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BOROUGH OF WORTHING
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WB / 10 / 0826/full

DESIGN AND ACCESS STATEMENT

Project Name:	Links College
Project Location:	**Northbrook College, Broadwater Road, Worthing, West Sussex BN14 8HJ**
Client:	**Northbrook College**



Prepared by:	MT	**File Ref:**	5522/C01
Date of Issue:	Sept 2010	**Issue:**	Submission

MICHAEL COOK ASSOCIATES

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1. Introduction

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Full Planning Application.

Application Summary & Documents

This Full Planning Application is being made by Northbrook College (NBC), for the demolition of four single storey mobile hut college buildings, garage and greenhouse totalling approximately 370m2 GIA, for the construction of a single storey building of 516m2 GIA Links College teaching facility for out of school learning for 40-60 challenging pupils for use by WSCC, with associated external hard and soft landscaping works including a south facing external social space, play area, water tank storage area and signage. The proposed building will be fully DDA compliant. The application site is located at Northbrook College, Broadwater Road, Worthing, West Sussex BN14 8HJ.

The proposed single storey building will accommodate a feature entrance lobby overlooked by the general office, and incorporates staff accommodation, general teaching and science classrooms, a flexible teaching classroom, a meeting room and group rooms, social space, and associated sanitary and storage facilities.

The existing car parking arrangements on site will be modified to accommodate the proposals, with the total number of car parking spaces and vehicle access to the site remaining unchanged.

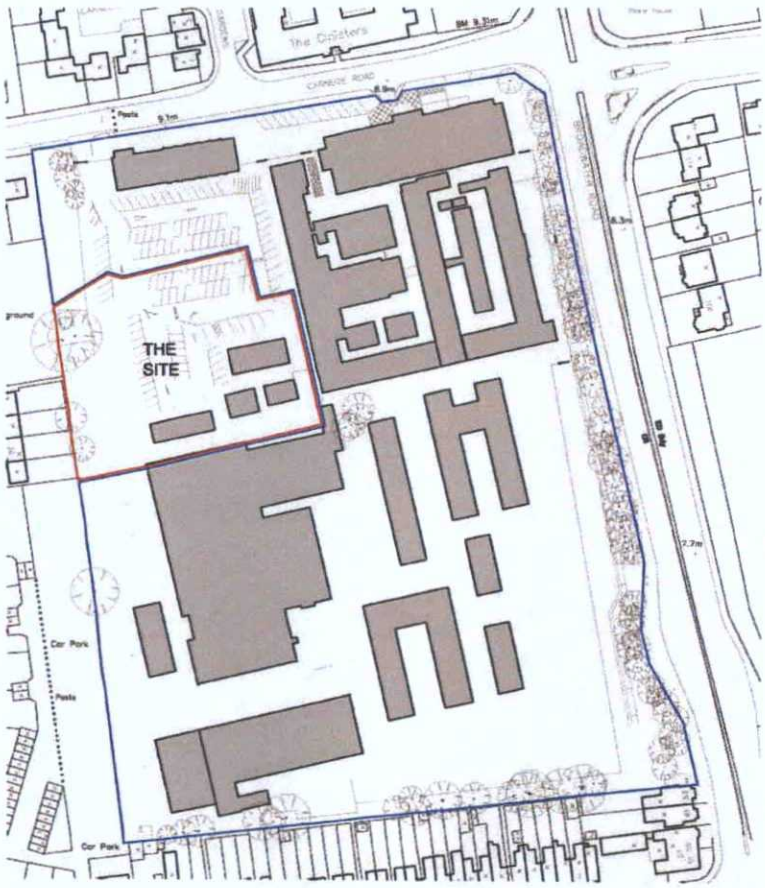


Fig. 1 Site Location Plan (see 5522/001)

The drawings enclosed with this Planning Application;

- Topographical Survey prepared by Amethyst Survey Limited [sheets 1 & 2] (5740)
- Site Location Plan (5522/001)
- Block Plan Proposed (5522/011C)
- Floor and Roof Plans (5522/020B)
- Sections (5522/030A)
- Elevations (5522/040C and 041A)

Additional drawings and documents submitted include;

- [3] **Biodiversity Survey and Report** [For Ecological Assessment see *LLD311 Landscape Strategy Rev 01,* September 2010 by Lizard Landscape]
- [12] **Landscaping Details** [*Landscape Strategy Masterplan LLD311.202 Rev03* and *LLD311 Landscape Strategy Rev 01,* September 2010 by Lizard Landscape Design]
- [14] **Noise Impact Assessment** [*Planning Application Noise Assessment (Educational Building),* September 2010 by George Orton, Acoustic Associates Sussex Ltd.]
- [20] **Site Waste Management Plan** [*Site Waste Management Plan,* September 2010 by MCA]
- [27] **Tree Survey** [*Tree Constraints Plan, LLD311.200 Rev01, Tree Retention and Protection Plan LLD311.201 Rev01* and *LLD311 Existing Tree Schedule* and see *LLD311 Landscape Strategy Rev 01* for Arboricultural Assessment, September 2010 by Lizard Landscape]
- Design & Access Statement [this document, September 2010 by MCA]
- Planning Validation Checklist [September 2010 by MCA]

Note: numbers in brackets refer to Adur District Council and Worthing Borough Council's Local List of Minimum Requirements required to validate planning applications.

Site Location

Northbrook College is currently housed in three primary campus locations at West Durrington, Broadwater Road and Shoreham Airport in West Sussex. This planning application is for the Broadwater Road Campus, and all references to the College within this document refer to the Broadwater Road site unless otherwise stated.

The College campus occupies a 3.7 hectare site which is bounded by Broadwater Road along the eastern boundary and Carnegie Road to the northern boundary. Broadwater Road forms part of the A24, with close links to the A27 to the north and to the nearby Broadwater District Shopping Centre.

The campus is situated within a mainly residential area, with Broadwater Road to the east, Queen Street to the south, and Carnegie Road to the north are mainly formed of private dwellings. The school is located approx 1 mile from the Worthing mainline train station via the A24 trunk road.

Planning Statement

Application Number: **10/0740/FULL**

Proposal: Demolition of part of existing single storey timber Nissan-type hut college building and construction of a 3 storey building for hair, beauty and teaching, a new College entrance and reception area with associated external hard and soft landscaping works including signage. A new build single storey sustainable classroom also forms part of the application. Provision of new electricity sub-station enclosure and mains electric distribution enclosure adjacent to Broadwater Road.

Status: Pending Consideration

Planning Portal Number: **PP-01208029**

Proposal: New electricity sub-station enclosure and mains electric distribution enclosure adjacent to Broadwater Road.

Status: Awaiting validation

The College was granted planning permission in 2007 for the Broadwater Road replacement campus masterplan;

Application Number: **WB/07/1041/FULL**

Proposal: Demolition of all existing college buildings and erection of new build development consisting of 3 storey building(s) with 6 storey "tower" as new Further, Higher & Adult Education college on existing college site, inclusive of associated on site car parking and hard & soft landscaping.

This planning approval was not fulfilled and the new College campus was not realised.

The WORTHING LOCAL PLAN 2003, policy MS1 paragraph 14.1 to 14.4 'NORTHBROOK COLLEGE SITE, BROADWATER ROAD' addresses the entire Broadwater Road site, and summarizes that a good quality design, with well designed strategic landscaping, is required for this prominent site, which this application complies with.

