

DCCW0009/0958/F - CONSTRUCTION OF NEW SECONDARY SCHOOL BUILDINGS INCLUDING LANDSCAPING AND OTHER ASSOCIATED WORKS AND DEMOLITION OF EXISTING SCHOOL BUILDINGS AT HEREFORD ACADEMY (FORMERLY WYEBRIDGE SPORTS COLLEGE), STANBERROW ROAD, HEREFORD, HR7 7NG

For: Mr P Morgan per AEDAS Architects, 1st Floor, Clifton Heights, Clifton, Bristol, BS8 1EJ

Date Received: 20 May 2009 Ward: St. Martins & Hinton Grid Ref: 50161, 37976

Expiry Date: 19 August 2009

Local Members: Councillors WU Attfield, ACR Chappell and AT Oliver

1. Site Description and Proposal

- 1.1 The Hereford Academy is located at the western end of Marlbrook Road, Redhill, Hereford. It is located on a triangular site with Great Western Way forming the northwest boundary, Southdale residential estate adjoins the southeastern boundary whilst residential development along Stanberrow Road backs onto the eastern boundary. The site rises from generally level playing fields to the south, existing school and community buildings in a central position with further playing fields to the north which fall away from the buildings. The site occupied by Hereford Academy forms the former schools of Grafton, Haywood, Wyebidge Senior Schools and Marlbrook Primary School. Access to the site is off Marlbrook Road and Stanberrow Road.
- 1.2 This proposal seeks to replace all the buildings on site with a new school, 6th Form and community building located on the southern eastern end of the existing playing fields near the entrance to the school off Marlbrook Road. The existing access will be enlarged to provide a greater presence for the entrance to the school. The access off Stanberrow Road will be reduce for cycle, pedestrian and emergency vehicle use only.
- 1.3 The main access road will run along the southeast boundary of the site to a car parking area providing 138 car parking spaces and 4 coach/mini bus spaces.
- 1.4 Along the northwest boundary the three main sports pitches are proposed. At the southern end a full size synthetic turf football and hockey pitch. Next is a full size grass rugby pitch and to the north a three quarter football pitch and mini soccer pitch. In the top corner of the site high and long jump facilities are provided with a rounders pitch. A jogging and fitness track runs along the top of the northern end of the site. Central to the site is a part floodlit multi use games area (MUGA).
- 1.5 The school building is contemporary in style with large areas of full height glazing together with split face blockwork and coloured cladding. Although the building is only two storey in height it will vary from 7.650m to 11m.

- 1.6 The school building is split into four learning zones which are divided by wide 'sheet link' areas which cross the footprint of the building. This provides good clear access to all parts of the school. This helps break up the deep plan form of the building. Glazing forms an extensive element of the elevations together with fair faced blockwork and cladding.

2. Policies

2.1 National:

PPS1	-	Delivering Sustainable Development
PPG16	-	Archaeology and Planning
PPG17	-	Sport and Recreation
PPG22	-	Renewable Energy

2.2 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy DR6	-	Water Resources
Policy DR7	-	Flood Risk
Policy DR8	-	Culverting
Policy DR13	-	Noise
Policy DR14	-	Lighting
Policy T6	-	Walking
Policy T7	-	Cycling
Policy T11	-	Parking Provision
Policy T14	-	School Travel
Policy T16	-	Access for All
Policy LA6	-	Landscaping Schemes
Policy ARCH1	-	Archaeological Assessments and Field Evaluations
Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST4	-	Safeguarding Existing Recreational Open Space
Policy CF5	-	New Community Facilities

3. Planning History

- 3.1 CW2003/0508/F Extensions and alterations to the staff accommodation and dining room. Approved 26 March 2003.
- 3.2 DCCW2005/1557/F Erection of detached single storey youth drop in centre. Withdrawn 23 June 2005.
- 3.3 DCCW2005/3221/F Extension to house, relocated kitchen. Approved 7 November 2005.
- 3.4 DCCW2006/0763/F Extension to provide store. Approved 12 May 2006.
- 3.5 DCCW2006/1728/F Remove existing defective perimeter fencing. Erect new perimeter fencing and entrance. Approved 14 July 2006.

- 3.6 DCCW2008/1677/CD Covered area in courtyard for pupil use. Approved 14 August 2008.
- 3.7 DCCW2008/3037/CD Mobile classroom building to house sixth form centre and ancillary office accommodation (temporary). Approved 4 February 2009.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water: No objection subject to conditions ensuring separation of foul and surface water discharges.
- 4.2 Highways Agency: Have submitted a holding objection whilst additional information regarding the impact on the A49 is considered. (This information has been received and is being evaluated).
- 4.3 Environment Agency: No objections subject to conditions relating to surface water drainage and pollution prevention.
- 4.4 Sport England: We have been involved in numerous pre-application discussions over the last 2 years with a number of interested parties, including the current agents. The site has difficult geometry and is compact, as can be seen from the proposed layout. It is still our view that the current agents are trying to get too many sports pitches on the site e.g. the 5-aside pitch adjacent to the junior football pitch is too close and does not work; the fitness station behind the rugby pitch could be a health and safety issue. Notwithstanding these comments, credit should be given to the agents for their overall solution.

