
Committee Date:	25/07/2013	Application Number:	2013/03925/PA
Accepted:	05/06/2013	Application Type:	Full Planning
Target Date:	04/09/2013		
Ward:	Springfield		

Moseley School, Wake Green Road, Moseley, Birmingham, B13 9UU

Demolition of redundant school buildings and construction of a new sports hall and changing facilities linking to the existing sports building.

Applicant: Moseley School
Wake Green Road, Moseley, Birmingham, B13 9UU
Agent: BBLB Architects LLP
The Old Library, Hagley Road, Stourbridge, DY8 1QH

Recommendation

Approve Subject To Conditions

1. Proposal

Planning consent is sought for the erection of a new sports hall at the secondary school that has recently undergone extensive improvements under the Building Schools for the Future programme. The sports hall would be located in the area of the original school building that is now demolished and would link in to the retained sports buildings to provide a coherent collection of sports buildings forming part of the school.

1.2 The building would measure approximately 47 m long x 25 m wide and be 10m high to the ridge, reducing to 8.5 ms at the eaves. The proposed design is simple and contemporary consisting of coloured composite panels and louvres along the facades and profiled roof cladding. The building would be ventilated by 8 penthouse louvres.

1.3 At ground floor the building would facilitate a multi purpose sports hall and performance space (690sqm) that would accommodate 4 courts that could also be used as a performance space. The hall could accommodate 350 seats and a stage and provide space for 250 exam tables. In addition to the sports area, 4 changing rooms and storage areas would also be provided. At first floor 2 additional classrooms would be provided and a gallery seating area to allow spectators to watch the activities below.

1.4 The facilities would be available to the community outside school hours and it is envisaged that the hall would be in use between 07:00 to 21:00 Monday to Friday, 08:00-18:00 Saturday and 09:00 and 16:00 on Sundays/Bank holidays.

2 Nature of surroundings

2.1 The school is a comprehensive secondary school (1360 students) with buildings that vary in age from the Grade II listed 1850s Spring Hill College, to more recent post war buildings and temporary accommodation that has become permanent. The main school access is located off College Road from which there is one access point for

both pedestrians and vehicles. There are two lesser pedestrian and vehicular access points on Wake Green Road, and a fourth access (which is also used to access the community sports leisure facilities) from Springfield Road.

- 2.2 The school site falls generally from west to east with a level difference of about 20 metres. There is a prominent 4m high bank splitting the site into two distinct areas, an elevated western area and a lower eastern area. The Grade II listed school building lies in the elevated western area of the site whilst more modern existing school buildings are on the lower eastern section of the site along with an all weather pitch. The southern area of the site, abutting Wake Green Road and residential properties on Wellesley Gardens, is utilised by a large sports pitch. The upper part of the site falls away in all directions from the original school building, the lower area slopes predominantly from west to east and towards Wake Green Road. The site is located wholly within Flood Zone 1 with no material flood risks. Planning permission granted under 2010/07110/PA to construct new school buildings has been implemented and works are complete. The area of the site relating to this proposal is within the eastern part of the site with no impact upon the retained grade II listed building that exists within the western section approximately 170 metres away.
- 2.3 The site was first developed in 1856 when the Spring Hill College was built and set within landscaped grounds including, at some time, botanical gardens to the north on land now occupied by housing. The residential areas that surround the school were principally constructed in the late 19th century and are generally late Victorian terraced and semi detached houses with large gardens and tree line streets. To the north is the later (1950's) residential development in Pickwick Grove and to the south is 1970s development in Wellesley Gardens.

3 Planning history

- 3.1 Various applications relating to school extensions
- 3.2 25/3/11 - 2010/07110/PA- construction of new school buildings and hard and soft landscaping, car parking and out door sports facilities - approved.
- 3.3 25/3/11 - 2010/07111/PA – listed building consent relating to the above - approved

4 Consultation response/PP

- 4.1 Adjoining residents, ward councillors, residents associations and MP notified. Proposals were advertised in the press and a site notice posted outside of the site on Springfield Road. 2 letters of objection/concern have been received from residents living within Pickwick Grove regarding loss of light, privacy and noise.
- 4.3 Regulatory Services – No objection
- 4.4 Transportation Development – no objections subject to conditions requiring the existing on site car and cycle parking facilities to be available to the community after school hours and a construction management plan.

