Planning Application: Planning Supporting Statement

CLATTERFORD CENTRE : Remodeling & Refurbishment of Main Teaching Block.

Cletterford Centre
Watergate Road
Newport
Isle of Wight
PO30 1XW

Contents of the Application:
Application Form
Application Planning Design Statement (this document)
Appendix A – Design and Access Strategy
Appendix B – Ecological Appraisal inc. Bat Survey

Accompanying Drawings:

E05109-118227-PP-001 A	*Remodelling & Refurbishment of Main Teaching Block, Location Plan.*
E05109-118227-PP-002 A	*Remodelling & Refurbishment of Main Teaching Block, Block Plan.*
E05109-118227-PP-003 A	*Remodelling & Refurbishment of Main Teaching Block, Proposed Site Plan.*
E05109-118227-PP-004 A	*Remodelling & Refurbishment of Main Teaching Block, Main Building Existing Elevations.*
E05109-118227-PP-005 A	*Remodelling & Refurbishment of Main Teaching Block, Main Building Proposed Elevations.*
E05109-118227-PP-006 A	*Remodelling & Refurbishment of Main Teaching Block, Construction Management Plan.*

Site Location
The Clatterford Centre is located towards the centre of the Isle of Wight, South of the centre of the Islands county town of Newport, within the sub-area of Shide. The Clatterford Centre shares a large campus with St Georges School.

The Centre is on an Easterly facing slope; however, it has been graded when originally constructed to allow a level floor plate and playground.

The Centre is bounded to the West by residential properties along Watergate Road & to the North by an access road & Melrose Close beyond that. The South and East is abounded by St Georges School playing field.

Figure 1: Aerial view of the Clatterford Centre, site edged in red (© google maps)

Shide is served by local bus services to Newport and onward to most other parts of the island. Pedestrian footpaths on Watergate Road & surrounding roads link to the centre of Newport.

Existing Buildings & Site

Clatterford Centre has been vacant and disused for the last 6 years, having previously been used as a specialist teaching facility, serving pupils from all across the Isle of Wight.

The main building is situated to the North West of the overall site with 3no. modular buildings and the main external playing areas, including a surfaced playground, to the South West. A number of mature trees are located to the South West of the main building along the boundary to neighbouring gardens along Watergate Road. The Clatterford Centre is split from St Georges via existing 2.0m high metal chain link fences.

Figure 2: View from main building looking south to modular buildings.

Figure 3: View for the modular buildings looking north towards to the main building.

The main building is believed to have been constructed in the early 1960's. Part of the main building is of framed construction with masonry external walls, a steel frame internally with an ACM panel pitched roof over. The front portion of the building is of traditional loadbearing construction, with masonry external walls and an asphalt covered flat roof over.

To the rear of the main building are 3no. modular buildings. These buildings are to be refurbished in line with an already approved planning application.

The Clatterford Centre shares a wider site with St Georges School. The overall site slopes from its highest point at Watergate Road to its lowest point at Dairy Lane – a level drop of c. 17m over 200m in length. Refer to figure 5 below.

Figure 5: View indicating level difference across the shared site – Watergate Road to the right and Dairy Lane to the left.

The main entrance to the Clatterford Centre is on the school access roadway off Watergate Road. Level footpaths lead from the school access roadway to the existing & proposed main entrance. Staff parking is also provided at the front of the centre. Level footpaths lead from the main entrance to both sides of the main building and onwards to the modular buildings & remainder of the external spaces – the rear is separated from the front by existing metal fences.

Figure 6: View of the front of the main Clatterford building and the existing main entrance.

Brief - Need for Recommissioning and Modernisation.
As mentioned, Clatterford Centre shares a site with St George's School, a local authority maintained special school for boys and girls aged from 11 to 19, to the South of Newport, Isle of Wight. St Georges current 6th form provision is located within the main school campus. Following statutory consultation in June 2020, St Georges School pupil PAN has increased to 188. IWC Strategic Development Officers, along with support from HCC Children's Services and the School, have ascertained that the current 6th form provision would be best served by the creation of a separate dedicated centre, freeing up space in the main St Georges school buildings. A maximum of 50 young people will use the 6th form centre. IWC have determined that the former Clatterford Centre, located adjacent to St Georges, should be repurposed to provide suitable SEN 6th form accommodation. The 6th form setting at the Clatterford Centre will continue to be managed and operated as a function of St Georges School, albeit physically located remotely from the school building. The former Clatterford Centre will be renamed 'THE VIEW'.

A variety of SEN students are currently taught at St Georges and the associated 6th form facility: ASD - Autistic Spectrum Disorder; MLD - Moderate Learning Difficulty; PMLD - Profound and Multiple Learning Difficulty and SLD - Severe Learning Difficulty.

The former Clatterford Centre has been vacant for circa 6 years but was previously used as a specialist teaching facility. It is therefore proposed to refurbishment the existing former Clatterford Centre, including modular buildings & external spaces so as to provide a modern and contemporary SEN 6th form teaching facility. Site wide student & staff numbers (including the 6th form facility) are not expected to increase from their current levels and thus it is anticipated that vehicle numbers will also remain as existing.

The main Clatterford Centre building is in reasonable condition, but would benefit from a general refurbishment programme to address particular issues:

- Building element replacement on a condition basis,
- General modernisation of the existing facilities,
- Rearrangement of the internal spaces to suit the operational needs of the 6th form centre, and
- Improvement / replacement of the existing services infrastructure.

