ARVdesign

Planning Statement

For

Replacement Dance Studio at Godolphin School, Millfield Hill

On behalf of

Smart-Space Buildings

Designer: Date: 06 June 2023

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1 Introduction

1.1 This application has been prepared on behalf of Godolphin school, Millfield Hill Salisbury and is part of a planning application for a new aluminium framed dance studio and store to replace the existing studio.

1.2 This statement is intended to assist in the consideration of the planning application. The statement includes detail on the requirement of the new building and details of the site and its surroundings.

2 The Site & Its Surroundings

The site is located on the eastern edge of Salisbury town centre. It is surrounded on all sides by residential housing estates. A small industrial estate is located to the south, approximately 500m to the south. There are several small wooded areas surrounding the site with the largest of these to the east. The site is accessed via the A36.

The site itself has a number of buildings which have been constructed using a varied style and construction method. The large school playing fields are to the east

3 Proposal

3.1 Introduction

The proposed building it to be located on the site of the existing dance studio. The current studio is in a poor and dilapidated state and has been deemed to be unsafe for pupil use. It therefore needs to be demolished and will be replaced by the proposed building. The existing building has a floor plan of 229m^2 and the new building has a footprint of 187.5m^2. this slight reduction in space is not an issue due to the shape of the new hall giving the school a more user friendly space



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4 Planning History

There has been a number of planning applications made for the site for a variety of different purposes from the erections of a single storey extensions to the removal of trees on site. The last of these was in 2021 PL/2021/11528 and this is for the demolition of the drama hut which is to be replaced by the building in this application.

5 Design & Access Statement

5.1 Introduction

This application is for a aluminium, steel framed, classroom building

5.2 Environmental Sustainability

There are no new environmental risks in the erection of the new classroom as the area of land to which it shall be situated is currently disused scrubland between the artificial sports field and mounded boundary fence. The proposed building will be connected into the existing surface water drainage system.

The proposed development will slightly increase the amount of surface water entering the system as the area currently consists of grasslands which currently soak through the ground into the ground water system.

The building is to be a heated, fully insulated space and therefore an energy efficiency statement is required for this development at building warrant stage. All lighting which will be used within the building will be of an energy efficient nature i.e. low voltage, there will also be movement sensors installed to ensure that the building does not unnecessarily waste electricity when it becomes unoccupied. There will be no impact on the water consumption of the site as there will be no additional water used within the new building.

The materials for the concrete base are to be sourced from a local contractor and made up of 25% recycled materials. This ensures that the large slab will have a reduced effect on the environment. The building will not have any water or heating so there shall be no increase in the sites overall consumption.

5.3 Community Safety

Community safety is a significant issue within a public, college area as the safe movement of the students is of primary concern. The existing rules and recommendations from the college to all their students will be adhered within the new building and the recommended location for the building means that this can be maintained. A series or rules and regulations will be put in place when the building is used out of school hours by the general public.

5.4 Character

The building will be fitted with vertically orientated, trapezoidal panels which are of a style and colour to match the existing building
The roof cladding will consist of profiled steel cladding which shall be a light grey tone, a number of samples will be forwarded to the council so that an agreement for all colours can be achieved.

5.5 Access

5.5.1 To the site

Access to the site has not been altered as a result of the proposed development as all employees and students use the existing entrance to the west. Situated at the entrance are the car parks and the reception, to which everyone who enters the site must report. All parking shall remain to the front and west side of the main building.

All delivery vehicles will enter the site using the same entrance and are directed to the south of the site and to the delivery area.

5.5.2 On the Site

Access on the site will not be affected by the proposed development as the new building is to be installed in a section of the existing car park. This area is to be covered to create a secure and safe place to store these materials. All deliveries are made to the site via the south west entrance.

The parking arrangement on site will not be altered as a result of the new development

As the building will not affect the overall working of the site there will be no improved access as the current access for both able bodied and disabled people meets the current regulations set out in Approved Document M.

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5.6 Location

The location for the classroom has been predetermined by the location of the existing building which is to be removed

5.7 Size & Scale

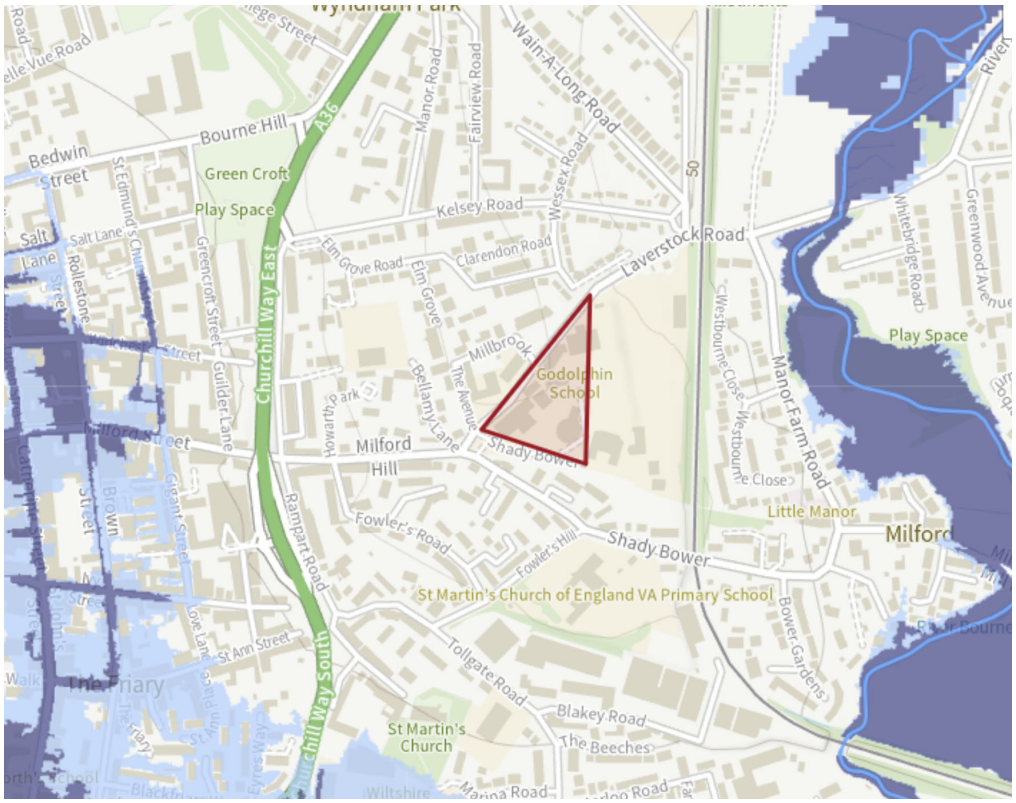
The site is approximately 43550m^2 with the new building occupying 187.5m^2.

5.8 Landscaping

No landscaping will be required for the proposed development

5.9 Flooding

The flood risk for the site, as per the Environment Agency floor map of England states that the risk of surface water flooding is low and the very low for rivers and the sea.



6 Environmental

There are no new environmental risks in the erection of the new classroom.

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7 Conclusion

The proposal is to construct a new, steel framed, classroom on the site of the existing drama studio which is in such a condition that it has been deemed to be unsuitable and unsafe for the pupils to use. The new building will therefore provide a suitable space for both drama and dance.

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