5 Policy context

- 5.1 The following local policies are applicable
- UDP 2005

- Draft Birmingham Development Plan
- 5.2 The following national policies are applicable
- NPPF 2012
- 6 Planning considerations
- 6.1 Policy context
- 6.2 The NPPF states the government's presumption in favour of sustainable development, outlining the 3 dimensions of sustainable development which are economic, social and environmental. Chapter 8 promotes healthy communities and states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan positively for provision and use of shared space and community facilities (such as meeting places, sports venues, places of worship etc). The UDP at 3.64 state that dual use facilities within the City's schools provide a useful contribution towards the recreational and leisure requirements of the City; their continued uses will be encouraged as will proposals for any new dual use facilities. The draft Birmingham Development Plan also promotes the provision of a wider range of sport, leisure and cultural facilities. Any new proposals shall protect or enhance what is good in the City's environment and improve what is less good. Proposals which would have an adverse effect on the quality of the built environment will not normally be allowed. In policy terms therefore, I consider the proposals to be acceptable in principle. I consider the main issues to be the impact of the proposals on visual and residential amenity and highway safety.
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- 6.3 Visual/residential amenity
- 6.4 The school has undergone significant investment under the BSF programme which has resulted in the relocation of the main teaching blocks further to the west of where they were originally sited. The majority of the original teaching block has now been demolished and has resulted in the retained sports buildings being isolated from the main school buildings. The proposal would consolidate the sports facilities in one area of the site and create linkages to the rest of the school. The accompanying Design and Access Statement illustrates how the new building would integrate with the existing buildings and be of an appropriate height and scale. A double height corridor space would link the existing gym, hall and fitness suite buildings with the proposed building.
- 6.5 Although the proposed hall would be contemporary and feature coloured panels that would contrast with the retained traditional brick buildings, I consider it to be acceptable in visual terms and appropriate for the use proposed. The nearest houses to the proposed sports hall are located approximately 102m to the east along Springfield Road. Whilst occupiers of those houses will be able to see the new building, which would be approximately 20 metres closer to their boundary than the original, I do not consider that it would adversely affect their outlook or impact upon privacy given the significant remaining separation distance. I note that residents who have objected live within Pickwick Grove which is located to the west of the proposed building, on the other side of the retained sports buildings. I do not consider that these occupiers will be affected by the new building.

6.6 Regulatory Services have raised no objections to the proposal but I consider it appropriate to attach conditions restricting use of the buildings to the times proposed in order to safeguard residential amenity.

6.7 Transportation matters

6.8 Transportation Development raise no objection subject to the requirement for a construction management plan and that on site car and cycle parking be made available for the community after school hours. I concur with this and have recommended appropriate conditions.

7 Conclusion

7.1 The proposals are considered acceptable and in full compliance with both local and national planning policy. The design, scale and massing of the proposed new building is considered appropriate to its setting and not detrimental to either visual or residential amenity and with no impact upon highway safety.

8 Recommendation

8.1 That planning permission be granted subject to the following conditions:

1 Limits the hours of use of the sports hall to 07:00 and 21:00 Monday to Friday, 08:00 and 18:00 on Saturday and 09:00 and 16:00 on Sundays and Bank Holidays

2 Requires the prior submission of hard and/or soft landscape details

3 Requires the prior submission of hard surfacing materials

4 Requires the prior submission of earthworks details

5 Requires the prior submission of boundary treatment details

6 Requires the prior submission of a lighting scheme

7 Requires the prior submission of a construction method statement/management plan

8 Requires the prior submission of sample materials

9 Requires the scheme to be in accordance with the listed approved plans

10 Car and cycle parking (accessed from Springfield Road) to remain available to community/users of sports facilities outside core school hours

