HAVANT BOROUGH COUNCIL
28 MAR 2012
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Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0845 603 5638 (General Enquiries)
0845 603 5633 (Roads and Transport)
0845 603 5634 (Recycling Waste & Planning)
Textphone 0845 603 5625
Fax 01962 847055
www.hants.gov.uk

Head of Development and Technical Services
Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Enquiries to	Fay Eames	My reference	PLAN/FE/HVE018
Direct Line	01962 845479	Your reference	
Date	27 March 2012	Email	planning@hants.gov.uk

Dear Sir/Madam,

Extensions and external reclad to existing school at Rachel Madocks School, Eagle Avenue, Waterlooville, Hampshire PO8 9XP (application number APP/12/00069)

I enclose three copies of the decision notice for the above application with one set of drawings.

Please arrange for the planning register to be updated with

- A copy of the decision notice
- The set of drawings

Also, please notify the Registrar of Local Land Charges so that the appropriate records can be updated.

Should you have any further queries please do not hesitate to contact me on the above extension.

Yours faithfully,

Fay Eames
Monitoring and Enforcement Assistant

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
Hampshire County Council
Three Minsters House
Winchester
Hampshire
SO23 8UJ

Application No: **APP/12/00069**

HCC Ref: HVE018

For: Hampshire County Council

Date of Application: 18 January 2012

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 8 conditions:

Development: **Extensions and external reclad to existing school**

Site address: **Rachel Madocks School, Eagle Avenue, Waterlooville, Hampshire PO8 9XP**

Plans and particulars: **P9370-100P4, P9370-101P1, P9370-200P1, P9370-202P2, P9370-208P2, P9370-301P1, P9370-302P1, P9370-303P1, P9370-304P1**

Reason for Approval

It is considered that the proposal would be in accordance with the Havant Borough Council Core Strategy (summary attached) policies CS1 (Health and Wellbeing) and CS16 (High Quality Design) and would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

All enquiries should be referred to the Economy, Transport & Environment Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

Richard Read

on behalf of
Director of Economy, Transport & Environment
27 March 2012

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/12/00069**

Planning Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

   Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. There shall be no access to the development site by any traffic associated with the construction/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915; and in the afternoon between 14.45 and 15.15.

   Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

   Reason: To protect the amenities of occupiers of nearby properties.

Materials

4. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

   Reason: In the interests of visual amenity and to secure a satisfactory development.

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/12/00069**

Planning Conditions

Landscaping

5. The trees to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

   Reason: To ensure the enhancement of the development by the retention of natural features.

6. The new footpath is to be located and surfaced within tarmac, as shown on Drawing No. P9370-208 P1. Details outlining the position and design of the self closing safety gate are to be submitted to the Local Planning Authority before the new footpath is constructed.

   Reason: In the interests of highway safety.

Highways

7. Prior to development commencing, a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing. The plan shall also include details of the provision to be made for the parking and turning of operatives' and construction vehicles on site. Such measures shall be retained for the duration of the construction period.

   Reason: In the interests of Highways safety.

8. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the building works being deposited on the public highway. These measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the building works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

   Reason: In the interests of highway safety.

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/12/00069**

Planning Conditions

Notes to Applicant

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

Hampshire County Council

Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

Havant Borough Council Core Strategy (adopted March 2011)

Policy CS1 Health and Wellbeing

Planning permission will be granted for development which:

1. Retains open spaces, including children's play space, which are valued by local communities unless a superior alternative can be provided. In particular it is important to safeguard the following strategic open spaces:
a. Emsworth Recreation Ground
b. Havant Park
c. Hayling Park
d. Hayling Beach
e. Staunton Country Park
f. Waterlooville Recreation Park
g. Purbrook Heath.

2. Improves existing open spaces by incorporating high quality features, accessibility and appearance and where appropriate achieves a national standard e.g. a Green Flag Award.

3. Creates, where necessary, new open spaces that are located within or close to housing developments, that is safe and accessible for children to play and contributes to the borough's green infrastructure.