The proposal does result in a loss of playing field area which has led to an under provision of playing field area in terms of Building Bulletin 98, notwithstanding this it is our view the new facilities subject to certain planning conditions would outweigh the deficits created by the redevelopment. This is in line with PPG17 paragraph 15 point 4: iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

Therefore Sport England raises no objections to the granting of planning permission subject conditions.

- 4.5 West Mercia Constabulary: I have been working with Aedas Architects on the project and have had some constructive meetings discussing a range of issues.

The project is going for Secured by Design accreditation and I am reasonably satisfied that the requirements will be met and SbD awarded.

For your interest at this stage my main concerns have had to do with the fencing and access points on the site once it is completed. I will obviously continue to work with Aedas to ensure that these important areas are not compromised but as of this time there are no major concerns.

Internal Council Advice

- 4.6 Traffic Manager: No objections subject to conditions and updated Travel Plan.

- 4.7 Children's & Young People's Directorate: Herefordshire Council's Children & Young People's Directorate supports the planning application to construct new secondary school buildings for The Hereford Academy, including landscaping and other associated works and the demolition of the existing school buildings.

Herefordshire Council has worked in partnership with the Trustees and Governors of The Hereford Academy, the Department for Children, Schools and Families and Partnerships for Schools to secure the establishment of The Hereford Academy and funding for 21st century teaching and learning facilities. Herefordshire Council has taken the lead role with the aforementioned partners to appoint and work with Wilmot Dixon Construction to design and construct the new school facilities.

In March 2008 the Herefordshire Council Cabinet approved the Outline Business Case for the new Hereford Academy which led to Central Government funding being approved for the scheme, subject to Government approval of the Final Business Case, which must include the final design for the scheme, together with full planning permission. Herefordshire Council officers, including officers from Children & Young People Directorate have worked with the Governors of The Hereford Academy and Wilmot Dixon Construction to establish a design which will provide an inspirational and effective teaching and learning facility for the students and community of the South Wye area.

- 4.8 Culture and Leisure - Waste Services Manager: Its important that there is a bin store capable of housing recycling and residual waste bins which is accessible for a 26 tonne refuse collection vehicle and there are drop kerbs where necessary to aid the movement of the bins from the store to the rear of the vehicle. The bins would be the standard 1100 litre size eurobin.
- 4.9 Environmental Health & Trading Standards Manager: No objection subject to conditions relating to construction times and deliveries, burning of materials.
- 4.10 Conservation Manager (Historic Buildings): Overall an interesting design that responds well to the site and will have a strong but not overbearing presence in the townscape. We would suggest that the south-east elevation would benefit from some form of down-lighting underneath the projecting sections in order to avoid this becoming a rather dark space. The coloured cladding does not entirely alleviate the fact that as proposed this presents a rather blank elevation to the street but the addition of the downlighting would go some way to alleviating this. No objection.
- 4.11 Conservation Manager (Landscape):

Soft Landscape Plan (Dwg No PL121)

- There are a number of inconsistencies between the schedules for tree planting and the trees shown on the plan. The Schedule Tree Planting for the proposed structure planting to south eastern boundary states 6 No. Tilia platyphyllos 'Princes Street' (TPP) but the drawing shows 10 No. TPP, and states 17 No. Acer platanoides 'Emerald Queen' (APE) but the drawing shows 7 No. APE to the south eastern boundary. The schedule for the Main Entrance Piazza states 10 no. APE but there are 11 no. shown on the plan.
- The existing site has a number of young Scots Pine (Tree Survey Nos 37, 39, 41 and 43) grouped on the western boundary between the proposed sports pitches. Trees at this location, at the top of the proposed embankment and between the

open sports pitches, will be a prominent focal point on the site, and therefore we would question whether all the Scots Pine need to be removed, in particular we question the removal of Trees 37 and 43. Although a group of replacement trees are proposed for this area, the species proposed are Silver Birch (*Betula pendula*) and Cherry (*Prunus avium*). We would prefer to see replacement Pine, either Scots pine (*Pinus sylvestris*) or Black pine (*Pinus nigra*) trees included in the group at this location, as these species would in time provide more prominent features in the landscape at this high level on the site.

