Committee Date: 30/10/2014  Application Number: 2014/05600/PA
Accepted: 07/08/2014  Application Type: Full Planning
Target Date: 06/11/2014
Ward: Bordesley Green

Former Waverley School Site, Hob Moor Road, Small Heath, Birmingham, B10 9BT

Demolition of existing Waverley School buildings and removal/relocation of existing telephone mast. Erection of new primary and secondary school, including gym facilities together with additional car parking and servicing/play areas/landscaping works

Applicant: Birmingham City Council
Education & Skills Infrastructure, PO Box 15843, 1 Lancaster Circus, Queensway, Birmingham, B4 7DJ

Agent: Associated Architects
1 Severn Street Place, The Mailbox, Birmingham, B1 1SE

Recommendation

Approve Subject To Conditions

1. Proposal

1.1. Consent is sought for the demolition of the former Waverley Secondary School buildings, removal of an existing telephone mast and erection of a new primary and secondary school, including gym facilities. In addition, associated car parking, servicing, play areas and landscaping works are proposed.

1.2. Background

1.3. The existing former Waverley Secondary School on the site is vacant and in a derelict condition. A new replacement Waverley School was erected in 2013 at Yardley Green Road. This application proposes the creation of a new school - Starbank All-Through School, which would provide additional secondary school places for the area and provision of primary school places. Currently, the existing Starbank Primary School is spread over 3 sites; Starbank (Starbank Road – 110m from the application site), Starbank Annex (256-258 Hob Moor Road – 120m from the application site) and Berton (Berton Road – 780m from the application site). Primary school pupils would be relocated from these nearby schools.

1.4. The existing school buildings, which are up to 4-storeys high, are located to the north-east of the site. It is proposed to build a new school, 2-3 storeys high, located to the north-west of the site. The proposed phasing comprises erection of new Starbank School, demolition of the former Waverley School / removal of telephone mast from the site and provision of landscaping, grassed pitches and running track in place of the demolished school. It is anticipated that the development would be completed by September 2016.
1.5. The former Waverly Secondary School accommodated 990 pupils. The proposed new school would accommodate 1320 pupils when fully occupied - 900 secondary school pupils (over 6 form entry) and 420 primary school pupils (over 2 form entry).

1.6. A Special Needs Education (SEN) School, which accommodates 30 pupils within single storey temporary buildings, which is currently located within the north-west corner of the site would be removed and the facility provided on another site (the options for which are still under consideration). A small single storey children’s day nursery, which accommodates 30 pupils, located within the north-east corner of the site, would remain.

1.7. The existing school is 5304sq.m. The proposed new school would be 8945sq.m. The site area is 34,603sq.m.

1.8. The number of staff at the former Waverley School was 103. The proposed number of staff would be increased to 125.

1.9. In terms of layout, two existing entrances into the site would be retained. An access between a dwellinghouse at 165 Hob Moor Road and a vacant club / bowling green would be used as the main pedestrian access into the site and an access between maisonettes at 191-211 Hob Moor Road and a dwellinghouse at 215 Hob Moor Road would provide vehicular / pedestrian access.

1.10. At the head of the pedestrian access, a sports hall would be provided. Being close to the access drive would allow easy access by the community. Adjoining the sports hall, an arrivals plaza would be provided. The proposed school would be sited to address the plaza / pedestrian access in to the site.

1.11. The proposed school building would have a secure entrance lobby leading to primary and secondary school elements. In order to save space and resources, the two elements would be organised around shared halls, dining and kitchen facilities. The main hall would be double / triple height and would form the heart of the school. Off the main hall, to the north-west, the 2-storey primary school would be provided, with outdoor space to the west and south. To the east of main hall, the proposed 3-storey secondary school building would be provided. It would have a central core and two wings overlooking the proposed playing fields.

1.12. Internally, the ground floor would comprise; entrance lobby, reception, offices, primary and secondary school dining rooms, kitchen, main hall and second hall. The proposed primary school element would comprise; reception classrooms (2), year 1 and year 2 classrooms (2 of each), staffroom, w.c’s, stairs and stores. The proposed secondary school element would comprise; art room (2), graphics room, textile room, staff room, food room, technology room, materials room, w.c’s, stairs and stores. At first floor, the proposed primary school element would comprise; year 3 – 6 classroom (2 of each), staff room, reprographics room, stores, w.c’s and stairs. The proposed secondary school element would comprise; central learning resource space with 2 wings. Each wing would comprise classroom (7), offices, w.c’s and stairs. The second floor would provide further accommodation for the proposed secondary school element and would comprise; classroom (7), computer rooms (2), science rooms (2), music rooms (2), science rooms (6), stores, offices w.c’s and stairs.