4. Ensures that sports facilities which are considered to be of a good quality by Sport England and other specialist stakeholders are retained unless superior new provision is made available.

5. Support the leisure centres at Havant and Waterlooville as the main provision supplemented by more local provision of indoor sports facilities, including Building Schools for the Future.

6. Provides indoor sports and leisure facilities that would meet strategic needs for the whole borough and where appropriate local provision.

7. Contributes effectively to the opportunities for increasing cycling for all types of trips, creating and improving linkages within the borough, particularly along the stream corridors and along the coast between Emsworth, Havant and the borough boundary near Broadmarsh in accordance with the council's Walking and Cycling Strategy.

8. Supports the increased footpath and cycle use through the design of development, linkage and signage.

9. Provides a building for use as a cinema, theatrical productions and concerts in the proposals for the Public Service Village.

10. Protects and contributes to the availability of community facilities through refurbishment or new provision which can be justified by needs which are evident in the local district.

11. Contributes towards the doubling of existing allotment spaces by working with the council to retain provision and include proposals for new plots and/or community gardens in housing developments where appropriate throughout the borough but especially in Hayling Island and north of Waterlooville.

12. In Chichester Harbour, Langstone Harbour and along the Hayling Waterfront involves the modification of existing moorings and berths. New additional moorings and berths will not be permitted. New jetties and slipways will only be permitted where it can be demonstrated that they are for essential public use.

13. Supports the improvement of existing cultural assets with regard to the arts, sport, heritage, museums, and creative activities, particularly the Old Town Hall, Havant.

14. Supports improving the educational and life chances for young adults especially by facilitating access into employment.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Hampshire County Council

Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

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2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
b) New streets are not dominated by vehicular traffic;
c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

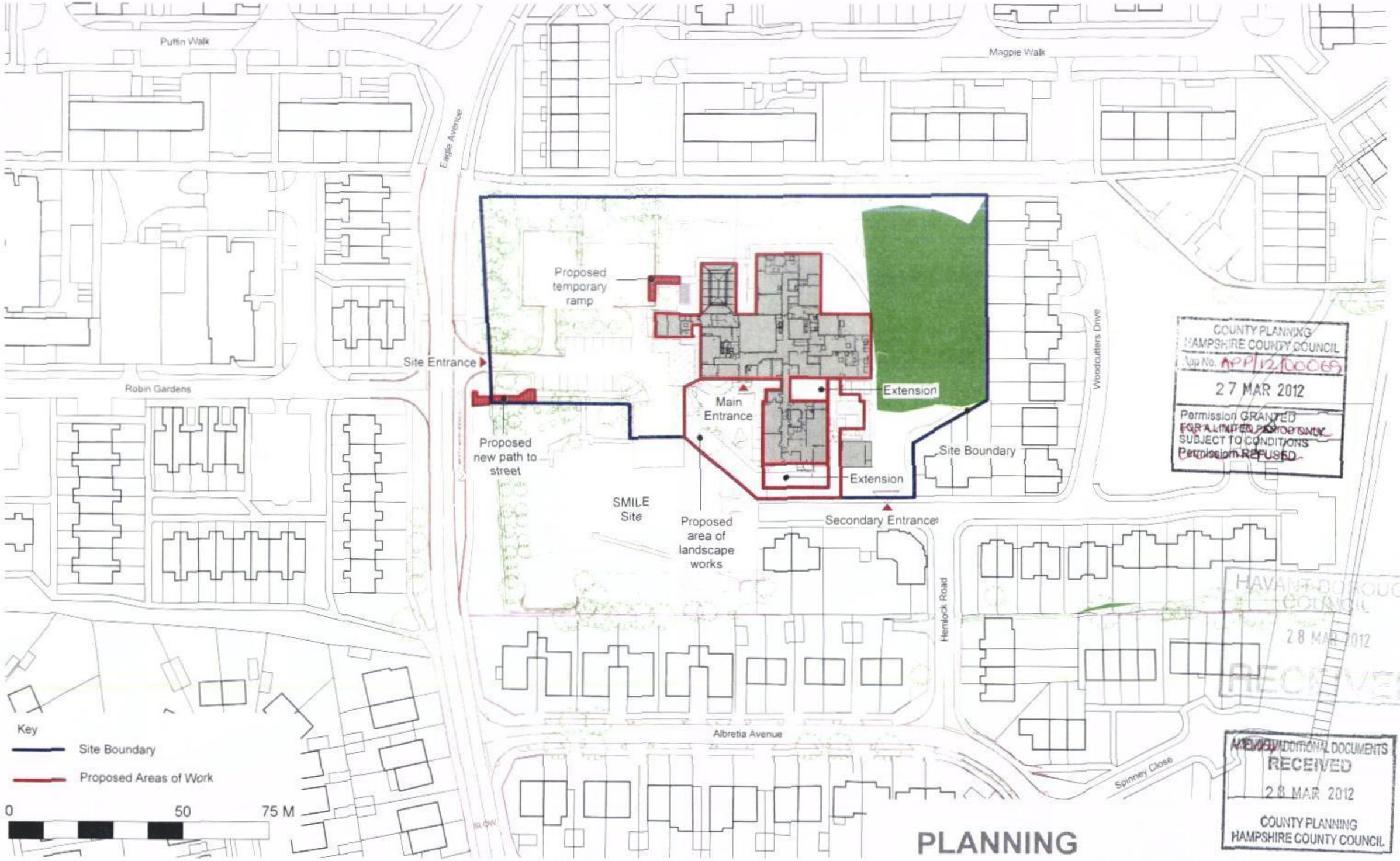
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.