Hard Landscape Plan (Dwg No PL-120)

- There are a number of trees recommended in the Tree Survey Report to be removed due to poor condition which I understand it has been agreed in consultation to be retained, ie small trees within the boundary buffer planting, and Lombardy Poplar trees (Trees 10 & 12) on the southern boundary. However on the eastern boundary Tree 18 (Lawson Cypress) which was recommended for removal is shown to be retained. We consider that because of the poor condition of this tree and its proximity to the path, it should be removed.
- The Sports Pitch Analysis states that the lighting of the pitches has been designed to minimise impact on neighbouring properties, and the External Lighting Plan illustrates that the lighting of the Synthetic Turf Pitch in the south western corner of the site will affect the northern side and east facing frontage of 30 Beaufort Avenue, and the frontages of 81, 83 and 85 Beaufort Avenue, at low level. Number 57 Stanberrow Road is the only property to have its rear garden affected by lighting from the Multi Use Games Area, but again this is low level lighting on the boundary of the property only.

Conclusion

Therefore if the development is agreed in principle, I consider that this development would be acceptable, but would like to see minor revisions to the tree planting on the western boundary between the pitches to include *Pinus* species, and the removal of Tree 18 on the eastern boundary. I believe these revisions could be made the subject of a condition of planning permission requiring the submission of an updated landscaping plan and planting schedule.

Off site works at development entrance

At the entrance to the site, and outside the planning application site boundary, are two mature Oak trees and a number of Poplars, which will require protection to avoid detrimental damage to these trees during development enabling works and suggested off site works which are outside the contract works. Therefore, for works in the vicinity of these trees, including road construction and installation of services, conditions are recommended.

- 4.12 Conservation Manager (Archaeology): The proposal for this new school involves very substantial groundworks in an area of likely sensitivity for prehistoric archaeology in particular.

In the Archaeological Desk-Based Assessment submitted as part of the application, it is acknowledged (Eg in Sections 3, 6 and 7) that it will be necessary to undertake an archaeological field evaluation of the site (limited trial trenching etc). The applicant /

agent will need to commission and undertake this evaluation as soon as possible, so that the results are available by late summer - ie for the likely first committee dates.

I note the specific application for enabling works, and wonder how any archaeological trial trenching might sit in relation to that programme. I would imagine the first realistic date for commencing any pre-determination archaeological work on site would be the 20th of this month, following the commencement of the school summer holidays. I can confirm that I have discussed this in principle with the author of the applicant's archaeological assessment, Jim Hunter.

Such an evaluation is necessary to be in accordance with PPG16 Section 21, and Policy ARCH1 of the Herefordshire Unitary Development Plan. The likely requirement for it has been made clear to the applicant's agent since April this year, so I am looking forward to the work actually taking place.

As ever, the nature of any further archaeological measures will largely depend on what the evaluation indicates.

4.13 Conservation Manager (Ecology): Awaited.

4.14 Public Rights of Way Manager: Awaited.

5. Representations

5.1 Hereford City Council: No objection.

5.2 CABE: Locating the school on the south side of the site appears sound and the entrance arrangement allows clear, manageable access for student, staff and visitors. However, the building's poor relationship with its site and context, together with the deep plan layout, contributes to a fundamentally problematic school design.

Externally, the building's singular form and deep plan nature make for a bulky and inward-looking school. It does not engage well with the open character of the site or relate to the two-storey residential context and surrounding views. While the site-wide environmental strategy supports the building operations, the arrangement of the building and outside spaces lacks intrinsic links that would facilitate practical use of the school grounds. In addition the external dining area is not well-orientated, and appears exposed and unprotected from the elements. While the grounds provide good external sports provision, it lacks alternative places for informal socialising. The science garden is an attractive external learning space, but the proposal could offer more to support other types of outdoor learning, including vocational education.

Internally, the proposed deep plan leads to a number of weaknesses:

5.3 The agents have submitted the following rebuttal to CABE comments:

A: Locating the school on the south side of the site appears sound and the entrance arrangement allows clear, manageable access for student, staff and visitors. However, the building's poor relationship with its site and context, together with the deep plan layout, contributes to a fundamentally problematic school design.

Response:

Relationship with site

We feel the internal accommodation has strong relationship with external spaces for the following reasons:

The majority of timetabled ground floor teaching spaces have direct access to a complimentary external learning space that will enhance the learning environment. In particular, we would highlight the science garden, situated outside the science area on the north east corner, and the external construction area, located outside the construction and resistant materials workshops on the north west corner, of the building.

Both of these spaces are also partially covered so that they can be “all weather” facilities.

Internal dining links directly with external spaces and play areas. From the internal formal dining space there is a fully glazed link to the external dining area, from here there is an amphitheatre for informal dining/socialising, this leads up to a hard external play area terminated with covered structure defining a protected external social space.

The front entrance piazza, accessed from the atrium or from the playing fields is used as a secure external social space during break and lunch times.

Context

The building is positioned as a continuation of the existing street frontage with existing footpath and cycle path running into site. The community entrance is on display within the street frontage and is opening and inviting.

It is hoped that in time, the piazza will provide a 24 hour community social space, as local social attitudes change and develop, and it becomes feasible to remove the fence, without fear of vandalism to the Academy.

In the meantime the project meets the requirements of Secure by Design, which of course requires provision of extensive fencing.

