

'Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.'

'Non-residential development over 500sqm - BREEAM standard 'very good'.'

'Particular attention should be paid to water efficiency measures.'

'Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.'

The design has been reviewed against a benchmark project currently under construction which is on target to achieve BREEAM excellent rating. A strategy report was produced for this project by an accredited BREEAM assessor identifying the credits required to achieve that score. The sports hall design has been analysed against this benchmark to establish the proportion of BREEAM credits that could be theoretically claimed should BREEAM be implemented.

2 Management

Man 01

1st Credit achievable: RACE workshop (roles and responsibilities) Building User Guide.

6th Credit achievable: Commissioning credits covered by standard HCC Mechanical and Electrical specifications.

7th Credit achievable: Seasonal commissioning – to be included.

8th Credit achievable: Aftercare support; this is provided under schools service level agreement with HCC.

Man 02

2 Credits achievable: Requirement for considerate contractors scheme 32+ to be included within tender docs.

Man03

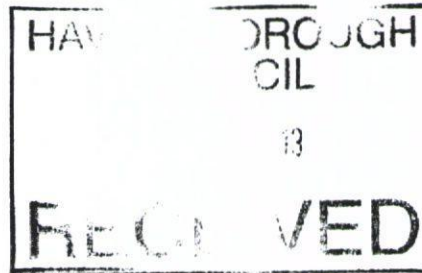
5 Credits achievable: Construction site impacts to be included within tender docs.

Man04

4 Credits achievable: Stakeholder participation – refer to design and access statement. Building User Guide and Post Occupancy Evaluation to form part of Soft Landings requirement - refer to design and access statement.

A swimming pool was previously located next to the sports hall but this has been subsequently filled in and is currently out of bounds.





3 Health and Wellbeing

Hea01

2 of 3 credits: Lighting design to CIBSE standards.

Hea02

1 of 1 credit: The building will be naturally ventilated using the Breathing Buildings system.

Hea03

2 of 2 credits: Thermal modelling, thermal zoning both a requirement of HCC standard M&E specification.

Hea04

1 of 1 credit: Inclusion of drinking water fountain by school.

Hea05

5 of 5 credits: Acoustic survey requirement and subsequent credit requirements included within Employers Requirements.

Hea06

1 of 1 credit: Design to be checked by secure by design advisor.

4 Energy

Ene01

4 of 6 credits: E stack ventilation system to reduce heat loading due to heat recovery combined with target air tightness of below 3 to be included within Employers Requirements. Predict achievable.

Ene02

School has been fitted with smart metering so half hourly monitoring of energy will be possible.

Ene04

1 of 1 credit: E stack ventilation system classified as free cooling by BRE.

Ene06

0 of 2 credits: No lifts so not applicable.

Ene08

1 of 1 credit: Washing machine. Kettle etc all to be A rated and purchased through contract.

5 Travel

Tra 01

2 of 2 credits: School is close to bus routes on both Southleigh and Emsworth Rd.





Tra 02

1 of 1 credit: proximity to local amenities: Co-Op/ cash point and tennis club all within 500m.

Tra 05

1 of 1 credit: updated version of school travel plan requested.

6 Water

Wat01

2 of 5 credits: Specification of water saving appliances but not rainwater harvesting.

Wat04

1 of 1 credit: Specification of water saving appliances.

7 Materials

Mat 01

6 of 7 credits: Green guide compliance for roof, floor, internal walls, floor finishes and external landscape materials. No credit for aluminium glazing.

Mat 03

1 of 2 credits: 18% scoring required against responsible sourcing of materials (contractor led) included within Employers Requirements.

Mat 04

4 of 5 credits: Thermal insulation to BRE standards: predict achievable.

Mat 05

1 of 1 credit: Design for robustness: predict compliance; blockwork, tiles, cubicle partition type etc.

8 Waste

Wst 01

4 of 4 credits: Waste generated by contractor diverted from landfill – target to be included in Employers Requirements.

9 Land Use and Ecology

LE01

2 of 2 credits: Over 75% of proposed development is over previously developed land (sports hall, filled in swimming pool or tennis courts). Latter counted as contaminated land due to asbestos chemical risk, currently out of bounds.

LE02

1 of 1 credit: Development land is over land that has little ecological value – refer to ecology report.



LE03/04

2 of 2 credits: Request additional survey from borough ecologist recommending opportunities to enhance site ecology e.g. bat boxes.

10 Pollution

Pol 01

1 of 1 credit: The building does not have air conditioning so no refrigerants.

Pol 02

1 of 1 credit: NOx space heating: standard specification compliance, predict achievable.

Pol 03

4 of 4 credits: Sustainable urban drainage utilised for surface water run off and protection of water courses.

Pol 05

1 of 1 credit: BB93 acoustical requirements generally meet the requirements of this credit.

11 Summary

The above review hopefully demonstrates the proposed design has the potential to meet the requirements of BREEAM 'very good' across the full range of BREEAM sections.