COUNTY PLANNING
HAMPSHIRE COUNTY COUNCIL
App No. APP/12/10069
27 MAR 2012
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ADDITIONAL DOCUMENTS
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28 MAR 2012
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HAMPSHIRE COUNTY COUNCIL

PLANNING

Hampshire County Council
Architecture and Design Services
Property, Business and Regulatory Services
Three Minsters House,
76 High Street, Winchester SO23 8UL
tel: (01962) 847801

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rev	description	date	by

PROJECT
Rachel Madocks Special School Waterlooville

SHEET CONTENTS
Existing Location Plan

SCALE	DATE	DRAWN	DRAWING No.	REVISION
1:1000 @ A1 / @ A3	29/02/11	MP	P9370-100	P4

FILE REF. P9370-100

COUNTY PLANNING
HAMPSHIRE COUNTY COUNCIL
App No. APP/12/00069
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School Car Park

School Car Park

Drop off zone

Playground

Playground

Main vehicular & pedestrian access

Main Entrance

Classroom

Doule Classroom

Eagle Avenue

SCHOOL KEEP CLEAR

Blue Line - Site Boundary

Blue Line - Site Boundary

Blue - Contractors Compound Area from start until completion of project.

2m Herras anti climb fencing double clipped

2m Herras Readyhoard (solid) fencing double clipped to playground side

Contractor to avoid if posible vehicles reversing out of site by providing a clear turning area

Site access with sign board at main entrance

Compound access gates to remain manned or closed when not in use

Hemlock Road

The Contractor shall take all necessary precautions to ensure that the Contractors access route indicated is not excessively damaged by using all suitable control methods. Following completion of the works it will be the contractors responsibility to re-instate any damaged surface finishes.

Protection Contractor to ensure adequate protection is provided to school boundaries affected by the works.

Contractor to provide appropriate directional signage during the works for staff, pupils, visitor and site traffic. Located for good visibility and securely fixed.

Maintain Ex. and Temp. School Fire Exits (FE) Drawings must be maintained to show all temp. means of escape during construction phase. All temporary means of escape must be kept clear of obstructions at all times and provide adequate lighting and signage at regular intervals on long routes and changes of directions, located for good visibility and securely fixed.

The contractor is to ensure that the highway and internal access road are kept clean and clear at all times.

Deliveries of materials to site are not permitted between 8.45-9.15 and 15.15-15.45 during school times.