The glazed public façade deliberately shows what is going on within the building, even with fence still in place.

We have made a deliberate statement of a prominent, significant modern building made and expressed as a beacon of community focus and lifelong learning.

B: Externally, the building’s singular form and deep plan nature make for a bulky and inward-looking school. It does not engage well with the open character of the site or relate to the two-storey residential context and surrounding views.

Response:

The building is actually 3 separate forms held together with predominantly glazed street/atria.

74% of timetabled teaching spaces have external aspect, the majority of which benefit from the open character of the site.

The building is two storey, and although large in footprint, has been carefully articulated so that it does not dominate or overlook the adjoining residential areas.

With the nature of the surrounding streets, and the approach angles for pedestrians and vehicle passengers, only a part of the façade will ever be visible at one time. It is not possible to view the whole building, except from the air, or from highpoints to the north, which are some distance away.

Sedum roof areas have been incorporated on the north side, and roof plant carefully screened, so that these northerly views are also attractive and 'soft'.

C: While the site-wide environmental strategy supports the building operations, the arrangement of the building and outside spaces lacks intrinsic links that would facilitate practical use of the school grounds.

Response:

See A.

In addition we would note that the changing areas are directly related to the external pitches, all weather pitch and car park, so that they are convenient for use by the Academy, and also by the local community. The western area of the building, and the "Sport Atrium" can be separately secured so that these amenities can be easily used by the local community without disturbance to the rest of the academy building or grounds.

D: In addition the external dining area is not well-orientated, and appears exposed and unprotected from the elements. While the grounds provide good external sports provision, it lacks alternative places for informal socialising.

Response:

The external dining is orientated to face into the site and informal play areas. It is therefore protected from the prevailing south westerly winds.

The dining area is protected from the elements by the flanking walls of the classrooms and the amphitheatre. The external dining area will be in shade for a large part of the day and this will have both a positive and negative impact.

Further design work has been done to make the external dining space more exciting and welcoming. We have added extra planting, display areas on the flanking walls for students work and designated areas for 3D artwork.

We feel there is a great diversity and quality of external social spaces. As already discussed we have a variety of spaces flowing out from the external dining and the entrance piazza area. The MUGA will be available at break and lunch time for games use. Scattered around the site are other small seating areas partially protected by various planting, these create informal quiet meeting and socialising spaces. In addition there are several team briefing areas and other formal gathering spaces which are related to the sport provision.

E: The science garden is an attractive external learning space, but the proposal could offer more to support other types of outdoor learning, including vocational education.

Response:

As noted above, Design and Technology has direct relationship with an external space providing areas for external construction work and a planting area for planting herbs and natural dyes.

At the north of the site is a habitat area for science exploration and testing.

F: Internally, the proposed deep plan leads to a number of weaknesses:

- **Many teaching spaces lack direct daylight and views to the outside. Such spaces are unlikely to be uplifting or offer optimal conditions for learning.**

Response:

74% of timetabled teaching spaces have external aspect.

The majority of the remaining timetabled teaching spaces have 2.1 metre high, full width internal glazing with views into the atrium offering an alternative feel to the classroom. A small number of internal timetabled teaching spaces use borrowed light from the predominantly glazed atria and the majority have an average daylight factor of more than the recommended 2%.

While mechanical ventilation could work, the deep plan design does not promote a naturally ventilated, low-energy school building.

Response:

Ventilation Strategy

The building is primarily naturally ventilated as shown below.

Diagrams of how spaces are ventilated

Inevitably some of the deeper plan internal spaces will need to be mechanically ventilated. Where possible we have tried to make these rooms that will need or benefit from being mechanically ventilated, for example ICT areas and kitchens.

Environmental performance

The building has an 'A' rated Energy Performance Certificate.

Our current BREEAM rating is 66.7% which is at the top end of 'Very Good'. We are still aiming to push the design above 70% to achieve an 'Excellent' rating.

- **While the design of the learning zones enables passive supervision and good circulation on the first floor, the central 'studios' should be tested to ensure that they can accommodate different furniture layouts to suit their varying functions.**

Response from the Principal John Sheppard:

The purpose of such a large area is it offers flexibility to the student and teacher in how they are going to learn at that particular point in the learning process. The fact of having a large space to work in gives The Hereford Academy an opportunity to plan furniture strategies when the point in the process is reached. True “testing” can only come from skilled practitioners who have already trialled this type of learning environment which The Hereford Academy has experience in, please refer to our schemes of work and schemes of assessment for students in our transition and progress learning plans.

I feel CAGE need to be aware of the work being achieved at, for example, the New Line Learning Academy, Maidstone, Kent who has piloted this learning process to great success (please see “The Independent” 4th December 2008). These learning zones also contradict CAGE’s statement later in their report about the academy’s buildings not the changing to meet the educational needs for a 21st century school. The importance of areas such as these is to offer a personalised learning experience not the teacher centred learning process that many schools still utilise.