Education Statement – Links College

Proposal

The proposal is to provide a new purpose built Links College on the Broadwater site of Northbrook College. The Links College provides education for children who are unable to be educated in a mainstream secondary school setting.

The project is programmed to complete in summer 2011 with occupation for the start of the new academic year in September.

Education Background and Justification

The Area B Links College covering the area stretching from Littlehampton to Southwick and inland as far as Steyning has been based in the Worthing Pupil Referral Unit (PRU) in Richmond Road. The existing accommodation is small and very unsuitable as an educational building and has been recorded as unsatisfactory accommodation by OFSTED. Unsatisfactory accommodation, including Worthing PRU, was cited as one of the reasons for the area being placed in special measures in 2007. The provision of suitable accommodation is therefore a priority for the County Council and has been included in its Capital Programme.

A number of potential venues have been explored in the Worthing area, where the majority of children live. A location in Worthing has the benefit of reducing travelling distances and the time taken for children travelling from Littlehampton, Lancing and Shoreham. Until recently no suitable venue could be secured, but discussions with Northbrook College have led to an opportunity to provide suitable facilities as part of a first phase of redevelopment of the College on the Broadwater site of Northbrook College.

This site would have the benefit of being already designated as an educational setting and also has teaching accommodation and vocational courses suitable for the young people attending the Links College. In addition, a large number of these learners already access some of their education at the College. The vocational learning opportunity is a significant benefit for the young people, helping them to engage in appropriate education at 14+ and paving the way for continuing education at 16+. This will have the benefit of reducing NEET (not in education, employment or training) statistics within the area.

Contacts

Should any further assistance be required in respect of the content of this supporting statement please contact:

Leigh Hunnikin, Area Capital Planning Officer	(01243) 752922
Julia Vincent, Consultant Headteacher	(01243) 642582



Fig. 2 Site Aerial Photo

2. Consultations

Detailed consultation has been undertaken with:

- Worthing Planners (Paul Pennicott and James Appleton); to discuss building layout & massing, impact on neighbours, noise, flooding, highways, sustainability, car & cycle parking, landscaping and design. The scheme was generally well received with feedback received from initial meetings having been incorporated into the design development of this scheme.
- Sue Dare (Principal – NBC)
- Jon Rollings (Finance Director – NBC)
- Simon Brodrick (Estates Manager – NBC)
- Geoff Tee (Capital Projects Manager – WSCC (Property))
- Bob Darvill (Project Officer – WSCC (Property))
- Leigh Hunnikin (Area Capital Planning Officer - WSCC (Education))
- Julia Vincent (Consultant HT - WSCC (Education))
- Dennis Donovan (Secured by Design - Sussex Police)
- Alan Moore (Fire Safety Adviser – WBC)

Public Consultations

Consultation 01

The first public meeting, undertaken at a public exhibition, was held as follows:

Exhibition details;
Date and Time: 17th June 2010 16.00-18.00
Venue: Northbrook College - Canteen
Broadwater Road
Worthing
West Sussex
BN14 8HJ

A comprehensive list of over 750 local residents and stakeholders were contacted in writing, providing full information in relation to the proposed exhibition. Approximately 20 individuals attended the meeting. At the exhibition display boards were on show which gave information about the proposal (see Appendix 2).

Details of the proposed Broadwater Road development was also included on the consultation presentation boards during this public event. This was highlighted as being a separate project on the Broadwater Road site and that it will form a separate planning application.

Attendees were asked to complete a comments form, and the main issues received and how we responded to each of them is outlined below (this was presented during the second public consultation event);

---> What you said...	- - - > How we responded...
* Concerns regarding parking on-site.	* The existing car parking and site access arrangements will be retained within the new proposed development. No new additional car parking will be created.
* What is the environmental impact on wildlife habitat?	* A site Ecology Investigation has been undertaken and this has shown that no protected species have been found within the proposed development site and surrounding area.
* Will the proposed development remove existing trees, bushes & vegetation?	* A Landscape Architect has undertaken an existing tree survey and has identified which trees should be retained and those that will benefit from removal and replacement to enhance the treescape along Broadwater Road.
* Deliveries & drop-off on Carnegie Road is an existing problem.	* The existing staff vehicle entrance will be redesigned to become a goods and delivery access to the site, as well as a drop-off point for the college. The existing college entrance ramp and canopy will be removed to allow vehicles ease of manoeuvring within the site.
* The new security fencing should not be the 'industrial' type.	* A section of existing security fencing will be extended within the new development and this will be visually screened with a new planting scheme to minimise any 'industrial' look to the College's security measures.

Consultation 02

The second public meeting, undertaken at a public exhibition, was held as follows:

Exhibition details;
Date and Time: 5th August 2010 15.00-20.00
Venue: Northbrook College - Canteen
Broadwater Road
Worthing,
West Sussex
BN14 8HJ

Again, a comprehensive list of local residents and stakeholders were contacted in writing, providing full information in relation to the proposed exhibition. Approximately 30 individuals attended the meeting. At the exhibition display boards gave detailed information about the proposal, including plans and elevations.

Details of the proposed Broadwater Road development were also included on the consultation presentation boards during this public event. This included plans, elevations and 3D images of the proposals and was highlighted as being a separate project on the Broadwater Road site and that it will form a separate planning application.

Design Response;

The project team have taken on board all the comments from members of the public from both consultation meetings, local stakeholders and planning officers and have been incorporated into this planning application.

Consultation Summary;

Overall, it is considered that the public and pre-application consultation exercise were a success and involved local residents and stakeholders in the proposals from an early stage, allowing the project team to address any issues and concerns to produce a sustainable successful development proposal.

3. Design Evaluation

Site Description and Physical Considerations

The application site consists of 0.43 hectares [1.06 acres], which extends to the shaded area shown below in Figure 3.

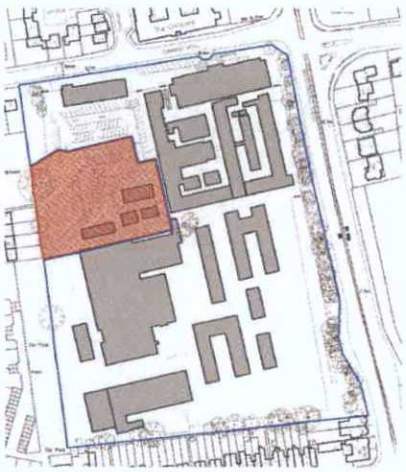


Fig. 3 Site Area

Northbrook College campus in Worthing consists of a large number of sub-standard single story timber Nissan-hut type accommodation, some of which is in the region of 90 years old, together with a more recently constructed (1990's) brick building. The Broadwater Road campus currently accommodates approx 3,100 students ranging from 14-19+.

The overall College campus at Broadwater Road occupies a 3.7 hectare site which is bounded by Broadwater Road along the eastern boundary and Carnegie Road to the northern boundary. Broadwater Road forms part of the A24, with close links to the A27 to the north and to the nearby Broadwater District Shopping Centre.

The application site is located within the College site boundary and is located to the western edge of the campus. The application site boundary also includes the existing E Block, with the proposed scheme including secondary or replacement double glazing to the existing workshop.

