

DESIGN AND ACCESS STATEMENT



South Downs College

Applicants: The South Downs College, College, College Road, Purbrook, Waterlooville, PO7 8AA
Title: Renewal of Temporary Planning Approval for Cabin M & The Coffee House
Date: 12 February 2013
Ref: 716

Statement to be read with Masser Architects application drawing nos 714/01 - 02 Inclusive in support of a Planning Application

Design and Access Statement

Introduction

The South Downs College is a general further educational college set in 5.88 hectares between Waterlooville and Havant close to the A3(M). There are currently fourteen permanent teaching buildings on site and three temporary buildings. The College has seen a successful period of growth including the provision of new accommodation over the past decade.

On the 01 April 2010, Planning Approval was granted for the Temporary Buildings Cabin M, T7, T11 and Student Common Room. A condition of that Approval was that it be limited to a period of 3 years, ending 30 April 2013. This application is to request a further extension to the period that Cabin M and the Coffee House may remain on site.

Planning History

On the 16 May 2007, Planning Approval was granted for the Temporary Buildings Cabin M, T7, T8, T9, T11 and Student Common Room. In this Approval, it was made a condition that the Approval was for a period of 3 years, ending 30 April 2010.

Subsequently, on the 12 September 2008, permission was granted for a new building called North West Building 2. It was the College's belief at that time, that with the completion of this new building it would be possible to remove 4 of the existing Portakabins, namely, T7, T8, T9 and T11 and it was agreed that the removal of these cabins could form part of the conditions of approval.

Following completion of the new North West 2 Building, Portakabins T8 and T9 were removed, however due to the continued growth of student numbers due to pressure by the Learning and Skills Council, the College had to reconsider its accommodation needs and retain cabins T7 and T11. Cabin T7 was removed during July 2012 and Cabin T11 will be removed during April 2013 before expiry of the current approval.

Student Numbers

There has been no significant change to student numbers during the past three years – the number of full time students currently stands at circa 5000. The Government has maintained its "September Guarantee" which ensures that every young person has the opportunity to gain skills and qualifications that help them progress to higher education, work and adult life by offering education or training for 16 – 17 year olds although local demographics mean that numbers are unlikely to rise greatly over the next few years.

The LSC (Learning and Skills Council) which was responsible for funding was replaced by a new body the SFA (Skills Funding Agency) in 2010. Budgets for new construction have been extremely limited and the quality and age of the buildings at South Downs has not made the College a priority for funding in the past couple of years.

Accordingly, the College has regrettably had to look to continue to make use of its two remaining temporary buildings despite every desire to replace these with new and purpose build facilities.

Proposed Developments

The College has very recently updated its Accommodation Strategy in order to inform a new bid to the SFA. The priority areas identified in the report are the replacement of the Coffee House and the replacement of Cabin M, both with permanent accommodation together with the provision of changing facilities to the Sports Pitch which already has outline planning approval.

In the short term, the College would like to retain these two temporary buildings for a further 3 years, given that in the current climate, funding for permanent solutions may take this long.

Design of the Elements and Access

Cabin M and the Student Common Room are both proprietary makes of temporary building being timber framed with a panel construction.

Ramped access for disabled persons is available to both.

Parking for persons with disabilities is available on the site.

Storm Drainage implications

Cabin M currently discharges rainwater to ground as is normal with temporary buildings. The exception to this is the Student Common Room (Coffee House) which has been on site for many years and whose rain water has always been connected to and discharged into the storm water system. Therefore the retention of these temporary buildings will have no increased effect on the total storm water run off of the campus, into its storm drain system.

Planning Application Documentation

It is considered that the normal planning requirement of showing existing and proposed plans is not relevant as these buildings exist at present on site.

Similarly the requirement to show roof plans, where all the temporaries involved are flat roofed would seem to be an unnecessary requirement, which adds no further useful information to the proposal.

It is hoped that these two items can be considered as unnecessary due to the nature of this application.

Conclusion

This application is for the renewal of temporary permission for Cabin M and the Coffee House. The College has a strategy in place for their replacement as a priority and subject to government funding becoming available, the temporary accommodation would be replaced within the next three years.