

Planning Statement

December 2012

Property name Westgate All-Through School and Nursery

Property address The Westgate School
Cheriton Road
Winchester SO22 5AZ

Proposed Works It is proposed to expand the existing secondary school with a 420 place two form entry Primary school, making an 'All Through' education provision. The proposals include the re-provision and re-location of a 55 place Nursery unit which is to be retained on site. Additional car parking and landscaping are also included within the proposals. Demolition of the existing boarding house and nursery annex is required to facilitate the proposal.

Introduction

In line with national trends Winchester is seeing an increase in demand for primary school places. As part of the measures to address this pressure Hampshire County Council proposes to build new primary schooling provision for 420 pupils on the site of the current Rotherly House and Nursery in Winchester. The nursery and boarding house are run by The Westgate Secondary school and are on HCC land forming part of the Westgate school grounds. This proposal requires The Westgate Secondary School to be transformed into an 'all-through' school for pupils aged 4-16. This will be a first for state schooling in Hampshire.

The Site

The site contains the original 19th century Rotherly House and is heavily wooded with many mature trees. The topography drops approximately 8m from the West to the East.

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 a primary facility to cater for a maximum of 420 pupils (2 Forms of Entry) aged from 4 to 11 years.

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 the following spaces have been identified for potential wider extended access by the community, pupils from the Westgate upper school and other schools:

- Main Hall
- Music/ Drama Room
- Toilets (including an accessible WC)

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 14 Specialist
- Discovery Point (Library and ICT rich Learning Resource Centre)
- Food tech and Specialist Practical Spaces
- 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 architectural team has met regularly with the Westgate head teacher, school governors and officers from Hampshire County Councils Children's Services department to develop the design principles and proposed design.

The challenge is to create a school that unites all the phases of schooling and learning from 3 months to 16 years whilst maintaining distinct identity for each stage.

A driving force behind the layout of the proposed building has been a desire to provide an excellent array of diverse teaching environments and a 21st 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

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 Westgate site and environs as a whole.

The proposed solution develops the site as a campus arranged around a new central landscaped space. Academically the Westgate all-through school will be organised into lower, middle and upper schools. The new 'lower school' will look onto a new landscaped area which will be used by all parts of the school from time to time.

This space will comprise a public space to the north in front of the primary school and a play space to the south. The use and detail design of the space to the south will be developed in conjunction with the school. The necessary vehicular access to the badminton centre after school hours will be maintained between these two areas but the landscape treatment of the whole area will ensure the route is visually discrete.

The positioning and arrangement of the new primary accommodation on the Rotherly site has been designed to minimise tree loss and avoid root protection zones. The primary play areas will be fenced from the rest of the school and the new central space.

The 2-5 year nursery currently housed on the ground floor of Rotherly House will be moved to a new building where it will be united with the younger children from the 'baby cottage'. The new

nursery will be in light and airy rooms with generous 'free-flow' for the children between inside and out. The existing boarding accommodation and 'baby cottage' on the Rotherly site will be demolished to make way for the new primary facilities but Rotherly House itself will be retained.

The new primary classrooms will be in a new two storey building linked to the refurbished Rotherly House by a single storey wing. The classroom spaces are configured so as to provide favourable levels of natural light and ventilation. The parents and visitor entrance for the new 'lower school' will be on the lower ground floor from which there are clear views through the open plan areas to the courtyard beyond.

The Library/Discovery area is located on the upper ground floor in the centre of the school adjacent to the hall. This top lit area will cater for different learning activities and group sizes, including potentially those from the wider community.

The interior of the 19th Century Rotherly House will be remodeled to accommodate the new school hall and music drama space. It 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 an aspect to the landscaped grounds to the west of the school and has a mix of high and low level vents to allow the space to be passively ventilated.

Infants play will be to the north adjacent to the infant classes on the lower ground floor and junior play areas will be to the south with level access from the junior classes on the upper ground floor. The primary children will share the use of the Westgate playing fields. There will be landscape work to enhance this provision and facilitate more intensive use. Soft landscaping will shade, screen and enclose seating areas and be selected so as to offer year round interest.

Appearance

The building will be constructed of brick, metal and glass. The traditional pitched roof will be highly insulated and finished with tiles. The smaller areas of lower roof that link the larger volumes will be finished with a high performance roofing system. Solid vertical *brise-soleil* will provide shade to the more exposed elevations depending on their orientation.

Low level 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 neighbouring residential properties.

Pedestrian Access and Inclusion Principles

The main entrance to the primary facilities will be approached from the south-west along Green Lane via gently sloping footpaths. A further pedestrian access to the Key Stage 1 and reception play areas will be provided from the northerly end of Green Lane. Sheltered areas will be available at the front of the school and around the perimeter of the infant 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 no. on-site car parking spaces per classroom to cater for primary staff and 9 no. on-site spaces to cater for the nursery staff. Added to this number will be two dedicated accessible parking bays for the primary and one for the nursery located as close as possible to the building entrances. The number of parking spaces for the secondary staff and badminton centre will remain unchanged. All staff or visitor car parks will be separated from the children's play areas.

Day-to-day servicing and deliveries to the primary or lower school kitchen will be off Links Road. The car park off links road will be for staff only and will have a controlled entrance. There will be no public access points to the school site from Links road – either vehicular or pedestrian.