The northern site boundary fronts onto Carnegie Road with residential properties, namely The Cloisters, a 2 storey residential block located on the opposite side of the road. Currently a 1.5 metre high close boarded fence forms the site boundary of the College along Carnegie Road.

The western boundary abuts the rear gardens of a small number of residential properties. There are four trees located in the development area, the two larger trees falling under Tree Protection Orders and the two smaller trees have been found to be in good condition (see Tree Survey information). These trees will be protected during construction and the landscaping in this area will be enhanced as part of the development.

The southern and eastern application site boundaries fronts onto the main College campus.

The site topography is predominately flat across the development site.



Fig. 4 Site Aerial Photos – Looking North (left image) and Looking South (right image)



Fig.5 Site Aerial Photos – Looking West (left image) and Looking East (right image)

Surrounding buildings are mostly residential in scale and design, with no consistent identifiable architectural style. A 2 storey private residential building is situated opposite Carnegie Road, labelled as 'The Cloisters' on the site plan.

Design Constraints and Opportunities

Early investigations identified that the existing layout and usage of buildings on the site offer an excellent opportunity for redevelopment of the existing mobile huts to the south of the existing car park accessed from Carnegie Road. Following this development route provides a number of key considerations:

- Clear visibility from Carnegie Road
- Maintaining the existing pedestrian and vehicle access points

- Secure site
- Accessible from remainder of College campus
- Redevelopment of the car park and the removal of the mobile classrooms
- Acoustic mitigation to address residential properties to western boundary.

Design Concepts

The scheme has been developed considering key areas, accommodating staff and student needs whilst offering a safe, robust and inspirational learning environment. The inclusion of a flexible teaching space, internal and external social spaces, and a variety of dynamic circulation areas, including a central hub for seating and display, seeks to avoid the typical constrained corridor and classroom environments and encourages student to engage with the opportunities offered to them through this exciting new facility.

Overall the proposed new development will give WCSS an exciting and vibrant new learning facility that will offer first class teaching facilities clearly visible from the public realm.

4. Design Proposals

Amount & Use

This Full Planning Application is being made by Northbrook College (NBC), for the demolition of four single storey mobile hut college buildings, garage and greenhouse totalling approximately 370m2 GIA for the construction of a single storey building of 516m2 GIA Links College teaching facility for out of school learning for 40-60 challenging pupils to be used by WSCC, with associated external hard and soft landscaping works including a south facing external social space, play area, water tank storage area and signage.

Site Area

The application site consists of 0.43 hectares [1.06 acres], bounded in by the red line in the site plan shown below.

Layout



Fig. 6 External Site Layout (see 5522/011C)

Scale

The massing of the new building is designed offer a distinctive and contemporary aesthetic, whilst providing natural lighting and ventilation to the central spaces through the use of north and south facing clerestory windows.

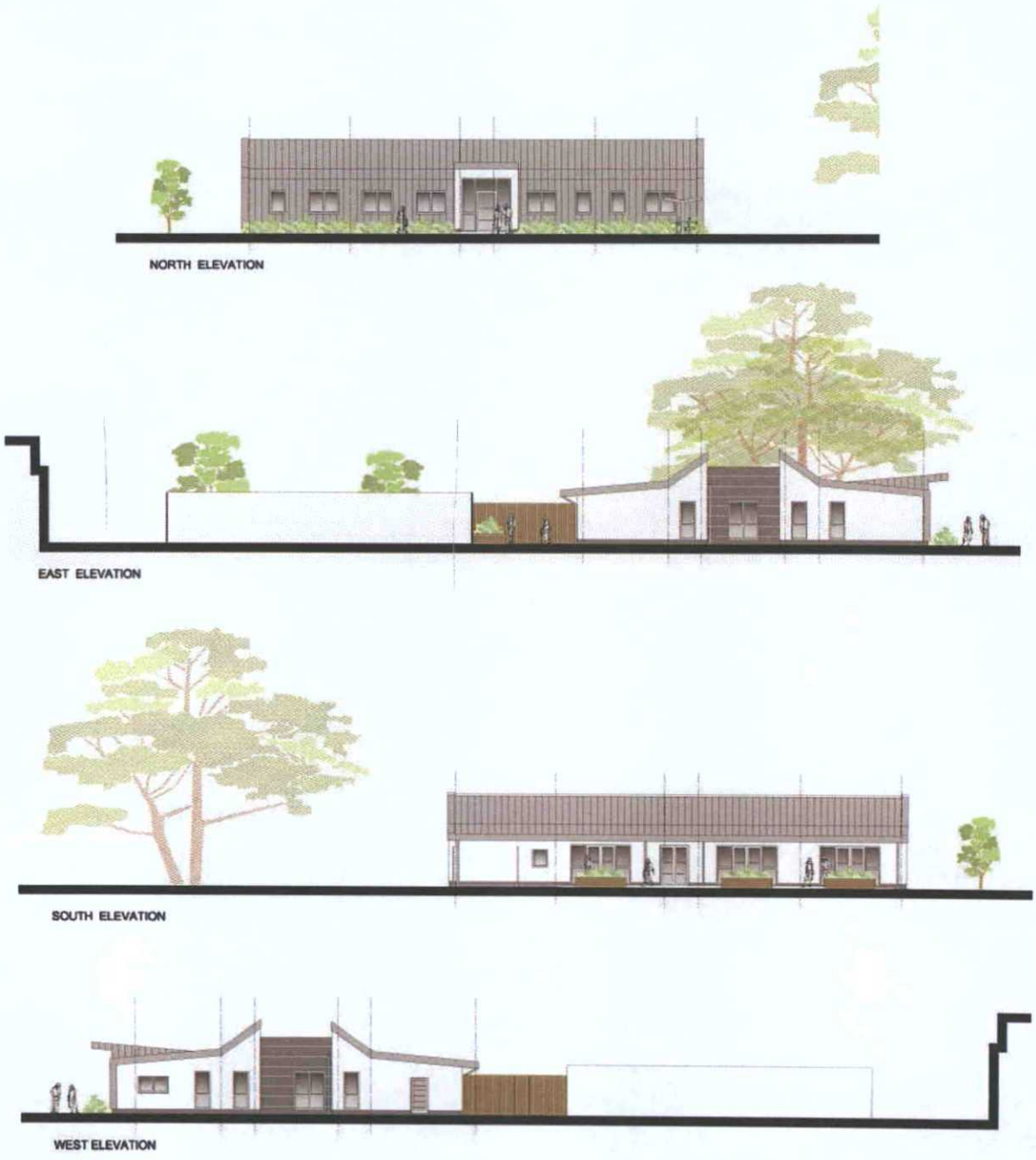


Fig.7 Proposed Elevations (see 5522/040C and 5522/041A)

Appearance

A feature zinc roof will wrap over the northern façade, lifting over the main entrance and extending to the south to provide canopies to the entrance and external social space. The walls are to be predominantly white/off-white render over a short engineering brick plinth, with the central flat roofed element articulated in engineering brick.

Materials

a) Walls – White / off-white render over a blue engineering brick plinth; blue engineering brick; see below for feature roof/wall

b) Roof/wall and extended roof canopies to front and rear – Zinc

c) Metal coping – Zinc fascias to pitched roof, grey aluminium brick parapets

d) Rain Water Pipes – Grey ppc aluminium

e) Windows and doors – Grey ppc aluminium frame with double glazed units, with look-a-like infill panels

Landscaping & Environmental Issues

Landscape Proposals to enhance the ecological value of the site and ensure the buildings sit sympathetically with the existing environment have been prepared and submitted with this Planning Application.