Design Principles.
HCC has consulted with the following on the design proposals:

- IWC Strategic Development Officers
- IWC Local Council Member

- School Head Teacher
- School Health & Safety
- School Staff
- School Governors
- Parents
- Local Residents
- Ecologists
- HCC Fire Officer
- HCC Access team
- HCC Architects
- HCC Structural Engineers
- HCC Mechanical Engineers
- HCC Electrical Engineers
- HCC Cost Managers / Quantity Surveyors
- HCC Highways Engineers

Various iterations were discussed before the final design solution has been agreed.

It is intended that a planning consultation event be held during the consultation period where local residents, councillor(s), staff, parents and governors will be invited to view the proposed scheme and discuss the need for the scheme with IWC & the school and the design solution with designers. Given the current covid restrictions, this event may have to be offered as an online event if the technology allows.

Design Solution

The design proposed has been developed in conjunction with IWC's Children's Services and St Georges School.

The building component replacements to the main building are a 'like for like' basis with new materials or methodologies replacing the old. Colours and materials have been selected to match or compliment the existing building. Internally, the existing arrangement has been remodelled so as to provide 2no. suitably sized class bases, support & vocational areas, staff offices, a hygiene room, suitable sanitary provision and a new reception area that will also house careers advise. Providing a new reception has necessitated the relocation of the main entrance.

All works will be designed and constructed to national building regulations standards.

Heights of buildings etc. will broadly remain as existing. Other than the main entrance, external window & door positions will remain as existing.

<u>Building Materials</u>

The external building materials have been selected to tone with the existing materials. The choice of materials for the proposals are as follows:

- Powder coated aluminium framed windows/doors.
- Composite insulated roof panels to the main building.
- Fibre cement weatherboard external cladding to the fascia's of the main building.

New external components & colours are as defined on drg's E05109-118227-PP-004A through to 006A.

Access and Inclusion Principles

The site is accessible by bus, car, cycle and foot. There is a pedestrian footpath along Watergate Road along the West of the site.

It is fairly likely that Students at the Centre will arrive by either School Transport Bus, private car or taxi. A dedicated vehicle drop off bay will be provided to the front of the Centre to provide a safe environment for Students to alight vehicles. Staff arrive via private car, foot, bike and public transport.

Watergate Road has a low gradient up to the Centre access road which would limit access to wheelchair users unless travelling by bus / car.

HCC Access Officers have been consulted during the design process and a 'design and access strategy' has been prepared to support this application – refer to appendix A.

Building Plant & Servicing
The building will be serviced from the existing water and gas provision entering the centre, which has been deemed to have sufficient capacity. A new electric supply is to be provided as the existing submain from St Georges School has insufficient capacity. Surface / Storm water drainage will either discharge into the existing system via measures to prevent contamination and restrict flow OR into local soakaways, depending on further design investigation.

Owing to the additional roofing insulation, replacement light fittings and new heating systems, the buildings should demand less energy when the works complete. A new gas combi boiler will be installed in the main building to provide heating & hot water.

Highways
There are no proposals to alter the existing transport or parking arrangements at the school as the proposals do not generate additional associated trips to the combined Cletterford Centre / St Georges campus, with the maximum numbers of students and staff maintained.

The width of the existing school access roadway, along with its safe use, will be unaffected by the drop off bay provision. Existing crossing points will remain unchanged.

During construction, traffic movements will vary over the course of the project however it is anticipated there will possibly be up to 2 construction vehicle deliveries per day at certain stages. A construction management plan (E05109-118227-PP-06 A) is included with the application.

It is intended that contractors are restricted access at their peak drop off and pick-up times. These are between 8:30 and 09:30 am and between 14:30 and 16:00 pm Monday to Friday.

Construction will be limited to between 07:00 and 18:00 on weekdays and 09:00 and 14:00 on Saturdays. No construction will be permitted on Sundays and Bank Holidays.

Measures will be taken to prevent mud and spoil from vehicles leaving the site during the construction works and being carried onto the public highway.

The Contractor's compound will formally be agreed with the successful Contractor. However, it is likely to located to the north of the main centre building on the existing hardstanding (staff car park) and accessed from the school roadway off Watergate Road. Materials and labour will then be moved around the main building externally as needed. Compounds and work areas be enclosed by protective fencing with controlled access.

Environmental Protection
The proposals are designed to minimise impact on the environment and where possible use sustainable materials in the construction with the use of low energy fittings and appliances. The building elements to be replaced will be insulated to the latest building regulations to minimise heat loss and include heat recovery where appropriate. The majority of the building will be naturally ventilated to minimise mechanical devices and hence energy inputs.

Landscape Design
No alterations or amendments to soft landscaping, hard landscaping or the boundary fencing is proposed as part of these works.

Ecology and Biodiversity

The overall site has been the subject of detailed ecology surveys by Artecology Ltd ecologists. The detailed appraisal is attached as Appendix B. This has confirmed that the site has limited potential for biodiversity, however, there remains potential for bat activity in the main building (surveys have determined no bat presence in or around the modular buildings).

Confirmation that bats are not present or roosting within the main building have been determined by way of emergence surveys – a full report and assessment is also contained within Appendix B.

Sustainability

Existing buildings are to be refurbished and, in the case of the modular buildings, reclad & reroofed to meet new thermal standards, as defined within the building regulations. In addition, the buildings are being refurbished so as to be naturally ventilated where possible with efficient modern boilers & heating appliances installed. Lighting will be low energy, LED throughout and electrical equipment will be A+ rated. The above measures will offer a reduction in the energy required for space heating.

Drainage from the buildings will be connected to existing systems.

Where possible locally supplied materials & supplies will be used. All timber will be specified as FSC registered.

Archaeology

This development will not affect any known listed buildings, ancient monuments, battlefields, historic gardens etc. It is located in an area of the site already disturbed by earlier development so unlikely to have any archaeological interest.