Key

- -Contractors Compound
- -Existing Building
- -Proposed Extension
- -Site Boundary

0 20 30 40 50 M

N

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PLANNING

Hampshire County Council

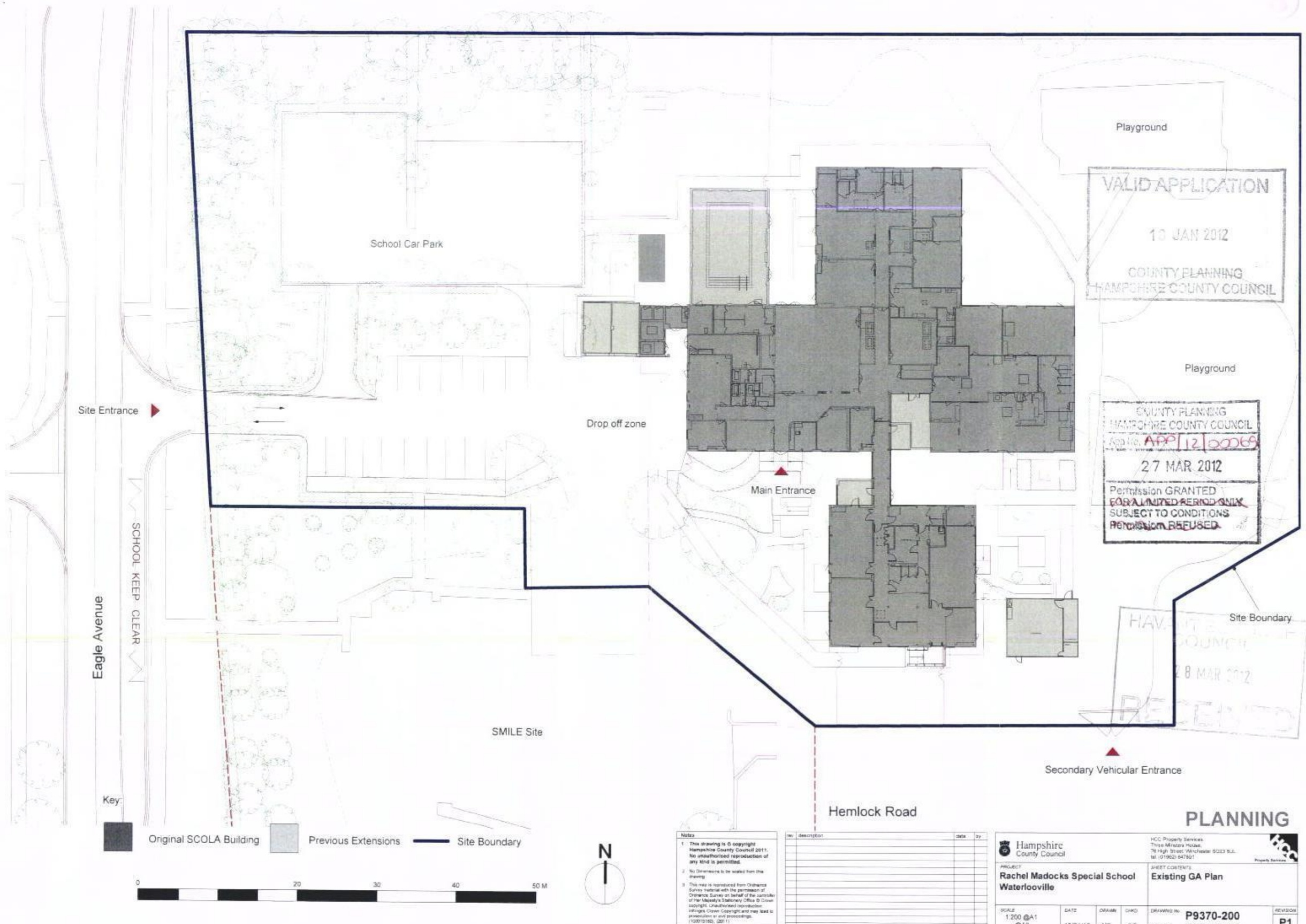
HCC Property Services
Three Minsters House
76 High Street, Winchester SO23 8UL
tel: (01962) 847801