The site trees and vegetation for this application site have been surveyed in accordance with BS5837; 2005 – 'Trees in Relation to Construction.' The tree Root Protection Areas (RPAs) have been calculated and indicated on the proposal drawings.

An Ecological Strategy Report has been undertaken and is included with the application.

5. Local Planning Validation Requirements

Validation Checklist

A completed Planning Validation checklist is also included as part of this Planning Application. See Appendix 4 at the back of this report.

1) Affordable Housing Statement

Not required as this is not a residential application

2) Air Quality Assessment (AQA)

Not required as the site is not close to a LAQMAS.

3) Biodiversity Survey and Report

A walk-over site survey has been undertaken by Lizard Landscape Design, and all relevant information has been included on the landscape drawings and reports, including an Ecological Strategy report, that accompany this application.

4) Daylight / Sunlight Assessment

Due to the site location, which does not have any adjoining buildings that could be affected, a Daylight/Sunlight Assessment is not required.

5) Economic Statement

An Economic Statement is not required for this application.

6) Environmental Statement

An Environmental Impact Assessment is not considered necessary for this application.

7) Flood Risk Assessment (FRA)

Not required as the application site area is less than 1ha and the site in not located in Flood Zones 1,2 or 3.

8) Foul Sewerage Assessment (FSA)

A FSA is not required as the site does not fulfil the criterion needed for the submission of this assessment.

The general strategy for storm water; BREEAM requirements will require use of SUDS drainage techniques to reduce storm runoff from the site. Due to the clay subsoil a soakage solution to the storm runoff may not be suitable for the whole development but use of permeable paving or soft landscaping will be incorporated where possible. Roof areas are likely to generate runoff that may require attenuation (in the form of a flow control device and storage tank) depending on the site soakage and extent of permeable paving utilised.

The general strategy for foul water; Existing foul drainage is located to the car park sides of E block and the refectory. Proposed foul drainage is to be provided by a new connection to the existing E block drainage system.

9) Heritage Statement

Not required for this application.

10) Land Contamination Assessment

Not required for this application.

11) Landfill Applications

A Landfill Application is not required.

12) Landscaping Details

Landscape proposals by Lizard Landscape are submitted with this application.

13) Lighting Assessment

This is not required as no high power external lighting is proposed.

14) Noise Impact Assessment

See separate Planning Application Noise Assessment (Educational Building) Report [September 2010 *by Acoustic Associates Sussex Ltd*].

15) Open Space Assessment

This is not required for this application.

16) Parking Provision

This application redevelops the existing parking provision, retaining the number of existing spaces and providing covered and secure cycle parking for use by the Links College, adjacent to the building's main entrance.

17) Photographs and Photomontages

Photographs are included in Appendix 1 of this Design and Access Statement.

18) Planning Obligations (Section 106 Agreements)

Not required for this application.

19) Planning Statement

A planning Statement is outlined in Section 1 of this document.

20) Site Waste Management Plan

A Site Waste Management Plan is submitted with this application [September 2010 *by Michael Cook Associates*].

21) Statement of Community Involvement

Details from the public consultation are detailed in Section 2; Consultations in this Design and Access Statement.

22) Structural Surveys

A Structural Survey is not required for this application.

23) Telecommunications Development

A supporting statement is not required for this application.

24) Town Centre / Retail Assessment

This is not applicable for this application.

25) Transport Assessment (TA's)

A Transport Assessment is not required for this application.

26) Draft Travel Plan

A Draft Travel Plan is not required for this application. The College is developing a Travel Plan covering all 3 campuses.

27) Tree Survey

A Tree Survey and tree retention plan accompany this application by Lizard Landscape.

28) Ventilation Statement

Not required for this application.

6. Sustainability

Key issues on planning and climate change include:

- Water Efficiency
- Sustainable Construction
- On-site Renewable Energy
- Reducing the Need to Travel
- Surface Water
- Layout and Design
- Landscaping and Planting
- Wildlife Considerations

The following factors have been considered alongside a holistic design approach, whereby building orientation, built form and passive solar and ventilation design have all been carefully considered during the scheme design.

This development will achieve a rating of 'very good' under the BREEAM (Building Research Establishment Environmental Assessment Method) classification for Education. Credits are awarded based on the development and performance of the design against 8 environmental topics: management, health & well being, energy, transport, water, materials & waste, land use & ecology, pollution and innovation. These topics examine a range of issues including the internal building environment, carbon emissions and commissioning and the different indicators are weighted according to the significance of their impact.

Water Efficiency

This standard will be met or exceeded by the BREEAM 'Very Good' classification to be achieved.

Sustainable Construction

The proposals will follow a sustainable construction methodology through the adaptation of measures such as the following:

a) Sustainable waste management, including reducing waste and waste disposal, promoting recovery, reuse and recycling.
b) A site waste management plan.
c) Where practical, the intention is to specify sustainable materials and systems including recycled and recyclable products, non-toxic materials and generally materials with lower embodied energy (energy used in production and transportation)
d) Wherever possible, all basic and finishing materials will be sourced responsibly (i.e. timber certified sources, Green Guide to Building Specification, etc)
e) Where possible priority will be given to the use of natural materials locally produced or at least UK produced
f) Energy efficient light fittings and white goods
g) The College's existing central refuse and recycling facility will be used for this proposal
h) Cycle shelters to promote cycle use

On-Site Renewable Energy

The proposals will provide on-site renewable energy through the use of solar thermal collectors for heating water.

Solar Thermal Collector;

Where there is a need for hot water within the building a solar thermal system (flat plate or Evacuated tubes) will be installed to provide hot water. The Panels are installed on the building roof and piped into a twin coil vented or unvented cylinder, using the suns heat to provide hot water.
Why Solar Thermal?

- Reduces energy bills
- Reduce carbon emissions (by up to 1 tonne per annum)
- Turn off your boiler in Summer
- Works all year around (pre-heats hot water in winter)
- Feel good factor – feels good to generate your own energy
- Very low running costs
- Works for 20-40 years

Reducing the Need to Travel

Covered and secure cycle parking will be provided.

Surface Water

BREEAM requirements will require use of SUDS drainage techniques to reduce storm runoff from the site. Due to the clay subsoil a soakage solution to the storm runoff may not be suitable for the whole development but use of permeable paving or soft landscaping will be incorporated where possible. Roof areas are likely to generate runoff that may require attenuation (in the form of a flow control device and storage tank) depending on the site soakage and extent of permeable surfacing utilised.

Layout and Design

The layout and design of the new College building have considered the opportunities to help adapt to climate change as follows:

a) Openable windows to be installed to allow natural ventilation where possible.
b) Solar shading provided via a projecting roof overhand to the southern elevation.

Landscaping and Planting

Generally, the following have been considered:

a) Surface treatments have been carefully considered to provide robust and easy to maintain suitable for the proposed uses.
b) Existing tree locations have been taken into consideration, with the buildings sited so as not to damage any existing trees that are to be retained.
c) Root Protection Areas have been calculated in relation to existing trees located within the development site
d) The landscaping scheme will provide adequate levels of shelter, shading and drought resistance in response to climate change.

