

## Planning Statement

March 2012

<b>Property name</b>	<b>Tweseldown (3FE) Infant School</b>
<b>Property address</b>	Crookham Park (formally the QEB Barracks) Sandy Lane Church Crookham GU13 OBF
<b>Proposed Works</b>	Construction of a single storey 3 Form Entry infant school with associated car parking and external works

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### Introduction

The decision to expand and relocate Tweseldown Infant School from its current location to a new site within the former Queen Elizabeth Barracks emerged in response to local demands for additional pupil places arising from the establishment of circa 900 new homes within the QEB development site by Taylor Wimpey. Outline approval for the residential development was granted in November 2011 by Hart District Council – It is therefore recommended that reference is also made to Planning Permission no 11/000001/ Major.

### The Site

The 2.8 hectare site consists of a gently sloping field that is currently surrounded by woodland, former barracks buildings, and a portion of the new, wider development by Taylor Wimpey. When complete the school will be bounded by a mix of open recreation space, housing and the defined local centre. (see figure 1).

The school site was previously an open recreation / training ground for the MOD. It has now been cleared in preparation for transfer to Hampshire County Council and subsequent development as a infant school, all as part of the developer's contributions arising from a signed Section 106 agreement between Taylor Wimpey, Secretary of State for Defence, Hart District Council and Church Crookham Parish Council.



*Figure 1. Illustration based Taylor Wimpey's master plan for the former Queen Elizabeth Barracks*

The delivery of the new school is aligned with the proposed build-out rate and anticipated occupation of the new housing.

## **Brief**

Hampshire County Council Children's Services Department, in its role as Local Education Authority, has forecast pupil numbers in the area and established the need for an expanded infant school to cater for a maximum of 270 pupils (3 Forms of Entry) aged from 4 to 6 years. The school and site has been planned so that it may in be extended to 4 Forms of Entry should the local need dictate.

Reference to the Department for Education guidance in the form of Building Bulletin 99 (BB99) formed the basis for the development of the brief for the new school. The BB99 brief was discussed in the context of education provision in the local area and further aspirations were developed for the project to serve a wider community.

Through consultation with Hampshire County Councils Children's Services and the existing infant school the following spaces have been identified for potential wider, extended access by the community and pupils from other schools:

- Main Hall
- Discovery Point (Library and ICT rich Learning Resource Centre)
- Food Technology classroom
- Group / Parents room
- Toilets ( including an accessible WC and Hygiene room)

In order to be usable by other parties during the school day, the building will allow for some degree of separation of the wider access areas from the rest of the core teaching facilities. Further spaces that will be provided for the exclusive use by the school include:

- Classrooms x 9
- Food tech and Practical
- Group rooms x 2
- Staffroom and Staff workspace
- Administration Offices
- Pupil and Staff toilets
- Accessible toilets, staff shower and a Hygiene Room
- Kitchen, plant room, storage and caretaker's room

## **Design Principles**

The design team undertook a detailed evaluation of various building and site configurations to determine the most effective arrangement. In developing the layout, careful consideration was given to the relationships with the neighbouring sites and the connection between the school and the adjacent proposed Local Centre.

The existing head teacher and officers from Hampshire County Councils Children's Services dept, met regularly with the architectural team during the design development phase to provide feedback and enable the design team to further refine their proposals.

A key issue discussed by the design team was the need to respond to the styles of teaching and learning that are constantly evolving. Teaching professionals are looking for school buildings to offer a wide range of flexible environments that can be readily tailored to suit different activities, group sizes and individual pupil needs. The driving force behind the layout of the proposed building has been a desire to provide an excellent array of diverse teaching environments and a 21<sup>st</sup> century school that is future-proofed to adapt to changing learning styles in the coming decades.

The building design will feature spaces with different scales, good natural day lighting and a variety of interior finishes to create distinct zones with individual identities. The flexibility in learning styles will be enhanced through the use of mobile computer technology and imaginative selection of furniture that is adaptable to suit different needs.

The school will be constructed from materials that are attractive, durable and sustainably sourced.

## Design Solution

A key concept in the development of the design has been the provision of a school with an open community focus to its frontage. From the street the entrance is accessed via a gentle slope through a semi enclosed community garden. From the reception there are clear views through the open plan areas to the courtyard beyond.

The school hall is placed alongside the main reception, and has been designed for a number of different roles acting as a dining hall, performance space, gymnasium and assembly hall. It is proposed that it be made available for community and their extended use with toilets immediately adjacent. The space has a single aspect to the landscaped grounds to the front of the school and has a mix of high and low level vents to allow the space to be passively ventilated.

