Barton Peveril College

Science Building



Planning Design and Access Statement

July 2014

hnw architects

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HNW Architects 61 North Street, Chichester, West Sussex, PO19 1NB
Tel: 01243 533300 | Fax: 01243 533311 | E-mail: hnw@hnw.co.uk | www.hnw.co.uk

Project	**BARTON PEVERIL COLLEGE SCIENCE BUILDING**
Document Title	**PLANNING DESIGN AND ACCESS STATEMENT**

Document By	**SB**	Date	**JUL 2014**
Checked By	**TR**	Date	**JUL 2014**
Project Number	**13031**	Revision	**-**

Rev	Amendments	By	Chkd	Date
-	PLANNING SUBMISSION	SB	TR	07/07/14

Introduction

This document is intended as an addendum to the original Design and Access Statement submitted for the Barton Peveril College redevelopment in February 2009. It accompanies the submission for the third phase of the reserved matters application in connection with the outline consent O/09/64595 approved on 4th June 2010.

HNW Architects have been commissioned to provide design services for the provision of a new science building on the site of the college's existing Tennyson Building. This would fall within the parameters of the original outline consent. During the preparation of this application and supporting information, reference has been made to the planning policies and documents detailed in the planning statement provided with the original application, and to Eastleigh Borough Council's Quality Places and Environmentally Sustainable Development supplementary planning documents.

A pre-application meeting was held in February 2014 with Louise Cutts, Principal Planning Officer at Eastleigh Borough Council, in order to discuss the reserved matters application. The initial proposals for the new science building were discussed and were considered acceptable as the next phase of development relating to the original outline consent.

Construction of the science building will require the removal of the existing Tennyson Building. Consisting of cramped and inflexible teaching spaces, Tennyson was built in the early 1980s and has become increasingly problematic for the college in terms of maintenance and poor energy efficiency. It is felt that the building has reached the end of its useful life and it should be replaced with efficient accommodation that better meets the needs of modern teaching. Tennyson is scheduled for demolition in July 2014.



Aerial view of campus from the south east, showing the Nobel Building to the east of the site and the proposed Science Building just beyond to the north

Planning History

This submission is a Part Reserved Matters Application for the next phase of the development which was granted outline consent under Application No. O/09/64595. Below is a brief planning history of the applications relating to this consent:

Outline consent (ref: O/09/64595):

- Construction of 2 and 3 storey buildings following demolition of existing buildings (2,782 sq.m net additional gross internal floor space), together with 4 court multi use games area (MUGA), car parking and landscaping. (only the means of access to be considered)

Reserved Matters Phase 1 application (ref: R/12/70729):

- Phase 1 development of two and three-storey buildings following demolition of existing buildings with associated car parking and landscaping pursuant to outline planning permission O/09/64595 (matters of siting, design, external appearance and landscaping for consideration).
- Known as the Nobel Building, completed in July 2013.

Full Plans Application (ref: F/12/70727):

- Construction of 2no. three-court Multi Use Games Areas (MUGA) in place of 1no. four-court MUGA approved as part of outline planning approval O/09/64595.
- The four-court MUGA with outline consent was considered inadequate for the then current demand therefore this was enhanced by a new application to increase the four-court proposal to six courts. A separate full planning application was submitted and approved in Summer 2012.

Reserved Matters Phase 2 application (ref: R/13/72314):

- Phase 2 development of two and three-storey buildings following demolition of existing buildings with associated car parking and landscaping pursuant to outline planning permission O/09/64595 (matters of siting, design, external appearance and landscaping for consideration).
- An extension to the Nobel Building, completed in April 2014.

The current application is the third reserved matters application to be submitted in connection with the original outline consent, and continues to respect its principles and constraints.





Nobel Building Phase 1 (left) and Phase 2 (right)

Design

As with each phase of development at the college, the intention has been to develop a design for the Science Building that will continue to compliment the existing buildings, both original and more recent. The existing college buildings vary from older structures such as the Hampshire Wing and the Mountbatten Building to more modern additions to the campus such as the Rose and Nobel Buildings.