Consultation and discussion has been carried out with HCC Highways Development Control. Parents will be encouraged to combine trips and any drop-off will use the same spaces on Cheriton Road currently used by the secondary school but a different times. The spaces and measures proposed are indicated on the site plan drawing and referred to within the 'Design and Access Statement'.

There are two areas for the storage of cycles within the proposed school site. 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 flood risk assessment to support the planning application is attached in Appendix C.

It is intended that all foul drainage from the primary buildings will be fed into the adjacent foul sewer in Green Lane and from the nursery into the existing building. It is unlikely that the proposed facilities will give rise to a capacity issue with the local sewers but approval will be sought.

Soakage testing to BRE 365 was undertaken during the geological survey and study carried out at the site. Soakage rates obtained from the tests confirmed that surface water drainage from the roofs and hard standings will be disposed of by infiltration methods.

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 mitigate the transfer of mud and other debris onto the highway when vehicles are leaving the construction site.

Landscape Design

The new school buildings will sit within a properly developed landscape infrastructure which respects the local character of the original site. Teaching spaces will feature heavily within a range of landscaped areas. In principle the organisation of the hard and soft landscaping can be summarised as follows;-

- The main pedestrian access is off a public section of the new central landscaped space
- Both the school entrance and building are positioned so that they are clearly visible from this central location.
- Two other pedestrian accesses are proposed and these are intended to encourage parent

- drop-off and collection of pupils by foot.
- Habitat areas will be formed on the Rotherly site for use by both infant and junior children.
- 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-type' fence. A secure metal fence forms the boundary to the play areas where existing masonry boundary walls don't exist and this will be screened by a hedge.

Ecology/Biodiversity

An ecology walk-over survey of the site and surrounding land has been undertaken and is attached in Appendix G. The survey and background information supplied by HCC suggests that there are five potential ecological constraints to the development on site:

Reptiles

It is considered unlikely that reptiles would be present but as a precaution in order to allow any animals to move away any long grass will be strimmed prior to any site works commencing.

Bats

A detailed bat assessment by a licensed bat ecologist has been undertaken. Based on the results of internal and external surveys including emergence surveys, Rotherly House, in particular it's loft space, is likely to be used, or have been used in the past, by a low number of Serotine bats as a summer roosting site. The strategy for the project is to retain Rotherly House and the roost and therefore avoid the need for a bat licence to move it. Rotherly House will be converted into an assembly hall and music drama space. Incorporating a single storey hall will enable the introduction of a false ceiling under the existing roof structure to avoid disturbance of the loft space. Further bat surveys will be undertaken prior to the start on site next year and a method statement will be drawn up to ensure the construction work does not disturb the bats or their roost.

White Helleborines

White Helleborines are known to exist elsewhere on the Westgate site. A survey will be carried out between May and July next year and any plants that are found will be transferred to new soft landscaping.

Breeding Birds

Clearing of vegetation from the site will take place outside the breeding season before September next year.

Hedgerow

A species-rich hedgerow exists on site. Most of the hedge will be retained but the section that needs to be removed will be replaced.

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. 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 where possible 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 primary accommodation for the Westgate 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. The building construction will meet the air tightness target required of the Building Regulations which will again serve to reduce energy loss and consumption. The building will also incorporate photo-voltaic cells on the south side of the lantern light over the central library space. 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.

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

Archaeology

Hampshire County Council's Head of Archaeology, David Hopkins, has been consulted in regards to this application. It has been noted there are no archaeological sites recorded within the site and few recorded in the vicinity. That said, the Fulflood area has a high archaeological potential for as yet unrecorded archaeological sites. Following a site visit and a review of maps it is recommended that an archaeological watching brief is established for the construction of the two car parks and an appropriate archaeological response to the new primary block preceded by a trial trench laid out within the footprint of the building.

Appendix A	Drawings and images
09788-A.001	Site Location plan (1 :2000)
09788-A.003	Photographic Survey of Site
09788-A.010	Existing Site Plan (1:1000)
09788-A.020	Proposed Site and Landscape Plan (1:1000)
09788-A.021	Proposed Roof and Movement Plan (1:1000)
09788-A.025	Proposed Building Plans (1:500)
09788-A.031	Proposed External Lighting (1:1000)
09788-A.040	Existing S. Elevation (1:250)
09788-A.041	Proposed S. Elevation (1:250)
09788-A.042	Existing E. Elevation (1:250)
09788-A.043	Proposed E. Elevation (1:250)
09788-A.044	Existing N. Elevation (1:250)
09788-A.045	Proposed N. Elevation (1:250)
09788-A.046	Existing E. Elevation (1:250)
09788-A.046	Proposed E. Elevation (1:250)
09788-A.050	Perspective – overview looking north west
09788-A.051	Perspective – view looking NW from Green Lane
09788-A.060	Model image
09788-A.070	Building precedents
09788-A.071	Landscape precedents

Appendix B	Design and Access Statement
Appendix C	Drainage Strategy and Flood Risk Assessment
Appendix D	Transport Assessment
Appendix E	Draft School Travel Plan
Appendix F	External lighting proposals
Appendix G	Ecology Statement
Appendix H	Heritage Statement
Appendix I	Landscape Statement and Tree survey/ arboricultural
Appendix J	Contamination Statement
Appendix K	Pre-planning consultation