The combined assembly and sports hall appears to compromise the core curricular uses; perhaps the ‘street’ would benefit from further work to provide an alternative location for large school gatherings.

Response from the Principal John Sheppard:

This statement does not recognise the core purpose of community motivation that The Hereford Academy needs. It is essential that the students need to be regularly reminded about the “corporate learning message” in order to maintain a directed focus on the ethos of the Academy. We firmly believe that this strategy has had an important impact on these results. CAGE have not recognised that many of the academy’s students don’t hold learning as the most important part of their lives and this perception can change on a daily basis, owing to some student’s circumstances. Therefore it is incumbent at this stage of the academy’s development to have these community meetings in an area where it is easy to focus the minds of young people. The best place to achieve this is the Sports Hall where there is effective seating provision that can be put in place and removed quickly. The assemblies themselves take place over a twenty minute timetabled slot which does not impact on teaching and will allow PE staff to teach PE effectively. The street will be used for smaller gatherings of students. Established and frequent whole school meetings has been a successful practice adopted in creating an opportunity to celebrate success together, to build esteem in students and to focus them at key points of the week, namely the beginning and end, on the core purpose of the institution – learning. Please refer to the predecessor school’s performance September 2003 (5 A* - C 24%, 5A* - C with English and Mathematics 11%) September 2008 (5 A* - C 74%, 5A* - C with English and Mathematics 31.5%).

The concerns identified which are based around the impact of GCSE and post 16 examinations would have on the core purpose of the Sports Hall have been overly emphasised. The only examinations that would require the Sports Hall would be English, Mathematics, ICT GCSE where the equivalent of a year group would need to be placed there. This would mean 6 sessions of examinations at two points of the year. One of these sessions would take place in the summer term when most PE activities take place outside the Sports Hall. All other examinations would not require

such a space. In the design of the new building there are a number of other spaces that could be used for smaller examination numbers.

The idea that a room can be put aside purely for examinations during a six-week period during the summer term, shows a lack of understanding of an effective use of space in this building. There is also a tendency for more examinations to be completed on-line, I feel that this trend will become more popular with examination boards and will therefore require the use of ICT suites by students. CABE need to recognise that in a project that is funding limited and, as has been identified by the architects, as space limited the most effective compromise must be sought – in this design we have the most effective compromise.

- **The proposed design is specific to the current pedagogical and management strategy of the school, but will be difficult to adapt to the changing educational needs that will be inevitable as the academy progresses as a 21st century school.**

Response from the Principal John Sheppard:

Current pedagogical strategy at the Hereford Academy is about personalising learning. Each area of the school has a focus for learning that is specific to the needs of students rather than the needs of teachers. The traditional school of subject led learning provision has been taken to its next stage of evolution. The academy has the best of both worlds. Highly developed learning areas (e.g. Science and Technology) where “deep” specialist learning can be experienced are evident in the design. CABE need to remember that we have a Science specialism as well. There are also opportunities for more generic and individually focused learning activities elsewhere in the building. This is supplemented by many identified smaller areas throughout the building where individual or small groups of students can have intervention programmes to support their learning and ensure that they do not fall behind.

We feel that we are at the “cutting edge” of learning in the 21st Century with our revised curriculum at Key Stage 3 and the wealth of opportunities of applied and academic learning available in Key Stages 4 and 5. Many other schools, local authorities and partner agencies have visited the academy to look at our practices. Student’s learning will be supported by “state of the art” fixed and portable ICT devices to enable easy access to the world wide learning community rather than just the pedagogy available in the academy.

As CABE have not offered a newer pedagogical process of learning in the 21st Century, other than it will be different, I feel that I can offer two scenarios that may develop in 21st Century; both will see a greater use of ICT. The first is purely a greater reliance on ICT to meet the demands of personalised learning for students of all ages. The academy will be well placed with its passive ICT infrastructure to meet the greater demands from this type of learning- the design plans of this building has this in mind. The other is, that because of the impact of technology, personalisation will develop to such an extent that the traditional 8.30 – 3.00 model of learning will become redundant and a more “university” style of learning on demand for the whole community not just students from 11-19 will be required. The design of The Hereford Academy will be as well placed as any Herefordshire school to meet this demand. Its recognition of continued community learning and opportunities for large, traditional or intimate learning groups is clearly identified in the design.

Finally, I feel that CAGE have not been specific in their criticisms about this design. They offer overarching statements concerning educational pedagogy for example that do not identify specific areas of concern that can be addressed. The design has flexibility and can accommodate in the four defined learning areas alone, personalised learning opportunities for 720 students. They seem not to recognise the nature of learning at the academy either in the defined student user or in the community learner time. I believe that we do have a flexible building that has considered very clearly the needs of this learning community with far greater reflection than CAGE have given the design team credit for.

G: While the elevations appear to respond to their orientation environmentally and contextually, we question whether the extensive quantity of floor to ceiling glass will deliver a robust, efficient and good value school building.

