Planning Application - Design, Access & Supporting Statement

Rachel Madocks Special School,
Eagle Avenue,
Cowplain,
Waterlooville,
Hampshire
PO8 9XP

HAVANT BOROUGH COUNCIL
16 FEB 2012
RECEIVED

Proposed Two Classroom Extension & Re-clad

Existing Building and Site



Site plan showing boundary and entrances

Rachel Madocks is a special school for children with extreme learning difficulties and complex medical needs, it caters for ages 2-19 and currently has approximately 70 students on role. The school has a large catchment area and is one of the main providers for this type of facility in Hampshire. The school has its own charity (The Eagle Appeal) and participates regularly in the Rock Challenge event, always aiming to further the children's learning and the schools stature.

Hampshire County Council

The main blocks were constructed in 1973 and have been extended to provide an indoor swimming pool in 1990 and a minibus garage in 1996. The main vehicular and pedestrian site access is from Eagle Avenue with a second access from Hemlock Road. The site is mainly surrounded by residential dwellings with part of their boundary shared with the proposed SMILE respite centre.

In 2007 the school had an internal redecoration programme which sort to update the internal facilities however the external elements were largely untouched. With space at a premium inside the school due to the needs of the pupils this project seeks to address both the ageing façade and the need for more space.

Brief

The existing number of pupils at the school will not increase as a result of this project.
The additional rooms are intended to provide greater flexibility at the school and provide storage space for a lot of the specialist equipment that is needed for use by the pupils.
The reclad seeks to visually refresh the existing building facades and extend the life of the building envelope for years to come.
We are also seeking to improve the existing access to the school by creating a covered entrance walkway and a new public entrance path for pedestrians.

Design Principles

The proposal is to provide a double classroom space to the south of the site linking into the existing internal circulation. This room will be glazed to the East and West facades with level access to the rear of the school. A single classroom extension is also proposed to infill an existing 3 sided courtyard garden to provide a dedicated practical room with level external access to the rear of the site.
The re-cladding will exceed building regulations thermal recommendations reducing the energy bills for the school and improving internal thermal comfort all year around.
Externally the new canopy and entrance path will provide the school with much better access for those not using cars. The re-clad and external works should help create a safer welcoming approach to the school.



Design Solutions
The design of the project was carried out in consultation with DDA staff to ensure we were achieving the best solutions for the pupils, as well as listening to recommendations from the fire officer on fire safety issues.
The materials used have been picked for their low maintenance, durability and thermal properties. The brick slips are provided in areas that will receive the most wear or discolouration over time. Render has also been used to provide a lightness and softness to the school. Windows and doors will be double glazed with durable aluminium frames that will not need re-decoration. The entire roof of the existing school including the roof lights will be recovered and replaced to increase insulation and extend the life of the school.
A covered canopy is proposed for the main entrance to provide protection to people arriving or leaving the school building. There will also be a new pedestrian path created to reach the school, providing a separate entrance to vehicles and thus increasing safety.

Access and Inclusion Principles
See access form attached.

Buildings & Plant/Servicing
The school is a single storey, flat roofed steel frame SCOLA building.
We are not proposing to change the existing plant system. In insulating the school and reducing the heat losses the existing plant will be able to cope better due to reduced demands on the boilers.
All external lighting fixed to the building will be replaced as part of the re-clad. With emergency lighting installed to meet building regulations.

Highways
There are no proposed permanent changes to the highways as part of this scheme. The site's main entrance is located off Eagle Avenue, it currently serves both vehicles and pedestrians. The project is seeking to create a new entrance path to the school for pedestrians only, this will then form two separate entrances. Next to the school entrance is a bus stop which provides easy access to public transport and would be in front of the proposed path. Within the school grounds there is a boxed area which prohibits any parking this is used as a space for pupils to be dropped off & picked up and for school deliveries.

Contractor's access
The secondary site entrance off of Hemlock Road will be used to provide access for the contractor for the duration of the works. This will separate the construction traffic from that of the general school. The contractors compound will be located on the school site by this entrance.

Environmental Protection
Any appointed contractor will need to comply with Hampshire County Council, employer's requirements for noise control. There will also be regular discussions with the school to highlight any other potential issues.

Landscape Design
The proposed new public entrance path will require alterations to the landscape to form a safer route for pedestrians, this will involve ground work and some removal of existing

vegetation.
All immediate bushes and vegetation areas affecting the extension and re-clad will be removed, however no established trees are being removed. Any areas affected by the works will be made good afterwards to provide the school with space for potential future landscape development.

All new doorways will have the external surface sloped to meet the same level providing easy access for wheelchair users.

Ecology/Biodiversity
No known issues with ecology in the area and the works don't propose any mass removal of vegetation or drastically altering the surroundings.

Sustainability
In re-cladding and adapting the existing building we are minimising the embodied energy by reusing as much of the existing building as we can whilst still producing a school that will feel like a new school.

In insulating the school to better than building regulations standards we will be reducing the schools carbon emissions and at the same time reducing their energy costs.

Archaeology
There are no known issues relating to archaeology on the site.