PROJECT
Rachel Madocks Special School Waterlooville

SHEET CONTENTS
Site Set Up Plan

SCALE	DATE	DRAWN	CHKD	DRAWING No.	REVISION
1:200 @A1 @A3	11/01/12	MP	CG	P9370-101	P1

FILE REF: P9370-201 Proposed Plan



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HAMPSHIRE COUNTY COUNCIL

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HAMPSHIRE COUNTY COUNCIL
App No. APP/12/00069
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HAVANT BOROUGH COUNCIL
28 MAR 2012
PERMITTED

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HCC Property Services
Three Ministers House,
76 High Street, Winchester SO23 9JL
tel: (01962) 847801

Property Services

PROJECT
Rachel Madocks Special School Waterlooville

SHEET CONTENTS
Existing GA Plan

SCALE	DATE	DRAWN	CHKD	DRAWING No.	REVISION
1:200 @A1 @A3	13/01/12	MP	CG	P9370-200	P1

FILE REF: P9370-200 Existing Plan

PLANNING

School Car Park

Playground

Site Entrance

Drop off zone

Playground

Proposed New Path

Main Entrance

Classroom

Double Classroom

Site Boundary

Eagle Avenue

SCHOOL KEEP CLEAR

SMILE Site

Secondary Vehicular Entrance

Hemlock Road

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Key

Proposed Extentsion | Original SCOLA Building | Previous Extension | Site Boundary

Proposed New Path

0 20 30 40 50 M

N

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HCC Property Services, Three Minsters House, 76 High Street, Winchester SO23 8UL tel: (01962) 847801

PROJECT
Rachel Madocks Special School Waterlooville

SHEET CONTENTS
Proposed GA Plan

SCALE	DATE	DRAWN	CHKD	DRAWING No	REVISION
1:200 @A1 @A3	13/01/12	MP	CG	P9370-202	P2

FILE REF P9370-201 Proposed Plan

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HAMPSHIRE COUNTY COUNCIL
App No. APP/12/00069
27 MAR 2012
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Playground

Temporary ramp for temporary access

School Car Park

Site Entrance

School Car Park

Drop off zone

Playground

Existing Phonebox

New path

New Fence
(Height no higher than 1200mm)

Main Entrance

Classroom

Double Classroom

Site Boundary

Eagle Avenue

SCHOOL KEEP CLEAR

SMILE Site

Existing Hedge removed area replaced with gravel

Retain this section of existing hedge

Secondary Vehicular Entrance

Hemlock Road

Key

- Raised concrete level to meet new door levels
- Tarmac
- Vegitation/green area
- Drain running around perimeter
- Gravel
- Temporary Ramp
- Site Boundary

0 20 30 40 50 M

N

ADDITIONAL DOCUMENTS
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PROJECT
Rachel Madocks Special School Waterlooville

SHEET CONTENTS
Proposed Landscape Plan

SCALE	DATE	DRAWN	CHKD	DRAWING No.	REVISION
1:200 @A1 @A3	29/02/12	MP	CG	P9370-208	P2

FILE REF P9370-201 Proposed Plan

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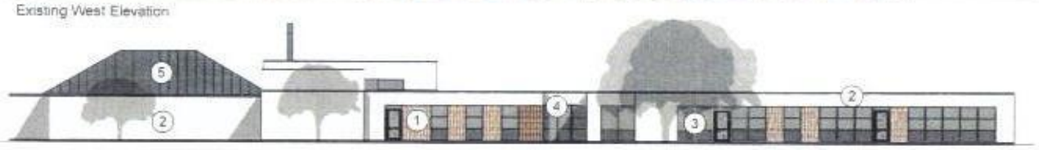
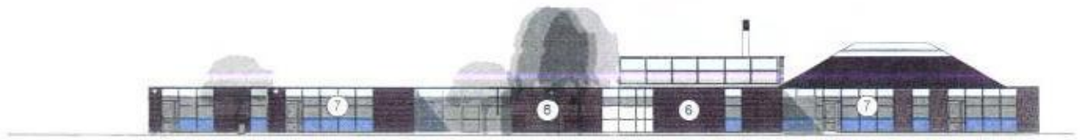
Existing West Elevation