Wildlife Considerations

The following have been considered:

a) The proposal will include the formation of landscaped areas and the planting of trees within the site. The proposed landscaping scheme shall include the use of native species of plant, shrub and tree.
b) The protection and retaining of existing trees on the site has been achieved across the site.
c) A site ecology assessment has been undertaken relating to this proposal. See separate reports by Lizard Landscape Design.
d) The applicant is committed to improving the ecology and providing a landscape scheme as detailed in the accompanying landscape drawings and report by Lizard Landscape Design.

7. Crime Prevention

The following crime prevention measures have been considered within the detailed scheme design to achieve a development that meets the principles of 'Secured by Design'. These principles have been developed from consultation with Dennis Donovan (Secured by Design - Sussex Police) regarding the Broadwater Road development.

Access & movement

- Vehicle access is controlled by a gate to the northern site boundary to the adjacent car park.
- Pedestrian access is to be via an extension to the existing pathways.
- A reception hatch from the office will overlook the lobby, with controlled access into the spaces beyond

Structure

- Movement routes within the development are overlooked by building entrances and occupied rooms, improving natural surveillance and creating a safe feel for all building users

Surveillance

- Appropriate signage will direct all visitors to the main entrance lobby, from where staff can control any further entry into the facility.
- The scope for utilising natural surveillance from active rooms and the adjacent car park has been utilised.

Ownership

- Defensible space has been created through the design of the site layout

Physical protection

- The new building will operate standalone security and fire alarms, with a link to the existing college alarm system to alert the College.
- Reception staff will be protected by a reception hatch and secure door.
- All external doors and windows will conform to LPS 1175 SR2 (PAS 024/BS7950) and will be sourced from a Secured by Design registered member company.
- All low level glazing will have laminate glass fitted.
- All windows will have locks to the relevant British Standard.
- An access control system will be installed throughout the scheme.
- External lights will be provided to the development and will specified to minimise light pollution.
- Secure and private cycle storage is provided.

Security Fencing

- The building will be located within the existing secure site boundary.
- The play area will be enclosed by a 3m high ball stop fence to the north, south and east, with a 3m high wall to the west.
- The social space will be enclosed by a 1.8m high fence to the east, a 2.4m high timber railway sleeper wall to the west and the 3m high ball stop fence to the south.

Management and maintenance

- Northbrook College will remain responsible for the management and maintenance of the site.

8. Access

Vehicle, Pedestrian and Cycle Networks

Covered and secure cycle parking will be provided. A College Travel Plan is being developed.

Accessibility

Inclusive access to the site will be provided by means of flush thresholds at entry points to the site and to the entrance's to each building. Fully accessible toilet facilities are also provided.

This proposed development will be fully DDA compliant.

9. Conclusion

This planning application takes on board comments received from the Planners, together with an extensive list of consultee's and from comments received from the public consultation exhibitions held at the College.

Through the demolition of the existing inadequate mobile classrooms, there is the opportunity to create a high quality new learning environment to fulfil the needs and aspirations of WSCC.

The development's layout, density and orientation of the scheme take full account of the site and its surroundings. Sustainable and renewable energy sources have been carefully considered to minimise the developments energy requirements, and this development is to be fully DDA compliant.

The design process resulting in this application has been rigorous and carefully considered to create the optimum design solution. As a result, a scheme has been created that promotes a contemporary aesthetic and will form a high quality development which enhances the appearance of the College campus.

Appendix

Appendix 1 – Existing Site Photos

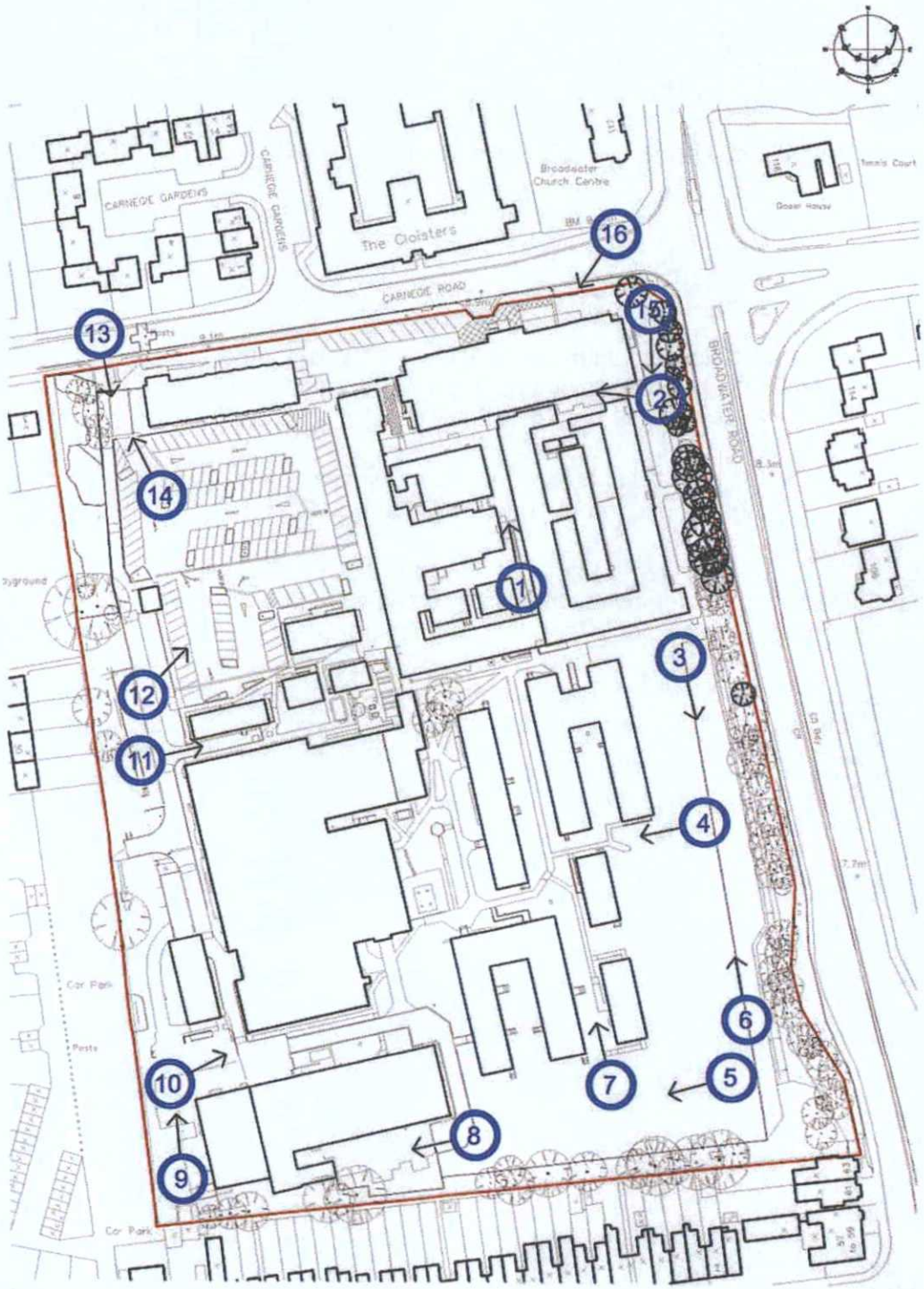


Fig. 8 Photo Location Plan

Existing Site Photos



01.JPG



02.JPG



03.JPG



04.JPG



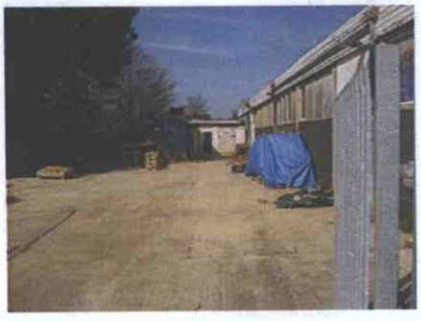
05.JPG



06.JPG



07.JPG



08.JPG

Fig. 9 Existing Site Photos 01



09.JPG



10.JPG



11.JPG



12.JPG



13.JPG



14.JPG



15.JPG



16.JPG

Fig. 10 Existing Site Photos 02

Appendix 2 – Public Consultation Boards (Public meeting 01)

