

Supporting Documents

Project title	South Downs College, New Gas Bottle Compound and Catering Store and Bin Compound.	Project No.	E250111
Date	25 January 2011	Revision	Planning Application

Design and Access Statement

Background

The College has at present over 5100 students FTE (Full Time Equivalents) and 720 staff FTE, and on a typical weekday, there are present on Campus, 3000 students and approx. 600 staff.

With the continued growth in Catering Courses, additional storage has been seen as necessary, and this involves relocation of the bin compound area and formation of an additional store.

Also, the College has been aware that it needs to manage its use of bottled gas, which are used by various departments around the College. It was considered necessary to bring the storage of these gas bottles into one area, where they can be securely stored and managed.

Proposed Developments

These minor works outlined above consist of 2 packages of work, which the College anticipate, subject to approval, will be carried out during the College's summer holidays. They are as follows:-

Proposed New Gas Bottle Compound located to the eastern side of the East Building, adjacent to the College's eastern boundary.

The primary user of bottled gas is the Engineering Department located as it is in the East Building. It was considered necessary therefore to locate the Gas Bottle compound adjacent to this department. The compound is a simple rectangular area, protected at its sides and top by a galvanised, black finished weld mesh enclosure. Located, for health and safety reasons, at the required distances from the adjacent buildings. The introduction of this will affect some existing car parking and therefore it is proposed to relocate this car parking to the side of the Gas Bottle Store, as can be seen on the drawings, so that total car parking at the College is unaffected.

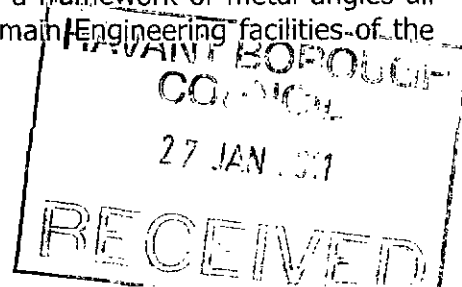
Proposed New Store created by relocating the bin compound to a new area and converting the existing bin area to a new store.

The Catering Department is in need of additional storage for their various courses and therefore it has become necessary to relocate the present bin compound associated with the Catering Department, in order to free up space by means of alterations and to create a new store area.

The Bins are emptied once a day and therefore the relocation of these bins does not inconvenience anyone nearby.

Design of the Elements and Access

As was stated earlier the Gas Bottle compound will consist of a concrete slab surrounded by a secure mesh compound with mesh top. The mesh will be galvanised metal supported on a framework of metal angles all finished in a black. The compound is located opposite the entrance to the main Engineering facilities of the College.



The Catering department's store is proposed to be located where the Catering Department's current bin store area is. The works will consist of building a new bin compound area as indicated on the drawings and the demolition of the present bin store area and replacement with a new store room for the College's Catering Department.

Storm Drainage implications

With each of the proposed elements of work, the existing ground level is hard paving, draining to existing storm drains. Therefore the addition of these elements will have no affect on the total storm water run off of the campus, into its storm drain system.

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Land Contamination Assessment

Background

The College site, originally purchased by Hampshire County Council, in the early 1970's, consisted of pasture/farm land adjacent to Gundrymoor Wood, located to the north, with College Road to the west and further pasture/farm land, located to the south and east.

Initial trial holes indicated that the land consisted of undisturbed pasture/farm land with clayey, sandy soil overlaying laminated clay and sands of the Bracklesham Group Wittering Formation.

The original development, consisting the Main Building and the East Building were constructed in the mid 1970's and sub-soil from the adjustment of the levels for the building was deposited in an area located in the north west corner of the site. Other development has occurred at various times since then.

Evidence from the historical maps of the 1840's shows that this site had been pasture/farm land and when it was purchased by Hampshire County Council in the 1970's was uncontaminated pasture/farm land. Since then all development has been subject to a soil investigation which has shown the same sub-soil conditions without evidence of contamination.

In conclusion, all of the proposed works are adjacent to existing buildings which have been erected over a number of years and to date no evidence has ever been discovered of contaminated land.