The 'Learning Forum' is located in the centre of the school and will cater for different learning activities and group sizes, including those from the wider community. The space has a single aspect into the central courtyard which offers further opportunities for learning. Soft landscaping will shade, screen and enclose seating areas and be selected so as to offer year round interest.

The three classroom wings are arranged around the courtyard with an open aspect into the school grounds. The classroom spaces are configured so as to provide favourable levels of natural light and ventilation. An acoustic survey of the site has concluded with the recommendation that the high level opening vents to the class bases be attenuated so as to mitigate potential disturbance from air-craft using the neighbouring Farnborough airport.

## **Appearance**

The building will be constructed of brick, timber and glass. The pitched roofs will be highly insulated and finished with traditional clay tiles. The smaller areas of flat roof that link the larger volumes will be finished with a high performance mineral coated felt. A mix of open and solid brise-soleil will provide shade to the more exposed elevations and play areas, depending on their orientation.

External Lighting will be placed to provide safe access and emergency escape routes during hours of darkness. The lighting will be carefully designed to prevent light pollution and avoid nuisance to residential properties.

## **Pedestrian Access and Inclusion Principles**

The approved master plan for whole site, as submitted by Taylor Wimpey, provides an integrated network of footpath and cycle routes with effective links to Church Crookham and Ewshott. The main school entrance is approached from the north-west boundary via a network of gently sloping footpaths. A further pedestrian access to the reception play area is provided from south west boundary. Covered areas are available at the front of the school and around the perimeter of the class bases.

Each entrance will be managed by the school with those entering the secure play areas being opened at the beginning and end of the school day.

The proposed building and site have been designed to be fully accessible allowing inclusion for all staff, pupils and visitors. The building design will be developed to ensure compliance with the Building Regulations Approved Document Part M and BS 8300:2009. Hampshire County Council Access Officers have been consulted during the scheme design stage of this project and a Design and Access Statement has been prepared to support this application (see Appendix B).

## **Vehicular Access and Highways**

A Transport Assessment has been prepared to support this application and this is included as a separate document (see Appendix E).

Consultation has been undertaken with Hampshire County Council Highways Development Control Officers to establish the proposed provision of 2 car parking spaces per classroom on site to cater for staff. Included in this number are two dedicated accessible parking bays located as close as possible to the building entrance.

Vehicular access for staff, is from the north-west boundary whilst day-to-day servicing and deliveries to the kitchen is from the south - west. The layout of the car park provides ample room for vehicle manoeuvres and is separated from the pedestrian access.

A secondary vehicular access to the school grounds is provided from the delivery / service area and it is proposed that this will be used on a regular basis by Hampshire County Council grounds maintenance personnel.

Consultation and discussion has been carried out with HCC Highways Development Control and the developer of the wider residential development. Parents will be

encouraged to combine trips and use the proposed 'local centre' car park surrounding the site. The spaces and measures proposed are indicated on the site plan drawing and referred to within the 'Design and Access Statement' supporting the Taylor Wimpey's wider application to Hart District Council.

There are two areas for the storage of cycles within the proposed school site. One is adjacent to main pedestrian entrance and the second is overlooked by the office accommodation fronting the school. A draft School Travel Plan has been prepared as part of the project development to date (see Appendix F).

## **Drainage**

Environment Agency maps indicate that the site is located in Flood Zone 1, where the annual probability of river flooding is less than 1 in 1000 for any given year. A strategic drainage design has been prepared to support this application. A comprehensive drainage assessment has been undertaken by the developer and the school site has been considered in the context of this wider development.

In summary, it is intended that all foul drainage is fed into the adjacent foul sewer and that all surface and storm water drainage is managed onsite as described within the sustainability section of this statement.

## **Environmental Protection**

During the construction phase, contractor's working hours will be limited to minimise disruption to the community and to avoid unnecessary Health and Safety risks. Provisions will be made to ensure that vehicles leaving the construction site will not transfer mud and other debris onto the highway.

## **Landscape Design**

The infant school will sit within a properly developed landscape infrastructure which respects the local character of the original site. Reference has also been made to Taylor Wimpey's Design Statement in regards to landscape principles and these too have informed the approach to the school. The emerging concept is a school building which is placed in a landscape that appears to be in an extension to the neighbouring copse. This is complimented by open landscaped areas that are configured in a free flowing series of spaces including wild flower meadows, mown margins and informal hard play areas. Teaching spaces will feature heavily within these range of areas.

In principle the organisation of the hard and soft landscaping can be summarised as follows;-

- The main pedestrian access is approximately 60m south of the Local Centre. Both the entrance and school building are positioned so that they are clearly visible from this central location.
- Three further pedestrian accesses are proposed and these are intended to encourage parent drop-off and collection of pupils by foot from the surrounding

housing areas.

