

Planning application – Design, Access & Supporting Statement

Property name: Crookhorn College of Technology.

Property address: Crookhorn College of Technology, Stakes Hill Road, Waterlooville, Hampshire, PO7 5UD.

Works: P09958 Construction of Mini Lecture Theatre & Associated Works.

Existing Building and Site

The school campus consists of mixture of building types & ages. The main school block was constructed circa 1965 and is of a framed construction with lightweight infill panels & a flat roof over. Several other system buildings are present on site in various locations, the most prevalent system being mark 2 SCOLA. There are also several recent extensions or new builds including the performing arts building which was constructed circa. 1994 and built in load bearing brickwork with a flat roof over. The new dance studio extension is to be constructed adjacent to one of these recent new builds and will follow a similar style although the roof form will differ from the existing..

The remainder of the school campus includes playgrounds, a school field and car parking to the front of the main building.

Brief

The proposal is to remodel & refurbish the existing interior of the performing arts building to create a flexible & modern performance arts facility. In addition, a new dedicated dance studio will be constructed to the rear of the existing building.

The School does not currently feature a dedicated dance facility however the School are keen to develop their dance based curriculum & thus see a dance studio as integral to their aspiration. The dance studio is also key to the Schools future engagement with local community dance groups. The school are looking for a flexible space of circa 100sq.m with an uninterrupted floor space. No additional storage or facilities (WC, kitchen etc) are required by the School as these are to be provided within the adjacent remodelled existing facility.

The proposed extension will not have any effect on staff or pupil numbers at the school. Parent and visitors to the school site will also remain constant, although it is hoped that community user numbers will increase outside of School hours.

Design Principles

The proposals are to construct a storey & a half height extension to provide a specialist dance studio for up to groups of 25 pupils and associated staff. The extension will be attached to an existing double height (effectively 2 storey) performing arts building to the northern end of the main campus. The site area is currently occupied by open playing field – the School is fortunate in so far as the lose of this section of playing field will not impact upon their ability to teach outdoor sports or pursuits. The dance studio will be managed via the Head of Performing Arts and thus will be primarily accessed through the existing performing arts building – an external fire exit will be provided to the side of the dance although this will only be used for emergency exit purposes.



Hampshire
County Council

In addition to the extension, it is intended to remodel & refurbish the interior of the performing arts building. Although primarily internal works, it will be necessary to provide new external doors & windows to the western & northern elevations (front & side) and a small amount of air handling equipment on the flat roof of the existing arts building.

Design Solutions

Based on the strategic client brief, the following accommodation is to be provided by the works:

- i. Dance studio,
- ii. CA1 – Keyboard room (Music),
- iii. Storage rooms,
- iv. Changing facilities, including WC's,
- v. Green room,
- vi. CA2 – Acoustic room (Music),
- vii. Practice rooms and
- viii. Faculty office.

Conceptually the building layout is self explanatory: storey & a half height extension to create the dance studio. The construction will broadly match the existing performing arts building - external brickwork to match the existing, extruded aluminium external windows & doors to match the existing with a radiused composite panel roof over. Internally, the dance studio will be finished with a plaster finish, acoustic panels and dance bars & mirrored walls.

The remodel of the existing performing arts building revolves around the installation of 2 mezzanine floors to sub-divide the music classrooms vertically to provide additional floor space to accommodate practice rooms, offices, changing rooms & a green room. The first floor level is dictated by the existing staircase levels.

The following can be confirmed;

The gross internal floor area (GIA) of the Dance Studio is 103sq.m

The increased GIA of the performing arts building (excluding the dance studio) is 142sq.m

Access and Inclusion Principles

Level access is provided through out the ground floor of the existing performing arts building and will continued into the dance studio. Internal doors & corridor widths etc. will be designed in accordance with current legislation.

Please read in conjunction with 'pre-planning design & access statement'.

Buildings & Plant/ Servicing

New mechanical & electrical infrastructure will be provided to both the dance studio & within the remodelled performing arts building. A new mechanical ventilation system is to be installed to the dance studio, music classroom & practice rooms with a small air handing unit mounted externally on the existing performing arts building roof. Controllable lighting, small power, IT service connections and audio & visual infrastructure will also feature in the building.

All new windows will be manually operated with direct control from each room serviced.

Both the lecture theatre & the science block lobby/entrance will be fitted with a fully addressable fire alarm and security system.

Externally, 8 no wall mounted luminaries will be mounted to the northern & eastern elevation.

Highways

The existing performing arts building & new dance studio extension sits well within the school campus and is accessed via the school's internal access routes. There is ample parking within the designated car park at the front of the School campus. Existing level surfaced footpaths from the main entrance to the performing arts building existing and will be retained.

Surfaced tennis courts to the north of the performing arts building is the suggested location for the site compound & site office with vehicle & pedestrian access controlled to provide a safe environment for both the contractor & School activities.

Deliveries during the construction of the dance studio are to be planned between the hours of 07.30 – 18.00 weekdays.

Environmental Protection

The main contract works are to be phased in order that the extension works commence prior to the internal remodel works. Although the dance studio extension abuts the existing performing arts building, the works are to be sequenced & controlled in such a way as to avoid contact between the 2 activities. In addition, the existing School access routes are to be diverted so as to avoid contact with work areas while maintaining the School operation.

Work on the property will not effect the day to day activities of the school in any way.

It is envisaged that the contractors working hours will be restricted to 07.30 – 18.00 weekdays & 07.30 – 16.00 Saturdays.

Landscape Design

The extension is to be constructed on soft landscaped playing fields. The Schools ability to teach outdoor sports & pursuits will not be affected by the lose of this small area of playing field.

New feature paving slabs will be laid to form a small ramp at the fire exit from the dance studio and a narrow footpath will also be provided around the extension to tie in with the existing circulation routes.

A small external amphitheatre is to be created from the works arisings to the side of the dance studio. The exact details of the amphitheatre are yet to be confirmed but will be suitable for circa 20 pupils to sit upon during break times. The amphitheatre is to be graded and seeded at completion of the works.

Any areas of playing field disturbed by the works will be regarded & seeded at completion of the contract.

Ecology/Biodiversity

To the best of our knowledge there is no known species affected by this development.

Sustainability

The proposals will seek to provide a compact and energy efficient building envelope. Where possible, appropriate sustainable materials will be employed to reduce the environmental impact of the proposals.

The proposals will aim to integrate the following elements:

- Employ high thermal mass for walls to assist summer cooling;
- Provide background levels of day lighting to all rooms to reduce energy use during use;

- Natural ventilation to the dance studio & music classrooms to assist with the cooling strategy;
- Energy efficient lighting and heating controls

It is envisaged that the facility will be used by local community groups, thus providing a flexible facility within a residential area of Waterloo (i.e. resident meetings, local clubs, local societies etc.).

Archaeology

This development will not affect any known listed buildings, ancient monuments, battlefields, historic gardens or known archaeological sites.