Use

The college provides educational facilities across a variety of curriculum areas, however as is typical with many college campuses that have evolved over a number of years, some of the older buildings are no longer compatible with current teaching methods. The proposed science building will provide modern teaching spaces for physics, biology and chemistry curriculums alongside communal spaces such as open study areas and a small cafe/social space.

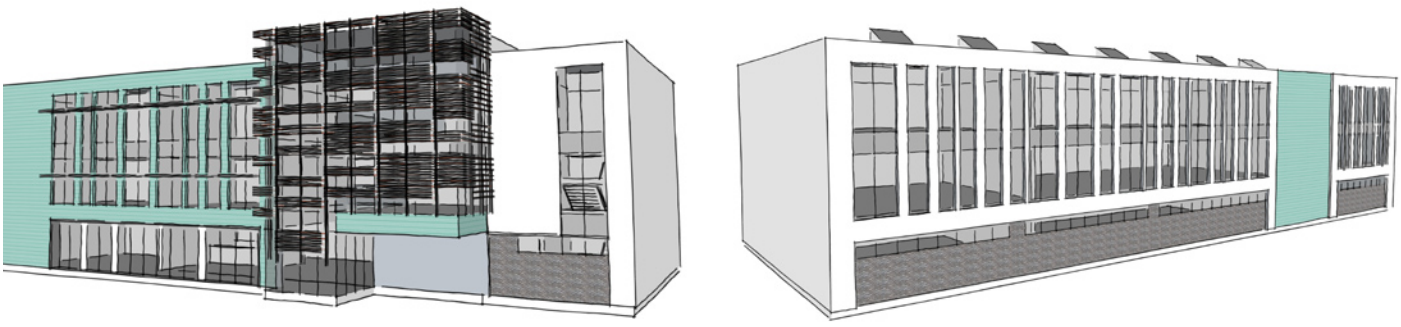
Amount

The proposed building consists of three storeys, consistent with the existing Mountbatten building which is situated adjacent. The gross internal floor area of the new building is approximately 2840m^2, and includes four laboratories each for Physics, Biology and Chemistry, as well prep rooms, classrooms, a staff room and an open study area at both first and second floor, providing flexible teaching accommodation which is essential to the college. Supporting accommodation such as a small cafe, toilets and storage have also been provided within the overall GIA.

Due to funding constraints the building has been designed so that it can be constructed in two phases, allowing a 2180m^2 building to be built initially with a further section added (increasing the GIA to 2840m2) once further funding is received. This application is for the larger, final building as a whole.

The recently completed Nobel Building now accommodates the maths and media departments, leaving the Tennyson Building unutilised and inadequate for other courses. Therefore the intention to demolish Tennyson and build the proposed science building in it's place is a natural progression in the regeneration of the college campus.

As with the previous phases of development, the new building is not being provided to accommodate an increase in student numbers, only to replace outdated accommodation. A supporting statement from the college is included in Appendix A of this document.



Design development of the proposed building (South and North elevations) as discussed at pre-application consultation. The Planning Officer's comments were taken on board when developing the final design.

Design

Layout

The proposed building occupies a slightly different footprint to that illustrated in the existing outline consent in order to achieve a better connection with the existing Mountbatten Building and also to extend the courtyard, enabling the new cafe to make better use of the external space. The adjustment to the footprint was discussed during the pre-application meeting and the positioning was deemed acceptable by EBC.

The new building retains the courtyard space between the existing Rose and Nobel buildings, which is an important and attractive feature of the college campus due to the significant investment in landscaping and external works. The proposed building connects to the existing building to the west so that movement throughout the college can continue to flow.

Internally, the layout has been organised so that the open and social spaces, such as the study areas and the cafe, are located on the southern side of the building, facing onto the courtyard. Not only does this encourage a vibrant external space for the college, but also keeps it internally within the college grounds, away from the neighbouring residents on Tennyson Road and Cherbourg road. The majority of the laboratories and teaching spaces will be located on the north side of the building, where the use of natural daylight can be maximised and solar gain minimised.