We have given the classrooms which look into the site full height glazing to maximise their association with the external environment and give an enhanced relationship with the site and context.

The full height curtain walling to the Learning Resource Area and Post 16 areas provides great views to and association with the entrance piazza. As you approach the site clear exciting views are offered straight into the Academy making the building inviting and advertising the learning taking place inside. This is in complete contrast to the criticism that the design is inward looking.

- Many teaching spaces lack direct daylight and views to the outside. Such spaces are unlikely to be uplifting or offer optimal conditions for learning. While mechanical ventilation could work, the deep plan design does not promote a naturally ventilated, low-energy school building.
- While the design of the learning zones enables passive supervision and good circulation on the first floor, the central 'studios' should be tested to ensure that they can accommodate different furniture layouts to suit their varying functions. The combined assembly and sports hall appears to compromise the core curricular uses; perhaps the 'street' would benefit from further work to provide an alternative location for large school gatherings.
- The proposed design is specific to the current pedagogical and management strategy of the school, but will be difficult to adapt to the changing educational needs that will be inevitable as the academy progresses as a 21st century school.

While the elevations appear to respond to their orientation environmentally and contextually, we question whether the extensive quantity of floor to ceiling glass will deliver a robust, efficient and good value school building.

5.3 One letter of objection has been received from the occupants of 30, 34, 85, 87 and 89 Beaufort Avenue, Hereford.

The main planning points raised are:

1. Drainage - a piped watercourse runs along the south boundary and was not identified on the plans. This has caused flooding in the past. Concern now that playing fields are being built upon and these soak up water and flooding could occur.

2. Light Pollution - The floodlit all weather pitch will cause light pollution and impact on astronomers in the area unless lights are focussed downwards. Also consideration of making the all weather pitch more central and swapping with the grass rugby pitch.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The replacement of this school is not identified within the current Herefordshire Unitary Development Plan. However the redevelopment is located within the confines of the school boundary which is within the identified settlement boundary for Hereford City.
- 6.2 The majority of the existing buildings are tired, mundane in appearance and in need of replacement together with the numerous mobile classrooms.
- 6.3 The proposal has therefore been assessed under the following:
 - 1) Principle of Development
 - 2) Design, Siting and Layout
 - 3) Drainage, Landscaping and Light Pollution
 - 4) Highways
 - 5) Sports Provision
 - 6) Conclusion

Principle of Development

- 6.4 The existing buildings on the site have served a useful purpose and when constructed would have been modern buildings of that era. However they are now in need of replacement which also coincides with the recent change of the school to Hereford Academy. The site's location is within the settlement boundary of Hereford City and the new school located on the existing playing fields. Members will note that Sport England do not raise objections. The development of the new school in this location enables the existing school to remain in use with outdoor sports facilities being provided at the nearby Marlbrook School. In addition the new all weather floodlit pitch will be developed early within the scheme to relieve the short-term shortfall of recreational space. The principle is therefore agreed.

Design, Siting and Layout

- 6.5 Members will note that CABE have issued a score of mediocre which in terms of their ratings confirms that the scheme is regarded as 'unsuccessful, but with significant changes the scheme could reach an acceptable standard of design.' However their comments have been fully assessed by the design team in conjunction with Council's Officers. In addition the Principal of the School, John Sheppard has submitted an extensive rebuttal to the criticism of the teaching spaces and sports hall etc. Members will note that the full rebuttals are included within this report. Your officers consider that the siting of the school near the enhanced entrance will provide a positive presence for the school in the community which it presently does not enjoy. It will also provide an attractive entrance plaza to the school with a separate entrance for community use. Vehicle access is segregated from pedestrians and cyclists. Therefore the siting and layout substantially improve the setting of the school and are fully supported.

- 6.6 Regarding the design of the school and CABE concerns over full height glazing and one complete building. Your officers are satisfied that this contemporary building will enhance the setting of the area presently characterised by two storey dwellings and provide a substantial uplift to the character of the area without detriment to adjoining built form. Members will note that no objections have been received as a result of neighbour consultation relating to the design.
- 6.7 The internal teaching arrangements which focus on teaching into the 21st century have been well thought out and form a major part of the brief created by the Principal for the Vision of the Academy. Whilst the building will stand through generations, its flexibility is to be applauded but in any case the ethos of the school will remain. The improvement in examination results is a clear indication of the philosophy being followed.
- 6.8 Finally it should be noted that in energy terms the school has achieved a very good rating and is very close to achieving excellent.
- 6.9 Your officers fully support the design, layout and siting of the school despite the comments from CABE.

