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PLANNING REPORT



Proposed construction of A Semi Rigid structure hosting an indoor multi use games hall

19 May 2009
CONSULTATION
7-2009-3749-BA
Harewood Avenue,
Portchester School

Planning Application Report/ Design & Access Statement

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Executive Summary

Portchester School plan to add to the facilities offered to the students and the wider community by providing a new Sports Hall on top of what is currently 3 outdoor tennis courts that have fallen into disrepair. The ambitions are due to their Sports College status and the need to have facilities to match this status, also many of the sports governing bodies in Dorset have seen local provision disappear, therefore the school view this as a resource that can serve the wider community through strategic partnering.

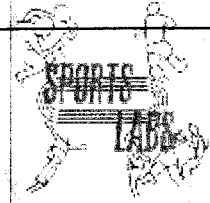
Access to the site is via the existing access which is from the current school facility. This access would be used temporarily by construction traffic (heavy construction would take place in school summer holiday 2009). School use will be from the existing changing facilities that lie adjacent to the new building and will not require and additional attention to the access routes to enter and leave the new building. The external users which will access the facility – mainly in the evenings and weekends from the same school facilities and would use the road and the existing parking facilities on-site. There is in excess 150 No. parking bays available to external users. These spaces will be free after school hours therefore the facility need make no provision for additional parking.

The new facility will lie directly on top of the existing tennis courts. The Building itself is Frame and Fabric, consisting of a steel frame supported by a continuous reinforced concrete ring beam. The building covering is PVC coated polyester fabric membrane with plastic coated corrugated sheeting on all external walls to a height of 3.0m. This building is shown as green in colour but can be installed in any colour subject to conditions or consultation. The School would like this in Blue and there is a similar example in Taunton in this colour. There is an internal sheeting also and the building will be insulated for heat loss and sound proofing within this void using proprietary materials supplied by the building manufacturer.

The Building will host a Multi Sport Floor which will be constructed using recognised methods recognised by Governing bodies (SAPCA) and European Standard (BSEN 15330). The finish on the flooring will be a continuous and impervious polyurethane floor that offers the playing characteristics and comfort that sporting governing bodies demand. The floor will be marked for 6 No. badminton courts but will also be marked for several other sports.

The building will be lit using high performance sports lighting that can be switched between 450 lux and 70 lux depending on the activity. This lighting will not be visible from outside this building from any view in the surrounding community.

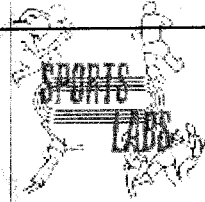
There has been an extensive site investigation to determine the suitability of this land and the material characteristics. Methane has been detected and the levels from this report are attached to this application document. We have instructed the services of A Proctor Group to carry out 3rd party design on this area and have included their initial solutions. This will be subject to detailed design and will be a significant section in the design solution that contractors tender.



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1. Introduction

Portchester School propose the installation of a new Semi Rigid structure to host a multi use games hall on the location of the existing school tennis courts. Size of the building is 56m x 23m and will contain 6 No. Badminton courts. The facility will be used by the school exclusively during the day and will be used by the wider community from 4pm each weekday and all day every weekend. The existing changing facilities will be more than adequate to support this new facility as will the existing access and parking on site.

2.0 Planning

The main issues with respect to planning are;

- The impact of the new building
- The construction materials
- Issues with users and noise

3.0 Site Issues

3.1 Access

Refer to drawings within the application document

As the School is a managed site the access to the site is controlled through one entrance, the only access to the Building will be through a dedicated route from the existing sports facilities to the new building. The main vehicle access will be used by construction traffic on a temporary basis to deliver materials when the works are being carried out. When the facility is operating the roadway will be the only access to changing and parking facilities. As the Centre is used by the whole community there is provision for cycle users to access and park onsite.

Whilst the facility is predicting an increase in users this will be at times outwith the normal school operating hours as during school hours the school will use the building exclusively, the anticipated flow of traffic to the site will therefore be from 8.00am until 9:30pm. The facility will close at 10:00pm when all users will be required to be off-site.

At anyone time and only at peak times the building will accommodate over 100 users; there is spectator provision within the building.

3.2 Civil Engineering Works

Refer to drawings within the application

There are minimal works to be carried out to prepare the site to level the formation to construct the building. The ground improvement works which are proposed will involve the use of material won from the site and placed/compacted where the pitch resides; there will be no off-site disposal of topsoil.

Works to the site will involve the following:

- Stripping and regarding tennis surface
- Excavate trench and install reinforced conc ring beam
- Installation of a perimeter drainage system
- Installation of a synthetic surface and base works



- Remediation of any contamination using proven methods
- Installing requisite services to support the building
- Landscaping to exterior
- Tie up existing fencing

Access to the site is adequate; roads are suitable to take heavy plant and equipment. A suitable haul route would have to be identified to get plant and materials to the working area this will be fenced on-site and controlled by a banksman.

