Hamstead Hall Academy, Craythorne Avenue, Handsworth, Birmingham, B20 1HL

Installation of mobile classroom

Applicant: Hamstead Hall Academy
Craythorne Avenue, Handsworth, Birmingham, B20 1HL
Agent: Mark Evans Architect
26 Lickey Square, Lickey, Birmingham, B45 8HA

Recommendation
Approve Temporary

1. Proposal

1.1. This proposal is for the erection of a detached single storey modular building for the purposes of providing additional classroom space at Hamstead Hall School.

1.2. The proposed building would be 9.6m in depth, 13m in length and 3.2m in height. The proposed modular building would be constructed with a flat roof. A single entrance door is proposed on the south facing elevation with windows proposed on the north and south elevations only.

1.3. The proposed building seeks to provide two classroom areas to provide space for smaller groups of class activities to take place including for children with additional educational needs. This proposal would not result in an increase in students or staff at the school.

1.4. This application is proposed on a ten year temporary basis whilst the school seeks funds to achieve a permanent solution for providing this additional classroom space.

Proposed layout and elevations
Site location plan

2. Site & Surroundings

2.1. The application site is situated within the grounds of Hamstead Hall School. The siting of the proposed modular building would be to the east of the main school building and within an existing grassed circulation area. There are further school buildings surrounding this site to the north and east.

2.2. The nearest residential dwellings to this site are 50m to the south of the site on Parkside Road.
3. Planning History

3.1. None relevant

4. Consultation/PP Responses

4.1. Regulatory Services – No objection

4.2. Transportation Development – No objection

4.3. West Midlands Police – No comments received.

4.4. Local Occupiers and Ward Councillors Notified. Site Notice displayed. No comments received.

5. Policy Context

5.1. NPPF; Places for All SPG (2001); Birmingham Unitary Development Plan (2005); and Draft Birmingham Plan

6. Planning Considerations

6.1. The NPPF states that the purpose of planning is to help to achieve sustainable development. In accordance with the NPPF this proposal should be considered in terms of whether it achieves the social, economic and environmental objectives of sustainable development and whether the proposal is in accordance with the Birmingham Unitary Development Plan.

6.2. This proposal seeks to create additional classroom provision within the established school grounds of Hamstead Hall School. The proposal would create a temporary solution for the classroom needs within the school, enabling smaller groups of students with specific education needs to be taught.

6.3. Through the NPPF the Government attaches great importance to the design of the built environment stating that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to make places better for people. The proposed modular building would be of a simple design that would be in keeping with the scale and mass of the existing surrounding school buildings.

6.4. Whilst temporary classroom units are not ideal in this particular instance the proposed modular building would form an essential part of the day to day running of the school. This proposed modular building would be read as a ‘low-key’ element of the school complex and would not be readily visible from outside of the school grounds. The proposed modular building would not be located within close proximity to residential properties so does not to have any adverse impact on residential amenity.
6.5. I consider that this proposed modular building would not harm the character of the area on a temporary basis. In the long term a permanent solution should be found that would be of a better build quality, however given the current funding circumstances I consider a 10 year temporary consent is appropriate.

6.6. The proposed building would be erected on circulation space within the school grounds and would not harm parking provision or playing field provision at this site. Transportation Development have considered this proposal and commented that this proposal would not generate extra parking issues as this proposal neither increases the number of pupils to the school or impacts on existing parking facilities to this school. I concur with this view and do not consider that this proposal would harm the free or safe movement of traffic along the public highway.

6.7. Regulatory Services have considered this proposal and raised no objections. I concur with this view.

7. Conclusion

7.1. This proposal would be consistent with the principles of sustainable development as set out in the NPPF by providing a solution to the needs of the school without causing harm to the character and quality of the built environment. This proposal therefore meets with the NPPF and the Birmingham UDP.

8. Recommendation

8.1. Approve subject to the following conditions:

1. Requires the scheme to be in accordance with the listed approved plans
2. Requires the prior submission of a scheme to show how the building would be removed within a timescale of 10 years

Case Officer: Victoria Chadaway
Photo(s)

Fig1. Rear of existing school building – Modular building proposed on grassed area