Scale

At three storeys high, the proposed building relates well to the existing Mountbatten building, maintaining a consistent building height across the width of the site. Although slightly out of line with the outline consent footprint, the form and spread of the building continues to follow the original proposals and are in the spirit of the approved masterplan. By keeping the building relatively narrow with a spinal circulation route through the centre, accommodation can be provided either side, maximising the use of natural ventilation and daylighting.

The scale of the front elevation has been designed with the courtyard in mind. A full height element of glazing provides a focal point and obvious entrance to the building, whilst it's protruding box appearance relates to that of the double height copper box on the adjacent Nobel Building.



View showing the proposed Science Building from the north

Design

Appearance

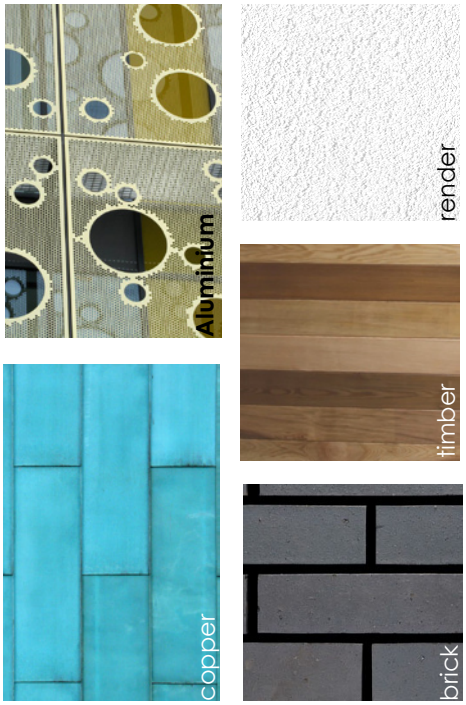
In order to avoid a 'piecemeal' appearance developing across the campus, a complimentary palette of materials is proposed which relates to those used on the Nobel Building and the older Rose Building. The use of white render, pre-patinated copper and dark blue facing brickwork helps to continue the Barton Peveril College campus feel however the science curriculum's spatial requirements result in a different elevational treatment when compared to other classroom blocks, particularly to the North elevation. Here, the large laboratories result in sizeable areas of glazing in order to maximise natural north daylight for working. This was previously shown as an almost entirely glazed facade, however following comments from EBC at the pre-application stage that this looked too officelike and that the neighbouring properties in Tennyson Road may have concerns regarding overlooking, the design has progressed to a more articulated elevation with timber cladding panels introduced to break up the expanses of glazing, particularly to the second floor.

The focal point of the south elevation is the full height glazed box which signifies the entrance and provides a light and exciting space for the entrance foyer and open study spaces within. In order to minimise solar gains to the building, perforated aluminium mesh panels act as a brise soleil to the glazing, providing a striking feature for the new building whilst maintaining a comfortable internal environment within.

A large window adjacent to the entrance reveals all three storeys and makes a feature of the staircase within. This will be in the centre of view as people approach from the south, with the brise soleil and the overhanging copper box of the Nobel building coming into view upon approaching the courtyard.