3.3 Structure

Refer to drawings within the application document

The frame and fabric building will be anchored to the ring beam using resin anchors designed for this purpose. The frame will be erected and braced, this bracing will form a permanent part of the structure. The steel work is hot dipped galvanised and powder coated. Fabric cover is then installed on outside and inside of building and the steel walls are installed to protect the external walls from outside forces. The building is then insulated and is sealed. All fire doors and access doors are factory fitted and come to site already made and simply fitted into the building. The building will be 12m tall at the apex of the roof dropping to 9m at the eaves.

The building will be fitted with rainwater gutters and down pipes that will connect to the perimeter drainage system completed previously and soakaway into the surrounding fields.

3.4 Fencing

The existing 3.0m fencing shall remain throughout construction and will be improved upon completion of the building. This will give additional protection to the facility and will serve to encourage access from the one route

3.5 Services to Sites

3.5.1 Services in the Ground

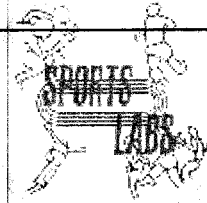
There are no known services on-site which would be affected by this work. Although checks are currently being carried out to identify any utilities in the ground.

3.5.2 Power Provision

The power provision on-site is being investigated to identify if it will be adequate for the needs of this development. Power demand for floodlights is not onerous and the current capacity, whilst in need of review, will not it is thought require upgrading.

3.5.3 Surface Water Run-Off

The buiding footprint will be drained via a network of surface water drains; this is how the Tennis Court is currently drained. The network of field drains all connecting into a carrier drain collecting all the run-off which makes it to the drainage system. What needs to be emphasised here is that the drains are designed to infiltrate run-off into the underlying soils as all pipe work will in the main be porous. New drainage will be installed in the sub-soils to ensure the adjacent areas remain free of surface water. The method which will be used to allow water to exit the site is simple infiltration into the surrounding soils. The new drainage system will employ soak away type infiltration to allow the run-off to dissipate naturally on-site. This is the most sustainable method that could be employed on this site.



3.5 Location/Orientation of Building

Refer to site layout drawing

Drawings provided in the planning application show the location of the pitch relative to the School, the highway and the adjacent property. The site is currently used as recreation so there is no change of use on the direct site location.

4.0 Changing Facilities

The School has good provision with respect to changing facilities on-site, therefore no further provision is anticipated in the foreseeable future.

5.0 Access for Disabled Persons

A facility receiving any funding from governing bodies or exchequer must take account the requirement for access by disabled person(s). We have therefore recommended to the Client to take account of DDA 2005.

As such an Access Statement has been provided as follows;

5.1 Access design philosophy on the scheme

Access to the facility will involve traversing a flat bituminous surfaced footway from the School Buildings and car parks to the new facility. Access in general is good as the footpaths leading to the new facility do not involve traversing steep gradients or turning sharp corners. The arrangements at the entrance to the building will be designed so as to allow disabled persons unrestricted access to the facility as well as easily located exits in the case of an emergency

5.2 References called up in preparing Statement

The following sources of advice and guidance have been sought in assessing the needs of disabled users or spectators.

Disability Rights Commissions publication
DPTAC Secretariat
JMU Access Partnership
John Miller Partnership
ODPM Research Group for Inclusive Environments at the University of Reading
Sports Council Guidance Note "Access for Disabled People" publication November 2002

6.0 Public Footpath

No Public right of way traverses the school site.

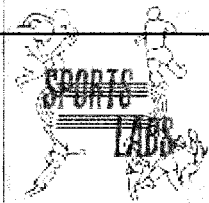
7.0 Discussions

7.1 Further Reports

There are no issues with trees or wildlife on the site and the site does not reside in an area of outstanding natural beauty.

7.2 Impact on existing Playing Fields

There are currently several natural grass playing fields on-site at the School. The proposed new building will be located on the site of an existing tennis facility. The new building



including safety margins is 1400m² the existing layout has been illustrated on a site plan at a scale of 1:500; the new layout is also shown on the site layout plan.

The specification for the new facility is in accordance with Sport Englands plan for Community Facilities and will be available to the local Community and the local Governing Bodies.

The School is already a Community Centre therefore we can confirm that the changing facilities will be available in the evenings for Community use.

7.3 Other Facilities

There is storage capacity within the building that we would deem essential at this stage as external clubs can use this facility for their equipment and we would, therefore not envisage a further application to provide storage.

7.4 Noise

The facility will be fully insulated to reduce the impact of noise from the users. This is currently an outdoor tennis and multi use facility where air borne noise will be evident. We are proposing to cover this area and will therefore reduce the noise on this site.

**KW Abbott
Partner**