1.13. The sports hall would provide four courts (690sq.m), stores and changing rooms. The agents have stated that the sports hall would be made available to the community outside of normal school opening hours.
1.14. The proposed school buildings would be constructed in different brickwork colours to break up the massing and would differentiate between the primary and secondary schools and the sports hall. It is indicated that the proposed primary school would be constructed in light brick blocks, the proposed secondary school in red bricks and the proposed sports hall in a dark brick with metal cladding above. Windows to the school building would be 2.1m high, with coloured louvered side panels to provide ventilation and additional colour to the school facades.

1.15. Four existing games courts (tennis) to the south-west of the site and four to the east (netball, basketball and tennis) would be retained. A large grass area, providing sports pitches for athletics, football, rounders and cricket pitches would be located in the north–east of the site once the existing school has been demolished. Other informal play areas and outdoor teaching spaces are also proposed around the new school.

1.16. There are currently 50 car parking spaces (including 2 disabled). The proposed development would provide 83 car parking spaces (including 4 disabled). In addition 120 cycle parking spaces would be provided.

1.17. In support of the application, the following documents have been provided:

- Design and Access Statement
- Transport Assessment
- School Travel Plan
- Ecological Assessment
- Flood Risk Assessment
- Sustainability Statement
- Noise Survey
- Landscape Maintenance & Management Plan
- Tree Survey
- Arboricultural Survey
- Daytime Bat Survey

Location Plan
Landscape Masterplan
Image of Entrance Plaza
Image from Playing Fields
Proposed School Elevations
Proposed Gym Elevations
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan
2. **Site & Surroundings**

2.1. The application site is accessed off Hob Moor Road, via a pedestrian route between a dwellinghouse and a vacant club / bowling green and a pedestrian / vehicular route between maisonettes and a dwellinghouse. The north-west half of the site is the highest part of the site and is fairly flat. The south-east half, where the former school building is located, slopes down by approximately 2.5m.

2.2. The school site is predominantly bounded by rear gardens to dwellinghouses fronting Hob Moor Road, Fosbrooke Road, Monica Road and Kingscliff Road. The surrounding area is residential in character.

[Location Map](#)

[Street View](#)

3. **Planning History**

3.1. 29.03.1962 – 21686000 – School – Approved.

3.2. Since above, various applications approved for extensions / alterations to the former Waverley School – none relevant.

3.3. 18.11.1996 - 1996/04199/PA - Installation of microwave dishes, radio antennae and cabin – No Prior Approval Required.

3.4. 27.02.2004 - 2003/06570/PA - 48 place single-storey day nursery, play area and parking provision – Approved Temporary.

3.5. 23.12.2005 - 2005/06809/PA - Variation to Condition C1 attached to C/06570/03/FUL, extending duration of permission from 26th February 2014 to 26th February 2024 - Approved Temporary.

3.6. 10.08.2006 - 2006/04105/PA - Variation of condition 1 attached to C/06570/03/FUL and 2005/06809/PA extending duration of planning permission for nursery from 26th February 2024 to 26 February 2030 – Approved Temporary.

4. **Consultation/PP Responses**

4.1. Local occupiers, Residents Associations, local Councillors and Liam Byrne M.P notified. Site and press notices posted. No response received.

4.2. Transportation Development – No objections in principle to the redevelopment of the site for education purposes. It is of some concern that the Transport Statement has not fully acknowledged key pedestrian safety concerns outside of the site. The following conditions are recommended; no more than 30 children at the day nursery, a Car Park Management Plan, cycle parking, parking areas laid out, School Travel Plan and a Construction Method Statement/Management Plan.

4.3. Regulatory Services – no objection, subject to conditions; a site assessment and, if required, remediation scheme to deal with contamination of the site. Also, details of extraction and odour control, external plant boiler plant, sports pitches and lighting of external areas.
4.4. Sport England – no objection, subject to conditions – an assessment of ground conditions / satisfactory provision of the playing field and a Community Use Agreement.