View showing the proposed Science Building from the courtyard



Materials palette

Design

Landscaping

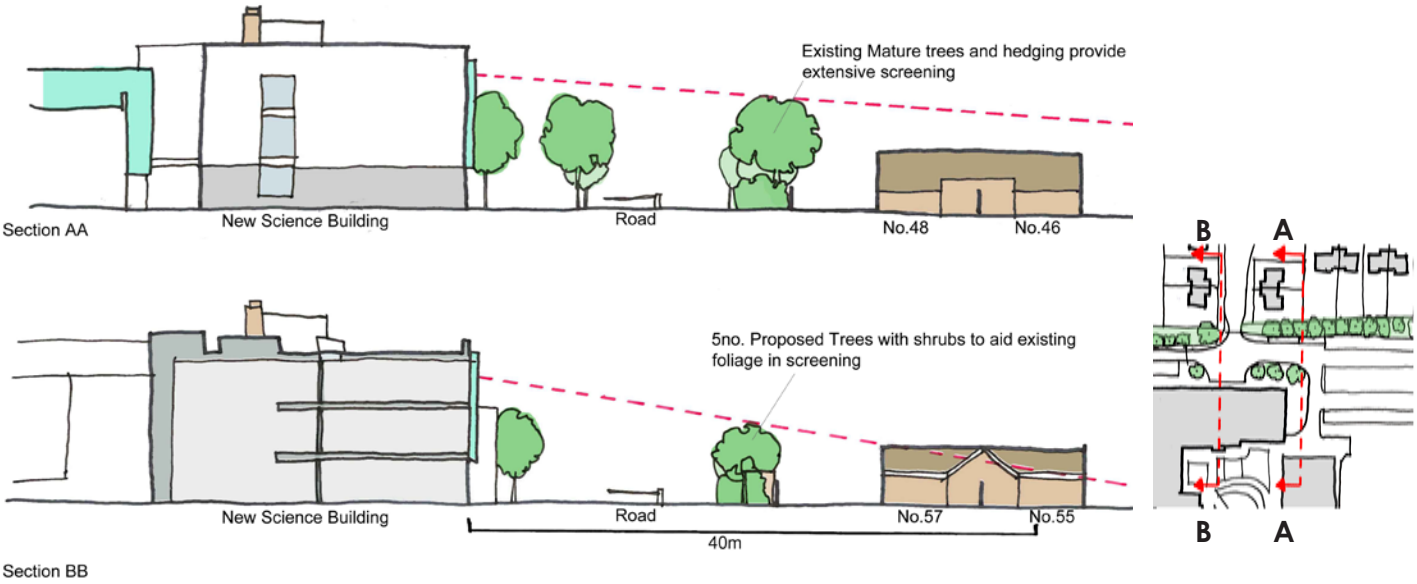
The application for outline consent contained ecological and arboricultural surveys which are still valid. A further bat survey has recently been commissioned prior to the demolition of Tennyson. The survey concluded that the building had negligible potential to support roosting bats. A copy of the survey has been submitted with this application.

Landscaping is proposed in front of the new building where it has been designed as an extension to the existing courtyard space, continuing to reflect the patterns of student movement between the buildings. As with the previous phases, planting and soft landscaping will be used to soften the edges of the building and deter student movement near classroom windows. In addition, an area in front of the cafe will form a terrace for external dining.

A single tree and a small group of trees which were identified in the outline application arboricultural survey will require removal; the trees have been identified on the existing and proposed site plans.

Following the pre-application consultation, additional tree planting and landscaping is proposed along the north boundary of the site, either side of the site access, in order to reduce the perception of overlooking from properties on Tennyson Road and to comply with the Eastleigh Borough Council supplementary planning document regarding tree planting in car parks.

An analysis of the potential overlooking risk to the neighbouring properties has been carried out. As can be seen from the sections below, the existing mature trees and hedgerows combined with the proposed tree planting results in a sufficient amount of screening to prevent any overlooking from the second (top) floor of the proposed building.



Sections and partial site plan showing analysis of potential overlooking of neighbouring residential properties and extent of landscape screening required

Access

Vehicular Access and Car Parking

A Transport Statement was submitted in support of the original outline planning application which concluded the proposed car parking provision was appropriate for the anticipated college population. As a requirement of the Section 106 agreement relating to the outline consent, the college have made a financial contribution to Controlled parking Zones (CPZs). The college carefully monitor car parking arrangements to reduce the volume of uncontrolled parking, particularly by students who could use alternative forms of transport such as the heavily subsidised bus service provided by the college. The majority of the current car parking spaces are access controlled and are only accessible by staff issued with a parking pass.

The provision of additional parking was encouraged by EBC at the pre-application stage as this could help to reduce the number of students parking on nearby residential roads; this is an ongoing issue for local residents. Consequently this application seeks to retain 18 temporary car parking spaces and add a further 14 spaces in order to provide 32 permanent spaces including two disabled parking bays. The college will manage this additional parking allocation using a permit system for those students that travel the furthest distances or those that have particular travel needs.

