

PLANNING STATEMENT

Proposed Erection of a modular Youth Centre Facility at Dickens Heath Primary School, Three acres lane, Dickens Heath, Solihull. B901NA.

This Planning Statement is submitted on behalf of Solihull MBC (the Applicant) in support of a full planning application for the erection of a modular Youth Centre facility within the site curtilage of Dickens Heath Primary School

1.0 Location:

The proposed new modular building will be positioned to the South East of the existing Primary school in an area of the site currently being used as playground/landscaping and adjacent to the existing car parking facilities.

The site is situated to the North West of Dickens Heath centre and access is primarily from Three acres lane.

2.0 Development Principles:

Wernick Buildings (the modular building manufacturer) were approached by Solihull MBC who had a requirement for a youth centre which could be constructed within a short timescale and was financially competitive.

A modular off site constructed solution was agreed to be the most suitable option for provision of these new facilities and a design was subsequently agreed with Solihull MBC which satisfied their brief and further requirements.

This modular facility will be sustainable, energy efficient and durable.

Pre application advice received from Solihull MBC specifically requests supporting statements relating to

- 1) Hours of operation
- 2) Management strategy
- 3) Noise mitigation
- 4) External lighting
- 5) Existing trees designated with TPOs

Specific information relating to the above is either included in this planning statement or is provided on the submitted plans

2.1 Hours of opening and activities

The centre will be used by a diverse range of groups at varying hours. The proposed activities/users and their times of use are:

	Times	User Group	Activity	Conditions
Weekdays	7am to 9pm	Before school club	Before school club	No Parking – drop off only
	9pm to 3pm	School and community groups	Mixed and depending on demand	No Parking – local users and drop off only
	3pm to 6pm	After school club	After school club	No Parking – pick up only –
Weekends	9am to 3pm	Mixed – (scouts, dickens heath youth club, school supervised youth provision and others) also community groups	Youth provision 13 to 16 years and mixed community provision depending on demand	Parking Available
School Holidays	9am to 3pm	Mixed – (scouts, dickens heath youth club, school supervised youth provision and others) also community groups	Youth provision 13 to 16 years and mixed community provision depending on demand	Parking Available
	6pm to 9pm	Mixed – (scouts, dickens heath youth club, school supervised youth provision and others)	Youth provision 13 to 16 years	Parking available, supervised only

2.2 Management strategy

Dickens Heath Community Facility will be managed on a day to day basis by the School, in the same way that the rest of the school infrastructure and buildings are managed. The Community Building is very much being delivered under a partnership model agreement, with an equal responsibility of both the Council and the School. The following table provides a high level overview of the roles and responsibilities:

Role	Responsible Lead
Building Construction and Provision	SMBC (Solihull Metropolitan Borough Council) – through S106 capital contributions.
Provision of Land	DHCS (Dickens Heath Community Primary School)
Ongoing revenue costs	DHCS – However this will be supported by additional income generated by leasing other areas in the school now available due to the extra capacity for current groups i.e. scouts and other income opportunities available. SMBC will fund future material costs and building repairs.
Day to day management of the building	DHCS supported by a lead officer from SMBC
Facility bookings and calendar management	DHCS
Building Cleaning	DHCS

Governance of the building will be undertaken by a committee of key nominated leads from both SMBC and DHCS. Dickens Heath Community Facility Management Committee will consist of the following representation:

- Head of Public Realm – SMBC
- Head Teacher – DHCS
- Public Realm Manager – SMBC
- School Bursar – DHCS
- Community Governor – DHCS
- Local Authority Governor and School Premises Chair – DHCS

Dickens Heath Community Facility Management Committee will be responsible for the following key tasks:

- Overall financial management.
- Strategic planning and delivery
- Communications and publicity
- Long term building maintenance plan
- Long term building usage plan
- Problem resolution
- Innovation and performance

2.3 Noise mitigation (other than the building envelope)

Noise mitigation will be managed through control of the building usage in terms of vetting and monitoring the type of activities operating on the site, building operating hours in line with current after school operating hours finishing at 9pm (scouts currently operate until 9pm in the main school building).

Supervision of any youth provision is also key and therefore mandatory. No youth provision will take place without qualified supervision, part of this role will be to monitor and manage noise levels.

The building is designed in such a way that access and people traffic is away from the adjacent residential houses. The sides of the building directly opposite the rear of the bordering houses are deliberately designed as plain walls with minimal windows, no lighting and no access points.

Following completion of the building additional planting will be created to screen the building from bordering housing, therefore helping to restrict noise travel and any visual impact once the planting has matured.

Through the Dickens Heath Community Facility Management Committee there will be a mechanism for problem resolution and any issues such as noise can be raised and solutions provided by the committee.

2.4 External lighting

Any external lighting will be low level lighting in and around the building to offer illumination for accessing and departing the facility only.

3.0 Proposal:

It is proposed that the new facility be formed from off site manufactured modules delivered to site and linked together to form the completed building.

The external finishes are proposed to be vertical cedar cladding over a facing brick skirt with a low pitched roof, aluminium windows and doors. These finishes and design are deemed to be in keeping with the adjacent vernacular but also contemporary.

4.0 Planning Policy:

Pre application advice was sought from the Solihull MBC planning department and a meeting was held on 10.12.18. The feedback from this meeting was positive with no specific requirements for changes to the design being requested. On this basis it is assumed that the proposal accords with the local planning policy.