4.5. Education – fully supportive of the proposals.

4.6. City Ecologist - no objection, subject to conditions - a further bat survey, an Ecological Enhancement Strategy and a detailed method statement for the removal or long-term management / eradication of Japanese Knotweed & Cotoneaster on the site.

4.7. Severn Trent - no objections, subject to a condition to secure a satisfactory means of drainage.


5. Policy Context


6. Planning Considerations

6.1. The main considerations in the determination of this application are:

6.2. Planning policy – Paragraph 72 of the NPPF and paragraph 4.55 adopted UDP both promote the development of education establishments to meet the education needs of existing and new communities. The Draft Birmingham Development Plan paragraph 3.5 (objectives) aims to deliver that vision and ensure that future developments meet the aspirations for the City. One aspiration is to strengthen Birmingham’s institutions and role as a Learning City and extend education infrastructure in securing significant school places. The site is an established education facility and there are no objections in principle to the creation of a new purpose-build education facility on this site. Planning Growth Strategy have raised no objections to the proposals.

6.3. UDP Policy 3.8 of the Adopted UDP 2005 states that there is a need to protect and enhance what is good in the City's environment and improve what is less good.

6.4. UDP Policy 3.14 expects the design and landscaping of new developments to enhance the City’s environment.

6.5. UDP Policy 3.14A-D expects new developments to be considered as part of its context and sets out the principles against which new development would be considered, including the effect on local character, scale and massing.

6.6. Design and Visual Amenity

6.7. The existing school buildings, which are to be demolished, are in a poor and run-down condition. They are located on the north-east of the site, which is the lowest part of the site, adjoining rear gardens to dwellings fronting Hob Moor Road and Fosbrooke Road. Consequently, the existing school is not visible from the public realm. The proposed new school would be located in the north-west of the site.
There is an existing bowling green on Hob Moor Road, which allows limited views into the site, giving the proposed school greater visibility and presence from Hob Moor Road. The new location would also have strong visual links on arrival from the existing pedestrian and vehicular access. A new plaza would also provide an open welcoming area. In addition, the new location would enable the existing hard courts and car parking areas to be unaffected by the proposals.

6.8. The proposed school buildings would be 2-3 storeys high. They would be modern in appearance, with different brickwork colours to the Primary and Secondary elements and the Sports Hall in order to break up the massing of the proposed buildings and would differentiate between the uses. Windows to classrooms would be large, with coloured louvered side panels to provide ventilation and additional colour to the school facades. Consequently, I consider that the proposed design and massing would improve the character and appearance of the site and the surrounding area.

6.9. Impacts on Residential Amenity

6.10. The proposed new school would be set in from the existing school boundaries. The proposed 2-storey Primary School would be around 15m from the nearest boundary with rear gardens of dwellings facing Monica Road and the 3-storey Secondary School would be around 28.6m from the nearest boundary with rear gardens of dwellings facing Kingscliff Road. Although guidance contained within ‘Places for Living’ does not strictly apply as it relates to residential developments, it does provide useful numerical guidelines relating to separation distances. ‘Places for Living’ requires 5m per storey set back where new development with main windows overlooking private amenity space is proposed albeit in a residential context and 21m between building faces. The proposed school would exceed these guidelines.

6.11. The proposed gym would be freestanding, being located in roughly the same position as the SEN school temporary buildings, close to the existing pedestrian access. It would be a minimum of 3.75m to the nearest rear boundary of dwellings facing Hob Moor Road. These dwellings have long rear gardens (around 30m) and ‘Places for Living’ requires 12.5m minimum distance between windowed elevations and opposing flank walls. The proposed gym, which would have no windows, would therefore exceed these minimum guidelines. Consequently, it would be unlikely that adjoining residential occupiers would be adversely affected in terms of loss of light or privacy.

6.12. No comments have been received from adjoining occupiers and Regulatory Services have expressed no objection, subject to conditions relating to a site assessment and, if required, a remediation scheme to deal with any contamination of the site. Also, details of extraction and odour control, external boiler plant, sports pitches and lighting of external areas. I concur with this view and appropriate safeguarding conditions relating to above have been attached.