An initial public consultation event, outlining the scope of the proposed development, has been held at the College where stakeholders, teachers and local residents were given the opportunity to raise any concerns. Key issues identified were highway impact, parking impact and site ecology.

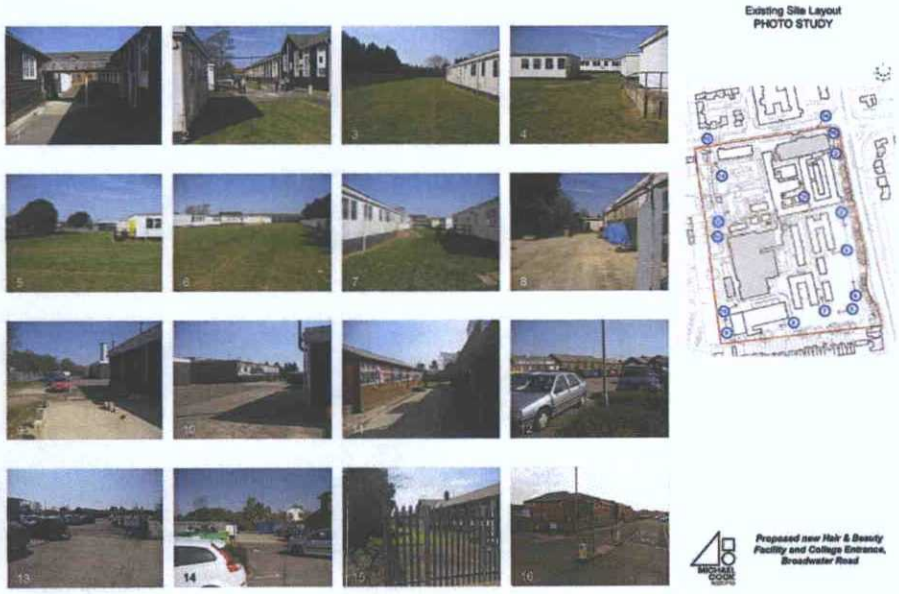


Fig. 11 Public Consultation 01 - A

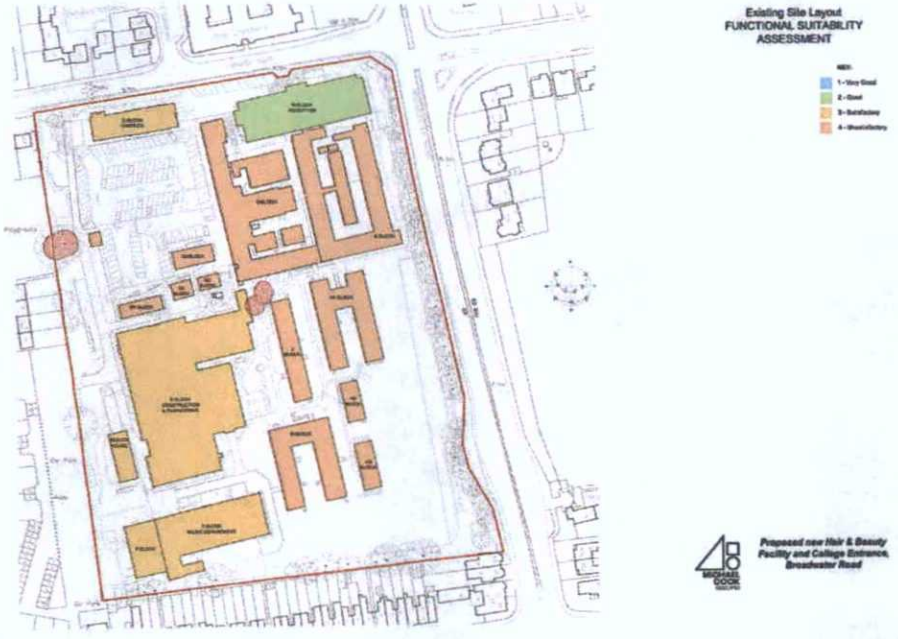


Fig. 12 Public Consultation 01 - B

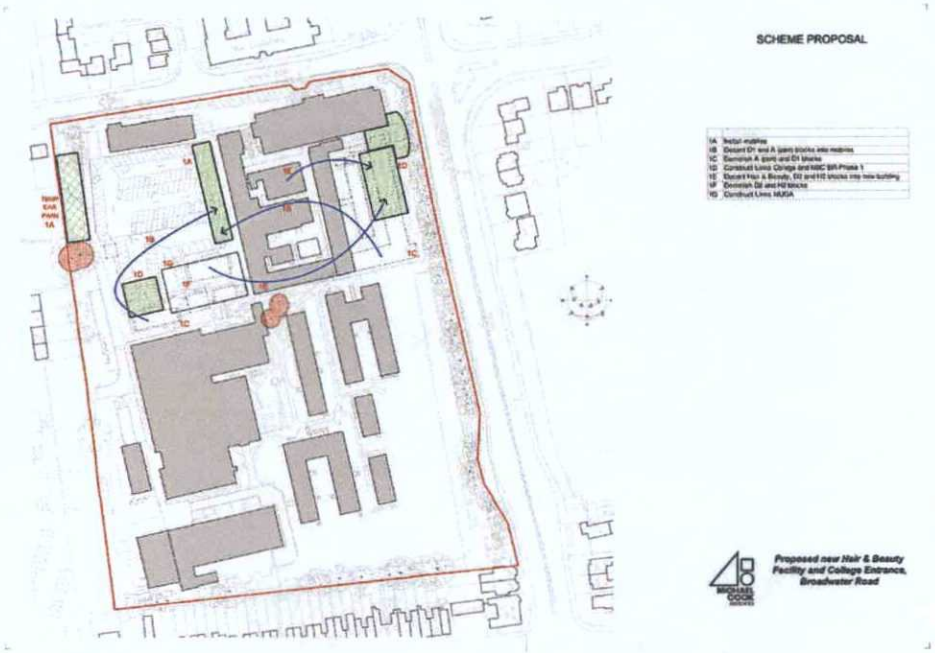


Fig. 13 Public Consultation 01 - C



Fig. 14 Public Consultation 01 - D

Appendix 3 – Public Consultation Boards (Public meeting 02)

A second public consultation event, outlining the proposed development in detail, has been held at the College where stakeholders, teachers and local residents were given the opportunity to raise any concerns. Key issues identified in the first public consultation meeting were addressed in the presented scheme.