Proposed West Elevation



Existing East Elevation



Proposed East Elevation

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HAMPSHIRE COUNTY COUNCIL
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27 MAR 2012
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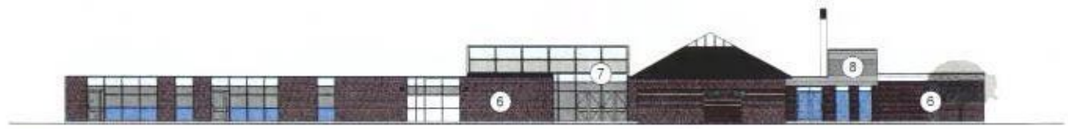
Existing South Elevation



Proposed South Elevation



Existing North Elevation



Proposed North Elevation

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18 JAN 2012
COUNTY PLANNING
HAMPSHIRE COUNTY COUNCIL

Key to External Materials

1. Brick slip panel
2. Render
3. Double glazed aluminium windows and doors
4. Entrance canopy
5. Zinc roof
6. Brick
7. Single glazed aluminium framed windows and doors
8. Timber cladding

0 20 30 40 50 60 M

PRELIMINARY

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76 High Street Winchester SO23 8UL
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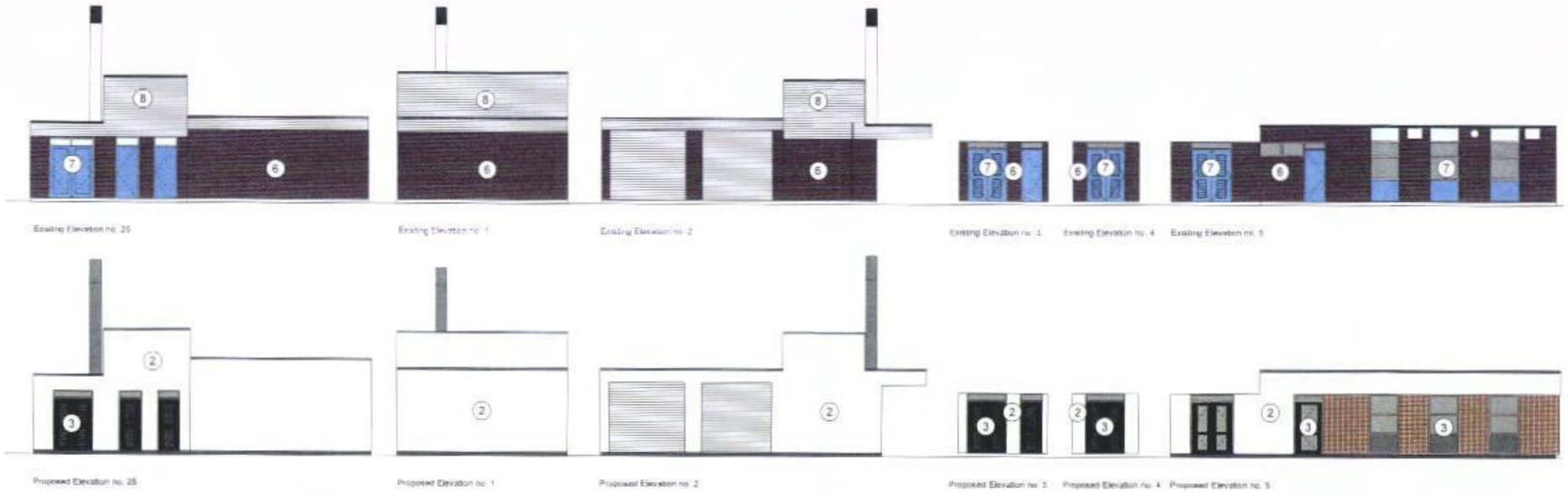
PROJECT
SCOLA Re-clad and Extension Rachel Madocks Special School Waterloville