6.13. Highways Safety

6.14. The former Waverly Secondary School accommodated 990 pupils. The proposed new school would accommodate 900 secondary school pupils and 420 primary school pupils when fully occupied. The number of staff at the site would be increased from 103 to 125. Also, the proposed car parking provision would be increased from 50 to 83 car parking spaces, together with 120 cycle parking spaces.

6.15. Transportation Development have raised no objections in principle to the re-development of the site for education purposes, but with have some concerns
regarding the increased number of pupils, particularly as they would be primary school age. Transportation Development have stated that the Transport Statement submitted in support of the proposals has not fully considered key pedestrian safety concerns outside of the application site. As such only minimal recommendations regarding off site measures have been recommended within the Transport Statement. Transportation Development have suggested a number of conditions in order to safeguard highway safety – a Car Park Management Plan, restricting the nursery to 30 places, cycle parking provide prior to occupation of the school buildings, parking areas laid out, a School Travel Plan to be approved and a Construction Method Statement/Management Plan. I concur with this view. The site has a long history of being used as a school. The level of car parking proposed for the proposed new school would exceed Car Parking Guidelines SPD (2012) guidelines. Also cycle storage facilities would be provided. Subject to appropriate safeguarding conditions as outlined above, the proposed development would be unlikely to have an adverse impact in terms of car parking or highway safety.

6.16. Community Use

6.17. The proposed Sports Hall would be located close to the pedestrian access into the site. This would allow easy access to the sport hall by the local community. It would provide four courts, stores and changing rooms and the agents have stated that it would be made available to the local community outside normal school opening hours. This would have wide-ranging benefits for the wider community. A condition requiring a Community Access Agreement has been attached. Sport England have raised no objection subject to a condition requiring a Community Use Agreement and provision of the playing fields.

6.18. Landscaping and Ecology

6.19. The proposed new school buildings would be located on an area primarily comprising a large grassed area. The subsequent removal of the existing school would enable replacement playing fields and landscaping to be provided. The arboricultural survey highlights that 18 low quality trees would be removed to facilitate the new school building and that 27 trees of moderate to high quality (two of which are of Grade A quality), located primarily around the perimeter of the site, would be retained. Conditions are attached requiring landscaping / trees to be provided.

6.20. In support of the proposals, an Ecological Appraisal has been submitted. It advises that the site is poor for habitat diversity, the majority of the site being dominated either by buildings and hard landscaping or by mown amenity grassland. However, there were a number of bird species recorded during the ecological assessment, and therefore demolition work should ideally be carried out between October and March, once young birds have left the nest. In addition, a nocturnal and dawn bat survey is recommended. Invasive species (Japanese knotweed and cotoneaster) were noted on site. The City Ecologist has raised no objections subject to conditions for the proposed development to be implemented in accordance to the recommendations set out with Ecology Appraisal report and method statement for the control of invasive weeds on site.

7. Conclusion

7.1. The proposed school would represent a significant investment that would assist in meeting the education needs of the City’s growing population within the area. The
proposed development complies with the objectives of the policy context as set out above, and is recommended for approval, subject to the attached conditions.

8. **Recommendation**

8.1. Approve subject to conditions

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<td>Requires the prior submission of a contaminated land verification report</td>
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<td>Limits the hours of operation to 0700-2200hrs Mondays to Fridays and 0900-2200hrs at weekends and Bank Holidays.</td>
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<td>Limits the number of children able to attend the day nursery to 30</td>
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<td>Requires the submission of a drainage scheme</td>
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<td>Requires the prior submission of a method statement for the removal of invasive weeds</td>
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<td>Requires the prior submission of an additional bat survey</td>
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<td>Requires the prior submission of a scheme for ecological/biodiversity/enhancement measures</td>
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<td>Requires the submission of extraction and odour control details</td>
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<td>Limits the noise levels for Plant and Machinery</td>
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<td>Requires the prior submission of a community access agreement</td>
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<td>21</td>
<td>Requires the provision of cycle parking prior to occupation</td>
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<td>22</td>
<td>Requires the parking area to be laid out prior to use</td>
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23 Requires the prior submission of details for tree works
24 Requires the prior submission of a construction method statement/management plan
25 Requires the prior submission of a parking management strategy
26 Requires the prior submission of a school travel plan
27 Limits the approval to 3 years (Full)

Case Officer: Tony White
Figure 1: Former Waverley School

Figure 2: Proposed location of New School