Pedestrian Access

The position of the proposed building enables direct links via footpaths to the existing college buildings and to car/cycle parking to the north and south of the site. Pedestrian and vehicular routes will be clearly separated, contributing to pedestrian safety. The site is predominantly level and therefore access around and into the building will easily comply with Part M of the Building Regulations.

Internal Access

As discussed in the outline application, the proposed building will fully comply with Part M of the Building Regulations. Key aspects include:

- Provision of a lift for access to all floors;
- Ambulant disabled stairs with refuge areas;
- Fully accessible WCs provided on all floors;
- Internal doors to comply with Part M, including 800mm clear opening widths, contrasting colour door furniture and unobstructed space of 300mm adjacent to pull side of door;
- Induction loops for the hard of hearing in major spaces (as provided elsewhere in the college);
- Clear layout and signage throughout the building.

Security and Crime Prevention

A consultation with the local Crime Prevention Design Advisor at Hampshire Constabulary previously took place in preparation for the outline planning application and the guidance given was incorporated into the original scheme.

Further consultations have taken place in February 2012 in connection with the Phase 1 (Nobel) building and in March 2013 in connection with the Phase 2 extension, and no significant security issues were identified. The CPDA also made a visit to the site and subsequently gave guidance in relation to the design of Phase 2.

All previous guidance has been taken on board in the development of the design for the Phase 3 Science Building, such as the recommendations for glazing specification and swipe card access to almost all rooms for improved security. A further security gate will be included as part of the Science Building project to form a secure enclosure to the landscaped courtyard.

Sustainability

The scheme has been designed in accordance with Eastleigh Borough Council's Environmentally Sustainable Development supplementary planning document dated March 2009.

As required by the outline planning consent, the proposed building is on target to achieve a BREEAM rating of Excellent when assessed under BREEAM 2011. The targets and aspirations detailed in the outline planning application are still relevant, with particular attention being paid to the following:

- Roof mounted photovoltaic panels to provide 15% CO2 reduction via renewable energy sources.
- Sustainable drainage systems for roofs and hard surfaces using soakaways.
- Natural ventilation via openable windows (high and low level) and roof lights wherever possible. Science laboratories will be mechanically ventilated with heat recovery.
- Natural daylighting, maximised through the use of roof lights and large windows (the size of which is balanced to avoid excessive heat loss/gain.
- Rainwater harvesting for WC flushing.
- LED lighting
- Compliant with AD Part L 2013 edition.

A copy of the BREEAM Pre-Assessment has been submitted with this application.

APPENDIX A
Statement from Barton Peveril College

Design & Access Statement: Science Building

The College's intention, in the construction of a Science building, is to replace the current inadequate science teaching accommodation in the Mountbatten building. The College does not anticipate that the construction of a new Science building having any immediate impact on the total number of students attending the College, as the current science floor space will have to be mothballed until funds are available to totally refurbish this for alternative purposes. There are no planned Government capital grants for this to happen in the foreseeable future.

It is also not logical to refurbish the existing space, as the overall floor space is too small. If the College had no option but to refurbish the current facilities, there would be a significant overall reduction in the number of laboratories and therefore a significant number of students would not be able to study science; yet this is a key target of the Government! Additionally, the logistics of refurbishing such an area is fraught with problems. The extent of internal demolition and reconstruction of walls to achieve the new spaces would mean that there would be very limited Science provision for a substantial part of the academic year, as this work is far too extensive to be completed in the six week summer holiday period. Educationally this is simply not acceptable.

The current floor space occupied by Science in the Mountbatten building is 1,502m^2, which if converted into suitable classroom accommodation would give the College the potential to grow student numbers by approximately 200, but this is currently unlikely considering falling rolls in the current secondary school populations. If the designated new town north of Botley is built, then this potential capacity could meet the needs of this new population.

The Science building project is dependent on the successful bid for a government grant. It is the College's intention to demolish the Tennyson building to allow completion of this work.

Nigel Groves

Vice Principal