- It is proposed that the external soft landscaping area are completed early in the construction programme so that they are established and ready for use when the school is completed.
- A habitat and significant wetland area.
- Natural grassland.
- Open areas adjacent to classrooms will be used for outside learning.

The boundary to the front of the school site will be defined by an 'Estate' fence. A 1.8m high weld mesh fence forms the boundary to the play areas of the site and this will be screened by a hedge where it truncates back to the building between the staff car park and school's habitat area.

## **Ecology/Biodiversity**

This project should be viewed within the context of the overall housing development plan which has been the subject of considerable ecological survey, analysis and planning.

No significant existing habitat areas are known to be affected by the works, and this proposal will provide a net increase in ecological infrastructure and biodiversity development within the site. The project team are in dialogue with the HCC Ecology Team regarding detailed design proposals to create positive natural habitats and opportunities for bio-diversity within the school site.

In summary, no existing trees, undergrowth or areas important to nature will be affected by the works at any stage. When the school is complete it is intended that the habitat created supports and encourages protected species such as bats, invertebrates and reptiles.

## **Sustainability**

Hampshire County Council, as a responsible land owner and developer, designs all of the projects it procures to meet the best practice criteria of sustainable design. As with all Hampshire County Council projects a detailed feasibility study was undertaken to investigate the options to test the most appropriate and sustainable means to provide energy at the school. The proposal for the Tweseldown Infant School has been designed around these principles and embodies a number of features that enable the building to be as efficient in terms of energy reduction and thermal performance.

The building has been designed to reduce energy consumption at source. It is to be super insulated to reduce energy loss through the fabric of the building and will perform better than the energy performance required of the current Building Regulations. The building construction will exceed the air tightness target required of the Building Regulations which will again serve to reduce energy loss and consumption. These are key aspects in reducing energy consumption.

Artificial lighting within the building is another of the potential major energy usages and the lighting installation proposed has been designed to be intelligent and to react to the environment. Again the approach taken is to reduce the use of energy at source so each space is naturally lit as much as possible. The day lighting design has been carefully considered with good levels of day-lighting to each habitable space. Each light fitting is

day-light linked with absence detection to ensure the minimum energy is used.

Another key element of the design is a natural ventilation strategy for the building. This strategy includes secure opening vents at high and low level allowing effective cross ventilation and night time cooling.

The proposed water usage of the school has also been considered and low water sanitary fittings have been specified throughout the school.

All statutory services connected to the building will be fitted with SMART meters to help with the management of energy and monitor consumption within the school.

Sustainable surface water drainage has also been proposed and it is intended to manage all surface and storm water on site within a sustainable urban drainage systems (SUDS) – located beneath the proposed car park area and at front of the school.

To summarise the following features are proposed:

- Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system
- An air-tight and super-insulated building envelope
- High performance windows, doors and roof lights
- Provision of excellent levels of day lighting to all teaching areas to reduce energy use
- Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating
- Natural ventilation to main spaces with night-time cooling strategy
- Improved biodiversity around the site
- Energy efficient lighting and heating controls
- Low water-consumption sanitary installations

A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

## **Archaeology**

Oxford Archaeology were commissioned by Taylor Wimpey to undertake archaeological investigation and evaluation of the overall development site. Hampshire County Council's senior Archaeologist, Hannah Fluck, has been consulted in regards to the school application and it is acknowledged that to satisfy Harts District Councils planning condition and the obligations cited within the agreed Section 106 Agreement that further investigation may be required on the school site.

## **Appendix A**

Drawings and images

P09618-A.001	Site Location plan
P09618-A.003	Photographic Survey of Site
P09618-A.010	Survey of Proposed Site
P09618-A.015	Proposed Site & Future Context

P09618-A.020	Proposed Site Plan
P09618-A.021	Proposed Roof Plan
P09618-A.025	Proposed Building Plan
P09618-A.030	Proposed Landscape
P09618-A.031	Proposed External Lighting
P09618-A.040	Proposed Section AA
P09618-A.041	Proposed North West Elevation
P09618-A.042	Proposed North Elevation
P09618-A.043	Proposed East Elevation
P09618-A.044	Proposed West Elevation
P09618-A.050	Perspective – Approach looking south
P09618-A.051	Perspective – Overview looking west
P09618-A.060	Model image
P09618-A.070	Building and Landscape precedents

<b>Appendix B</b>	Design and Access Statement
<b>Appendix C</b>	Flood Risk Assessment
<b>Appendix D</b>	Drainage Strategy
<b>Appendix E</b>	Transport Assessment
<b>Appendix F</b>	Draft School Travel Plan
<b>Appendix G</b>	External lighting proposals
<b>Appendix H</b>	Notice 1 under Article 11