Drainage, Landscaping and Light Pollution

- 6.10 Concerns have been raised regarding surface water drainage and the reduction in natural drainage with the loss of playing fields. However the hard surfaces will capture the water and be retained in tanks under the sports pitches and car park. The water will then be hydro braked out to the existing surface water drain. In addition harvesting of surface water will be undertaken to provide a reduction in water usage at the school.
- 6.11 The perimeter of the site contains a number of trees, the majority of which are retained. However along the south east boundary a number will be removed but these will be replaced. These are generally Poplar trees and more suitable replacements are proposed. An updated landscaping plan in line with the Conservation Manager's (Landscape) comments is being prepared.
- 6.12 Finally, concern has been expressed regarding light pollution from the all weather pitch. The light spill plan clearly identifies limited impact on adjacent property. In addition conditions will be imposed requiring down facing lights together with a switch off at 10 p.m. This is considered to overcome these concerns.

Highways

- 6.13 The existing access will be widened to create improved vehicle, pedestrian and cycle entrance to the school. The cycle route will link into the adjoining cycle network. Stanberrow Road entrance will be reduced to emergency vehicles only with pedestrian and cyclist. This will therefore improve highway safety along Stanberrow Road. The Highways Agency's holding objection is anticipated to be lifted by the time of the Committee meeting so a verbal update will be given.
- 6.14 Finally, an updated Travel Plan will be conditioned.

Sports Provision

- 6.15 The site is constrained by its layout and limited size. However the layout of the siting of the school in the southeast corner enables efficient use of the land to provide

suitable open space and pitches. Members will note that Sports England do not raise objections and conditions to bring forward the all weather pitch together with the use of nearby pitches will assist the school until completed.

- 6.16 The sports hall will also provide superb indoor facilities together with the added bonus of enabling full school assemblies where key messages can be delivered.

Conclusion

- 6.17 This is considered to be an exemplary scheme in terms of its design, siting, layout and provision. It will provide a positive enhancement to the area. It will also provide after school/community facilities which are a further positive aspect to the scheme and support the community policy of the Herefordshire Unitary Development Plan. Therefore subject to clearance of the Highways Agency's objection, archaeology and landscaping the proposal is considered acceptable and accords with the main thrust of policies contained in the Herefordshire Unitary Development Plan.

RECOMMENDATION

Subject to the removal of the objection from the Highways Agency and Archaeology, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:

1. **A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. **C01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

3. **E03 (Site observation – archaeology)**

Reason: To allow the potential archaeological interest of the site to be investigated and recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.

4. **E04 (Submission of foundation design).**

Reason: The development affects a site on which archaeologically significant remains survive and a design solution is sought to minimise archaeological disturbance through a sympathetic foundation design in order to comply with the requirements of Policy ARCH2 of Herefordshire Unitary Development Plan.

5. **F01 (Restriction on hours of working).**

Reason: To safeguard the amenities of the locality and to comply with Policy DR2 of Herefordshire Unitary Development Plan.

6. **F02 (Restriction of hours of delivery).**

Reason: To safeguard the amenities of the locality and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

7. G02 (Retention of trees and hedgerows).

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan.

8. G06 (Remedial works to trees).

Reason: The trees form an integral part of the visual environment and this condition is imposed to preserve the character and amenities of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

9. G10 (Landscaping schemes).

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

10. G11 (Landscaping schemes – implementation).

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

11. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

12. H21 (Wheel washing).

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

13. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

14. H30 (Travel plans).

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

15. Details of the proposed means of closure of the Stanberrow Road access to all vehicles other than emergency vehicles shall be submitted for approval in writing of the local planning authority.

Reason: In the interests of highway safety and visual amenity of the area in accordance with Policies DR and DR3.

- 16. I16 (Restriction of hours during construction).**

Reason: Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

- 17. I18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

- 18. I21 (Scheme of surface water regulation).**

Reason: To prevent the increased risk of flooding and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

- 19. I22 (No surface water to public sewer).**

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding so as to comply with Policy DR4 of Herefordshire Unitary Development Plan.

- 20. I32 (Details of floodlighting/external lighting).**

Reason: Reason: To safeguard local amenities and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

- 21. I33 (External lighting).**

Reason: To safeguard the character and amenities of the area and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

- 22. I34 (Colour of floodlighting columns).**

Reason: To safeguard the character and amenities of the area and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

- 23. I35 (Time limit on floodlighting/external lighting) (4 pm – 10 pm).**

Reason: To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings so as to comply with Policy DR14 of Herefordshire Unitary Development Plan.

- 24. I36 (Restriction on level of illuminance of floodlighting (sports grounds)).**

Reason: To minimise the impact of the floodlights and to protect the residential amenity of nearby dwellings so as to comply with Policy DR14 of Herefordshire Unitary Development Plan.

- 25. I37 (Details of shields to prevent light pollution).**

Reason: To minimise light overspill and to protect the amenity of neighbouring properties so as to comply with Policy DR14 of Herefordshire Unitary Development Plan.

26. I38 (Angle of floodlighting).

Reason: To minimise light overspill and to protect the amenity of neighbouring properties so as to comply with Policy DR14 of Herefordshire Unitary Development Plan.

