

Planning Application: Planning Supporting Statement

Crookhorn College

Stakes Hill Rd, Waterlooville, PO7 5UD

Re-roofing to increase roof height during SCOLA recladding works only

Accompanying Drawings:

P15431-HCC-0-ZZ-DR-B-1000 (Location Plan)
P15431-HCC-0-ZZ-DR-B-1001 (Block Plan)
P15431-HCC-0-ZZ-DR-B-1002 (Traffic Management Plan)
P15431-HCC-0-ZZ-DR-B-1003 (Tree Protection Plan)
P15431-HCC-0-ZZ-DR-B-2000 (Romsey Block Existing GF Plan)
P15431-HCC-0-ZZ-DR-B-2001 (Romsey Block Existing FF Plan)
P15431-HCC-0-ZZ-DR-B-2004 (Romsey Block Proposed GF Plan)
P15431-HCC-0-ZZ-DR-B-2005 (Romsey Block Proposed FF Plan)
P15431-HCC-0-ZZ-DR-B-3000 (Romsey Block Existing N&E Elevations)
P15431-HCC-0-ZZ-DR-B-3001 (Romsey Block Existing S&W Elevations)
P15431-HCC-0-ZZ-DR-B-3002 (Romsey Block Proposed N&E Elevations)
P15431-HCC-0-ZZ-DR-B-3003 (Romsey Block Proposed S&W Elevations)
P15431-HCC-0-ZZ-DR-B-3005 (Romsey Block Existing Site Photos)
P15431-HCC-0-ZZ-DR-B-7001 (Ground protection Plan)

Background:

The proposed application relates to Block 007X on the Crookhorn College site, which is a 1971 two storey SCOLA Block (007X).

SCOLA system buildings were constructed from the early 1960's as a way of meeting the high demand for new schools in Hampshire resulting from the baby boom; an increase in school leaving age; together with the expansion of "London Overspill" to towns such as Basingstoke and Andover. The new school accommodation had to be procured in a very short timescale which led to the development of the SCOLA steel frame and cladding system which were standardised designs with fast methods of construction.

Over a 14-year period, 450 SCOLA school buildings were constructed in Hampshire. Many of the components in the SCOLA system were specified to achieve a life of 25 years however, 50 years on, many of the school buildings are still in use.

Hampshire County Council (HCC) have developed a system of re-cladding these SCOLA buildings by retaining the existing steel frame structure and replacing building components that are at the end of their useful life. By doing so it enhances the buildings thermal and ventilation performance and internal comfort and in turn improving the learning environment.

Scope of Refurbishment

- Recladding of Block 007X with high-performance insulation and brick slips.
- Replacement of existing windows with double-glazed units, insulated panels, and louvres for NVHR systems.
- Overlay of existing asphalt covered flat roof with insulated warm roof system
- Refurbishment of one aging Science lab.
- Internal upgrades: LED lighting and ceiling tiles where original fittings remain.
- Readjustment of external levels to provide level access to new door positions.

Pre application advice:

Pre application advice was obtained from Naomi Arnold of Hampshire County Council. The recladding of blocks complies with the provisions of Part 7, Class M for the General Permitted Development Order (2015). However the increase in roof height in relation to the reroofing works will require planning permission.

Using this permitted development means the compound can be outside of the redline area and therefore not subject to BNG requirements.

This allows: *The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.*

This means the construction compound does not need to be included in the red line area, but it should be shown on the site drawings and be within the blue line and adjoining the redline area.

Programme:

The works will commence in March 2027 with completion due in December 2027.

Environmental protection:

No trees will be removed as part of this project.

Ecology:

The Hampshire County Council Ecology Team have been consulted and visited site. It was advised that due to the existing block facade being partly composed of hanging tiles. Bat emergence surveys would be required to ascertain if any bats are present. The survey report has been included in the application documentation there are no requirements arising out of the survey report related to bats, however provision will be made in the contract work to provide a number of bird nesting boxes. The number, type and location of the boxes will be determined by the consulting Ecologist.

Construction Strategy

It is anticipated that no construction related work of the development shall take place before 0800 or after 1700 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays. However, flexibility to work outside of these hours due to potential unforeseen issues which may affect the construction programme would be helpful, and it is proposed to agree this only on an exceptional basis.

A Construction Phase Health and Safety Plan will be issued once a main contractor has been appointed, outlining the following:

- Construction Traffic Management Plan (CTMP)
- Site setup including welfare facilities, material storage and waste disposal.
- Work involving hazards such as asbestos, noise, dust, and vibration.
- Environmental management.

Hampshire County Council, Property Services will regularly inspect the onsite works. The main contractor will be required to keep noise to a minimum wherever possible throughout the duration of the works. The school will provide details of the exam timetable so that construction works can be minimised during this period.

A phasing strategy will be developed with the contractor to ensure that the school can continue to operate during the construction programme.

The contractor's access will be via the main vehicular entrance from Spring Woods. The contractor's compound will be set up on part of the existing school playing field. Separation between the school and contractor will be carefully planned and managed.

Landscape Works

All existing hard and soft landscaping impacted/altered to facilitate the works will be made good to the original state as a minimum. External levels will be raised adjacent the block to provide level access and egress from new door positions.

Trees

An arboricultural assessment has been undertaken at Crookhorn College. No trees will be removed, and small facilitation pruning will be carried out on completion.

Lighting Assessment / Statement

It is not proposed to amend or add to any of the school's existing external lighting as part of the works. However, some additional temporary lighting in the contractor's compound will be required.

Noise Impact Assessment / Statement

The noise from the contractors site compound and works should be no different to a normal day as there will be no large plant required for the works. It should be noted that the noise from works on site will be only during normal working hours.

Open Space / Playing Field Assessment / Statement

The works will not require any permanent loss of playing field/sports pitch.

The access route will be enclosed and defined with heras panels which will be retained throughout the works and removed as one of the last operations.

Archaeological Assessment

An archaeological assessment has been undertaken at Crookhorn College and returned no issues

Flood Risk

It is noted that the site falls within a Flood Risk 1 Zone, low risk of flooding from sea and rivers. Therefore, it is considered that a Flood Risk Assessment (FRA) is not required.

Surface Water and Foul Drainage

It is not proposed to add any surface water or foul drainage to the building as part of the works.

Transport and Highways

The development will have no long-term impact on Highways or transport issues. The development will not result in an increase in staff or pupil numbers, and parking numbers will not be affected. Parking for the contractor during the works will be within the contractor's compound. The development will also have no impact on vehicular or pedestrian entrances into the site.

As such, it is not anticipated that an update to the School Travel Plan will be required to supplement this planning application.