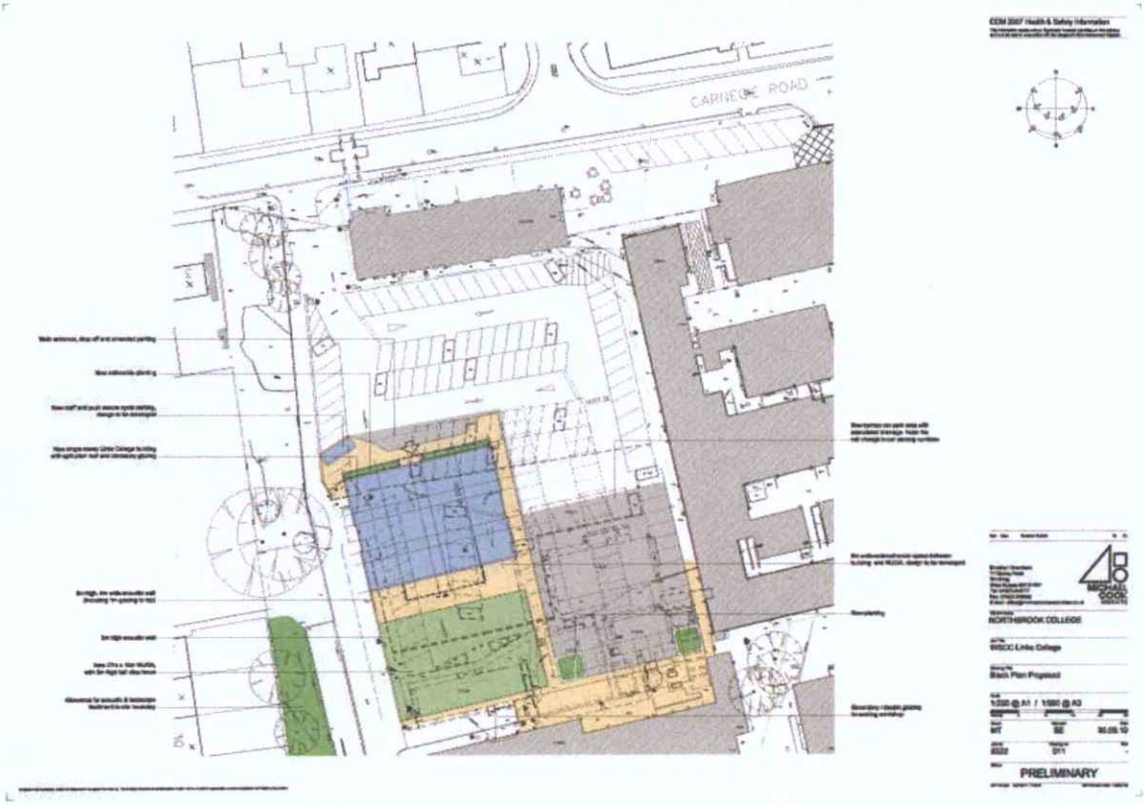


Fig. 15 Public Consultation 02 - A

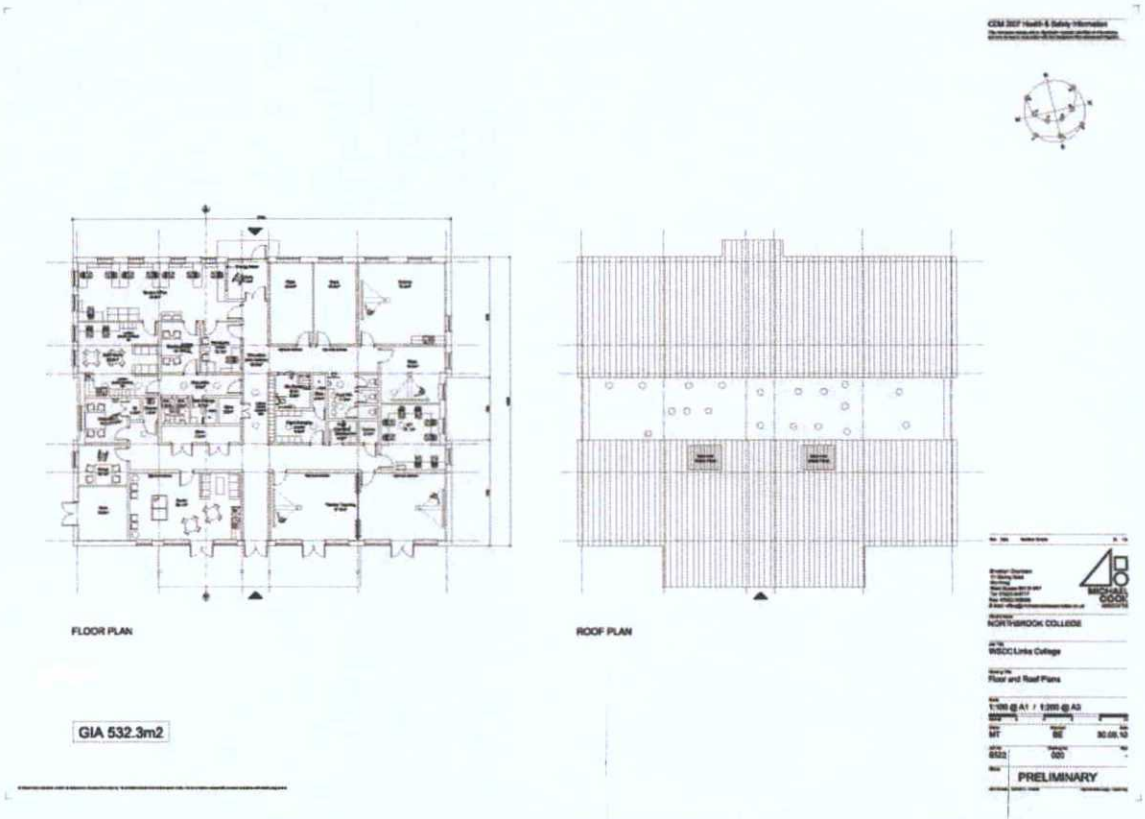


Fig. 16 Public Consultation 02 - B

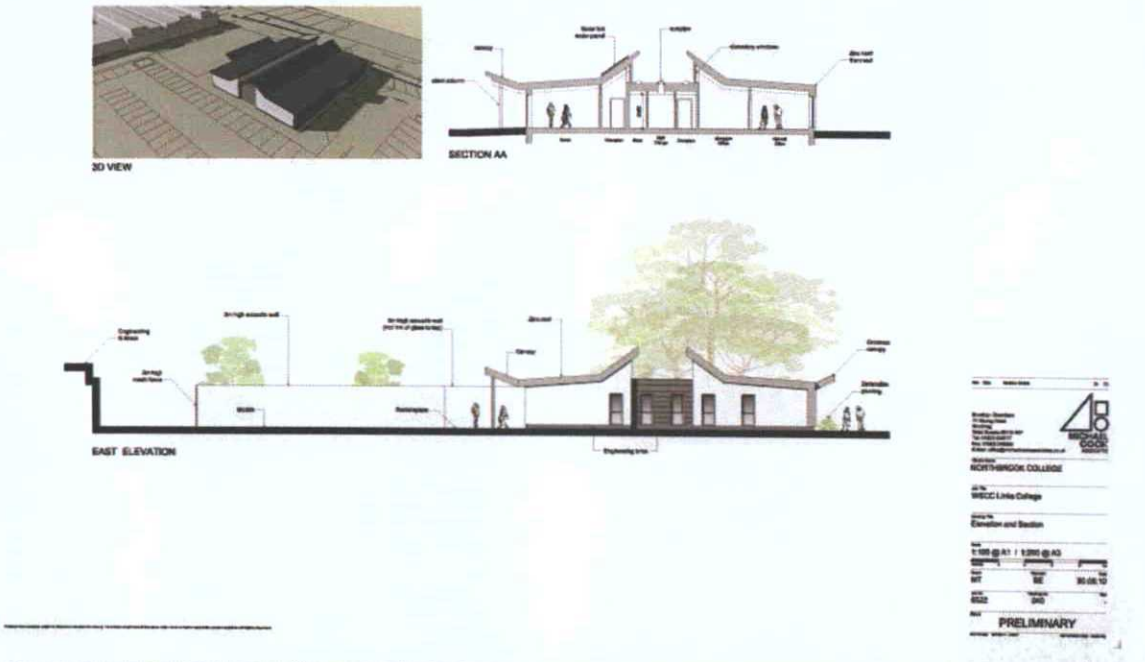


Fig. 17 Public Consultation 02 - C

Appendix 4 – Planning Application Validation Checklist

NBC – Links College

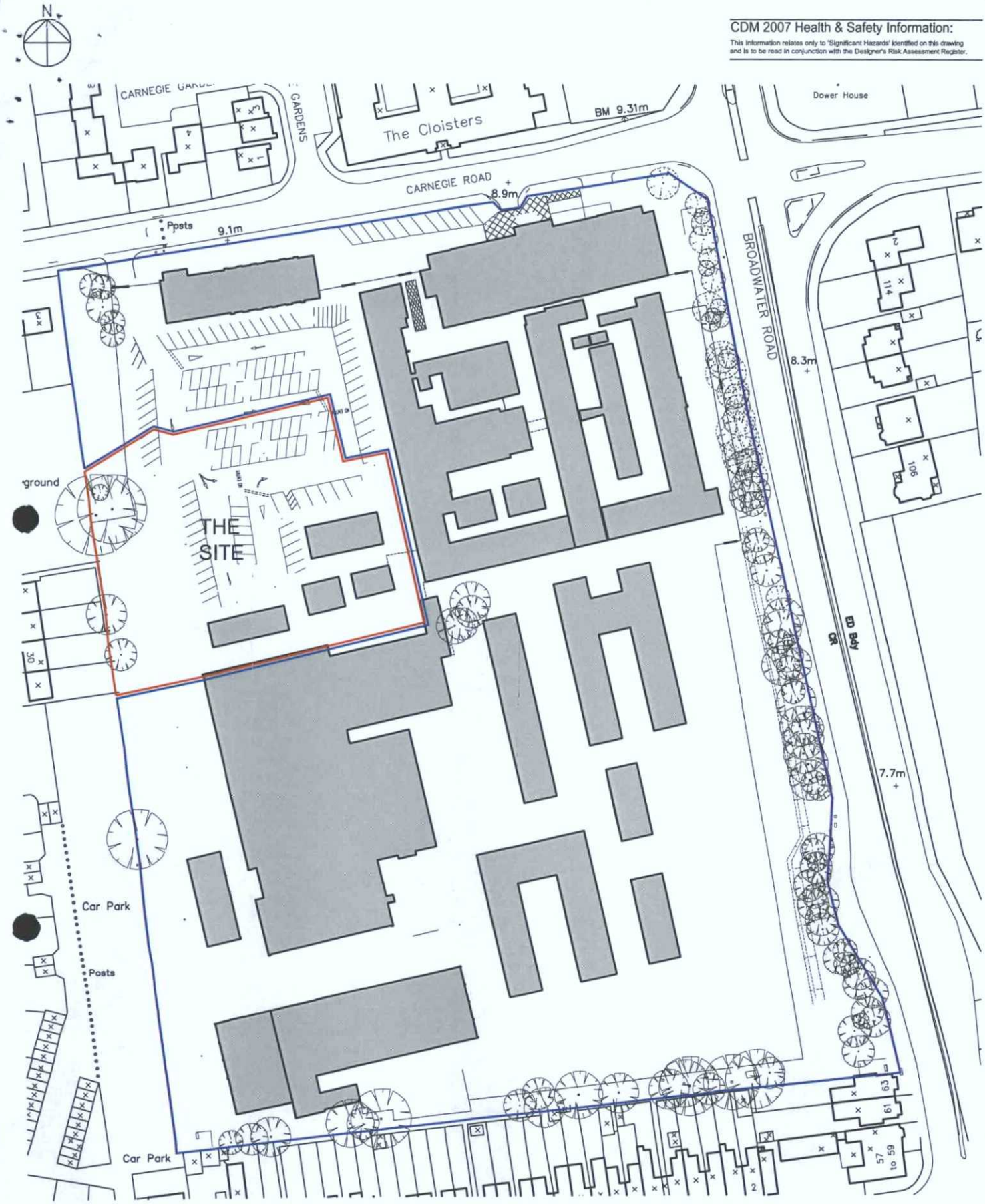
5522/C01 Planning Validation Checklist

Proposed New Build	516m2
Proposed Demolition	380m2

Local List Requirements	Submission Proposed?
1. Affordable Housing Statement	No
2. Air Quality Assessment (AQA)	No
3. Biodiversity Survey and Report	**Yes**
4. Daylight / Sunlight Assessment	No
5. Economic Statement	No
6. Environmental Statement	No
7. Flood Risk Assessment (FRA)	No
8. Foul Sewerage Assessment (FSA)	No
9. Heritage Statement	No
10. Land Contamination Assessment	No
11. Landfill Applications	No
12. Landscaping Details	**Yes (masterplan)**
13. Lighting Assessment	No
14. Noise Impact Assessment	**Yes (impact of Play Area)**
15. Open Space Assessment	No
16. Parking Provision	**Yes, although no affect**
17. Photographs and Photomontages	**Yes (in D&A)**
18. Planning Obligations (Section 106 Agreements)	No
19. Planning Statement	**Yes (in D&A)**
20. Site Waste Management Plan	**Yes**
21. Statement of Community Involvement	**Yes**
22. Structural Surveys	No
23. Telecommunications Development	No
24. Town Centre / Retail Assessment	No
25. Transport Assessment (TA's)	No
26. Draft Travel Plan	No
27. Tree Survey	**Yes (and constraints plan)**
28. Ventilation Statement	No

CDM 2007 Health & Safety Information:

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.



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Client's Name	Drawing Title	Drawn	Checked	Date
NORTHBROOK COLLEGE	Site Location Plan (Existing)	MT	SE	10.09.10
		Job No	Drawing No	Rev
		5522	001	-

Job Title: WSCC Links College

Scale:

Status: APPROVAL

Rev	Date	Revision Details	Dr	Ch

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MICHAEL COOK ASSOCIATES

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CAD Plot date: 10/09/2010 - 11:52:07 5522 nbc links college - loc.dwg