SHEET CONTENTS
Existing and Proposed Elevations

SCALE	DATE	DRAWN	CHKD	DRAWING No	REVISION
1:200 @A1 1:500 @A3	10/01/12	ARCSCD		P6370-301	P1

FILE REF: acliva/P6370-302 Elevations



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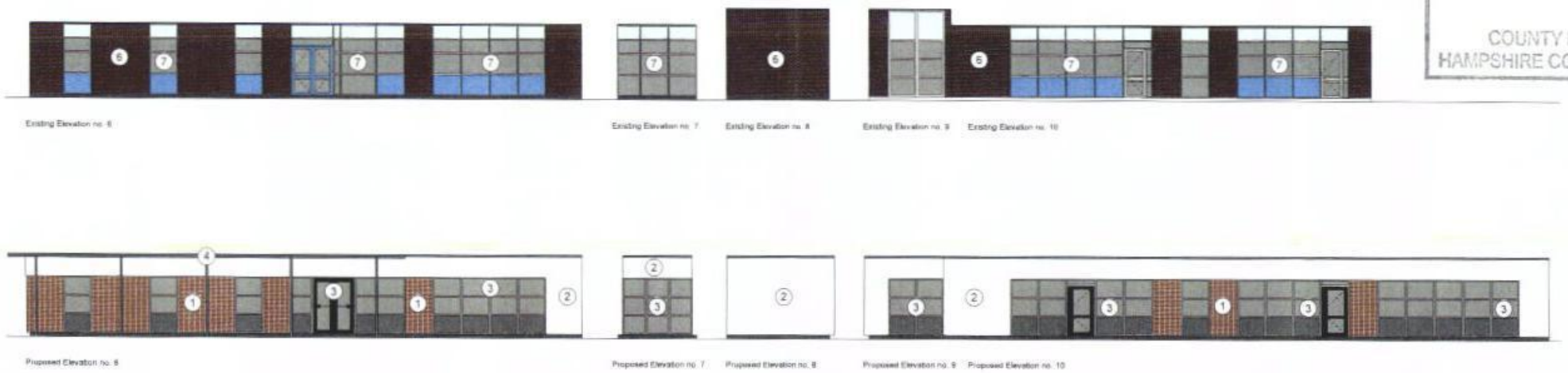
HAMPSHIRE COUNTY COUNCIL



Key to External Materials

1. Brick slip panel
2. Render
3. Double glazed aluminium windows and doors
4. Entrance canopy
5. Zinc roof
6. Brick
7. Single glazed aluminium framed windows and doors
8. Timber cladding

0 5 10 15 20 25 30 M

PLANNING

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Hampshire County Council

HCC Property Services
Three Minsters House,
76 High Street, Winchester SO23 8LA.
tel (01962) 847801

Property Services

PROJECT
SCOLA Re-clad and Extension
Rachel Madocks Special School
Waterloville

SHEET CONTENTS
Existing and Proposed Elevations
1 of 3

SCALE	DATE	DRAWN	CHKD	DRAWING No.	REVISION
1:100 @A1 1:200 @A3	10/01/12	ARCSCD		P6370-302	P1

FILE REF: active/P6370-302 Elevations

HAVANT BOROUGH COUNCIL
28 MAR 2012



Existing Elevation no. 11



Existing Elevation no. 12



Existing Elevation no. 13

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HAMPSHIRE COUNTY COUNCIL
App No. APP/12/00069
27 MAR 2012
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Proposed Elevation no. 11



Proposed Elevation no. 12

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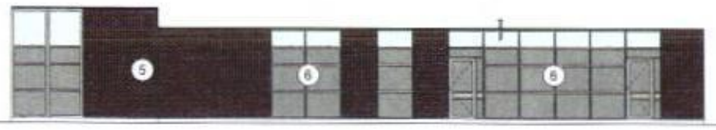
HAMPSHIRE COUNTY COUNCIL



