

Design Philosophy Statement

Ref SD E 02574 /2013 DS

For

Provision of a two dance studios in a modular building

At

South Downs College

College Road

Waterlooville

Hampshire

PO7 8AA

1.00 The education need at this site.

The two additional dance studios at South Downs College are needed to support drama and dance teaching at the college. The college already has dance and drama spaces on site. This proposal will provide accommodation to replace dance studios that are hired (off site) in the Waterlooville area. There will not be any overall increase in student numbers at the college as those who will use the proposed dance studios would be on site to receive tuition in other aspects of drama and dance and other subjects they are studying. Similarly, this will not require additional staff at the college.

The accommodation will be in a modular form, that is built off site in a factory and brought to site in pre-assembled units enabling it to be put together quickly and finished with minimum disruption to the college. The building will comprise 2 dance studios for a maximum of 20 pupils per studio, at any one time. There will be changing rooms with an accessible toilet, a reception area and storage will also be provided.

Having accommodation on the college campus will reduce travel from the college to the off site hired facilities. This will reduce the college's carbon foot print.

The dance studios are needed temporarily while the college reviews the suitability of its current accommodation in the light of changes in the curriculum, central government policy for post 16 yrs education, and the local demand from young people for courses. A study will shortly be commissioned to look at these matters and present to the college a Development Masterplan to guide capital investment over the next 5 years. The college is therefore applying for a time limited permission with regard to the two dance studios. It is estimated that the dance studios will be required for a period of 5 to 6 years.

2.00 The Building.

The building proposed is a single storey unit comprising a number of factory built bays approximately 3.M wide and 8. M long, delivered to site on lorries, craned into position, and then bolted together to form a single building which, in this case will be;

29.1 m long x 15.6 m wide
x 4.3 m high for the Dance Studios
x H 3.2 m high for support areas.

The total floor area is 375 sq M

For building of this size, delivery to site and assembly of the factory built sections would take one to two days. The completion of the building, services connection and fitting out then takes around a further four to six weeks.

The building will have a shallow pitched roof and will be clad with Plastisol colour coated panels – detailed on the attached drawing E 02574/100

The building is separate from other buildings on the campus, placed in the centre of the site on the college car park. The land around the site is mostly wooded with some open grazing land. There are no buildings on the adjacent land. Views of the proposed building from the surrounding area are blocked by the existing development on the site.

3.00 Highways

Following consultation, it was decided that the building was best located as shown on the attached site plan E 02574/200. The college have carefully considered students movements on the site and the chosen a position that will provide safe access. There will be a marked walk way to and from building to ensure pedestrians and vehicles are safely separated. The location will not affect vehicles or pedestrians entering and leaving the site.

4.00 On Site Parking

This proposal will not increase the number of students or staff at the college. There will be a slight reduction in car parking, (less than 4% reduction) which the college are confident they can manage through the current staff and student campus parking scheme. The reduction of parking spaces is from 884 to 850, a temporary loss of 34 parking spaces.

The masterpaln, already referred to above, will include a thorough examination of traffic, parking and travel to and from the college in the future. The modular building is a temporary solution to the immediate needs of the college for the next few years.

6.00 Environmental Protection

No trees of value (rarity or maturity TPO's etc.) are affected by this proposal.

7.00 Landscape

There is no alteration to the existing college boundary.

The temporary modular building is to be sited on a hard landscaped area and positioned in such a way that it will not require any additional paving to be constructed, some of the existing paved area will be modified. When the temporary use is ended the existing landscaping will be reinstated

8.00 Ecology and Archaeology

The nature of the building requires only minimal foundations and excavation for services all of which will be in ground already disturbed. The County Archaeologist has been consulted regarding any known historic / prehistoric interest in the land affected by this proposal and has advised as follows;

"The site lies in an area of some archaeological interest. To the east of the proposed development site is the Scheduled Monument of a Roman Villa. The full extent of the area of archaeological interest surrounding this villa is uncertain but it is understood to extend into the college site. While the potential for archaeological remains is not believed to present an overriding concern there is the possibility that some archaeological remains relating to the villa may be encountered during groundworks associated with the development."

Therefore it is proposed that an archaeological watching brief will be maintained during groundworks to enable any archaeological deposits to be identified and recorded. An archaeological contractor/archaeologist will be present when excavation are undertaken.

There are no known ecological issues in the area. There are no ponds or college ecological areas on the site of the new building or in proximity to this proposal.

9.00 Access and Design

A Design and Access Statement has been provided with this application.

The building is located within the college site. It is separate from the main college building and will have it's own entrance steps and ramp.