27. I41 (Scheme of refuse storage commercial)).

Reason: In the interests of amenity and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

28. I44 (No burning of materials/substances during construction phase).

Reason: To safeguard residential amenity and prevent pollution and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

29. I51 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site so as to comply with Policy DR1 of Herefordshire Unitary Development Plan.

30. L04 (Comprehensive & Integrated draining of site).

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

31. M14 (Car park drainage).

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

32. K4 (Nature consevation – implementation).

Reason: To ensure that all species are protected having regard o the Wildlife and Countryside Act 1981 (as amended), the Conservation(Natural Habitats, &c) Regulations 1994 (as amended) and Policies NC1, NC5, NC6 and NC7 of Herefordshire Unitary Development Plan.

Informatives:

- 1. N19 - Avoidance of doubt - Approved Plans.**
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

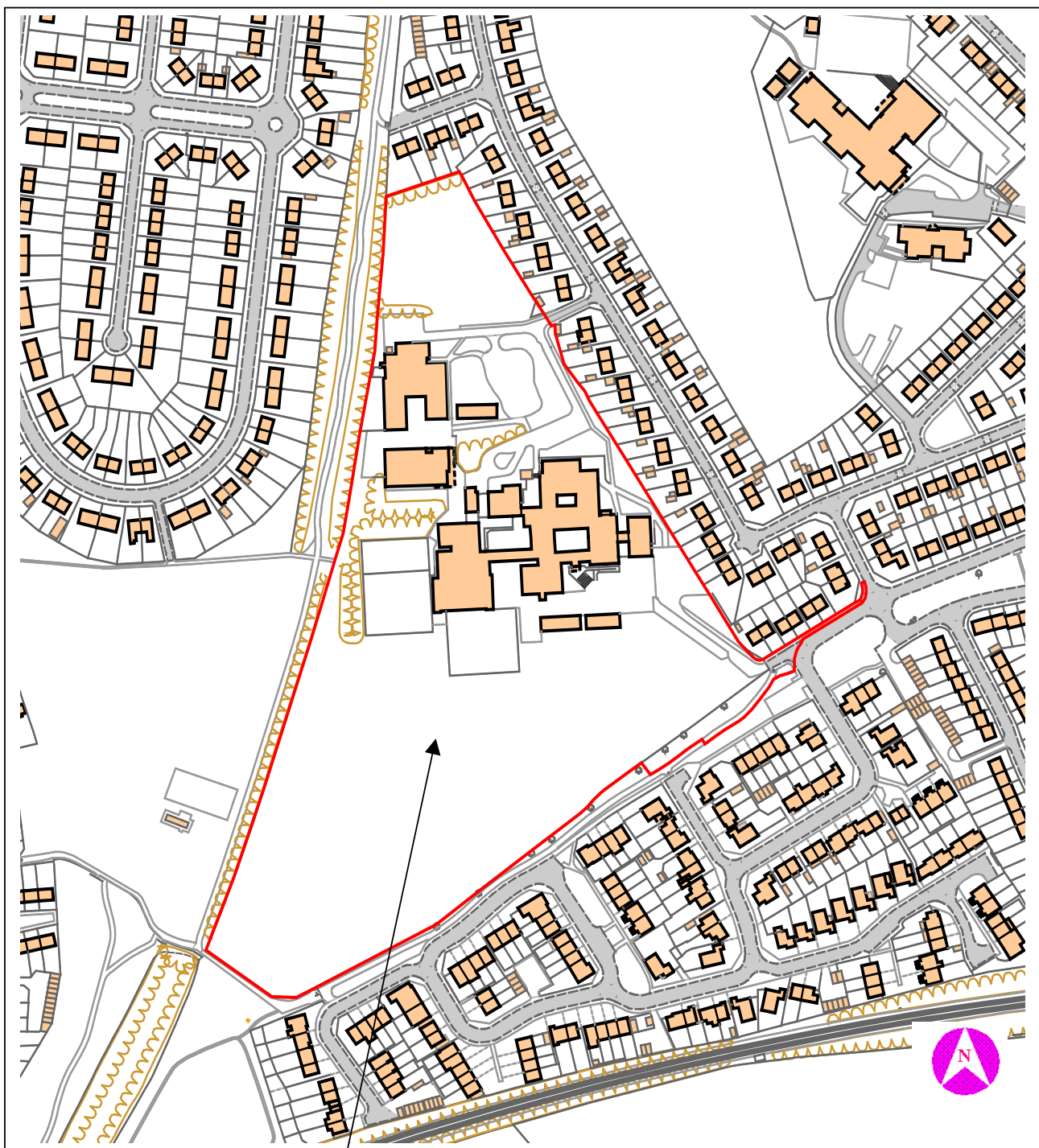
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW0009/0958/F

SCALE : 1 : 3000

SITE ADDRESS : Hereford Academy (formerly Wyebridge Sports College), Stanberrow Road, Hereford, HR7 7NG

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