Existing Elevation no. 14



Existing Elevation no. 15



Existing Elevation no. 16



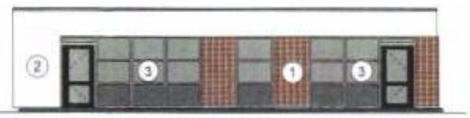
Existing Elevation no. 17



Proposed Elevation no. 15



Proposed Elevation no. 16



Proposed Elevation no. 17

Key to External Materials

1. Brick slip panel
2. Render
3. Double glazed aluminium windows and doors
4. Entrance canopy
5. Zinc roof
6. Brick
7. Single glazed aluminium framed windows and doors

0 5 10 15 20 25 30 M

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PRELIMINARY

Hampshire County Council

HCC Property Services
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tel (01962) 847801

Property Services

PROJECT
SCOLA Re-clad and Extension
Rachel Madocks Special School
Waterloville

SHEET CONTENTS
Existing and Proposed Elevations
2 of 3

SCALE	DATE	DRAWN	CHKD	DRAWING No.	REVISION
1:100 @A1 1:200 @A3	10/01/12	ARCSCD		P6370-303	P1

FILE REF: active/P6370-302 Elevations

HAVANT BOROUGH COUNCIL
28 MAR 2012
RECEIVED

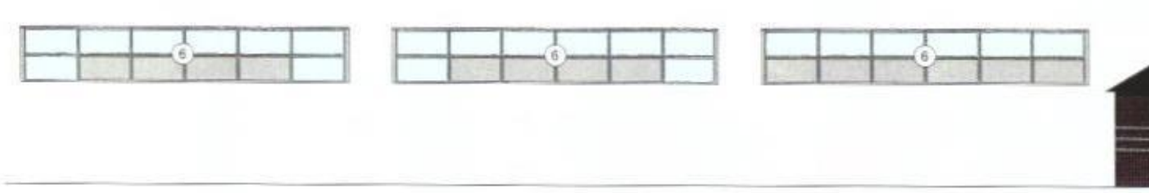


Existing Elevation no. 18 | Existing Elevation no. 19 | Existing Elevation no. 20 | Existing Elevation no. 21a

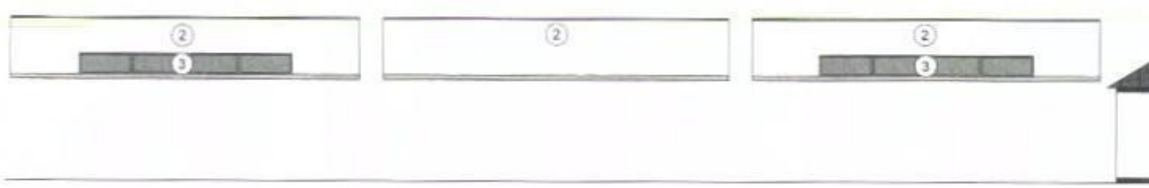


Proposed Elevation no. 18 | Proposed Elevation no. 19 | Proposed Elevation no. 20 | Proposed Elevation no. 21a

COUNTY PLANNING
HAMPSHIRE COUNTY COUNCIL
App No. APP/12/10009
27 MAR 2012
Permission GRANTED
FOR A LIMITED PERIOD ONLY
SUBJECT TO CONDITIONS
Permission REFUSED



Existing Elevation no. 21b | Existing Elevation no. 21c | Existing Elevation no. 21d | Existing Elevation no. 22 | Existing Elevation no. 23 | Existing Elevation no. 24



Proposed Elevation no. 21b | Proposed Elevation no. 21c | Proposed Elevation no. 21d | Proposed Elevation no. 22 | Proposed Elevation no. 23 | Proposed Elevation no. 24

Key to External Materials

1. Brick slip panel
2. Render
3. Double glazed aluminium windows and doors
4. Entrance canopy
5. Zinc roof
6. Brick
7. Single glazed aluminium framed windows and doors

0 5 10 15 20 25 30 M

PRELIMINARY

Notes
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2 No Dimensions to be scaled from this drawing
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Hampshire County Council

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1:100 @A1 1:200 @A3	10/01/12	ARCSCD		P6370-304	P1

FILE REF: active/P6370-302 Elevations