11 Requires the prior submission of level details

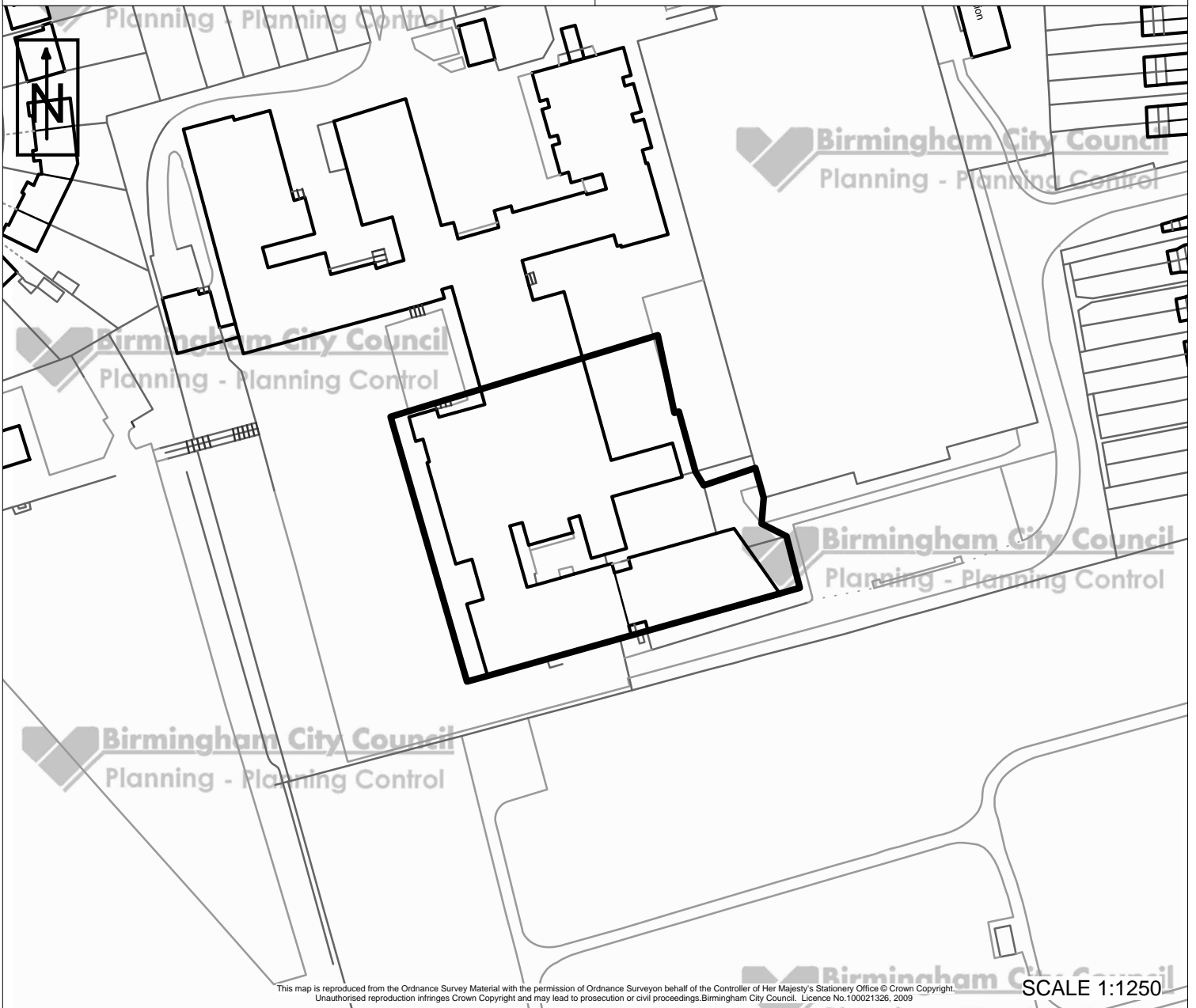
12 Limits the approval to 3 years (Full)

Reason for Approval

1 Birmingham City Council grants Planning Permission subject to the condition(s) listed below (if appropriate). The reason for granting permission is because the development is in accordance with:

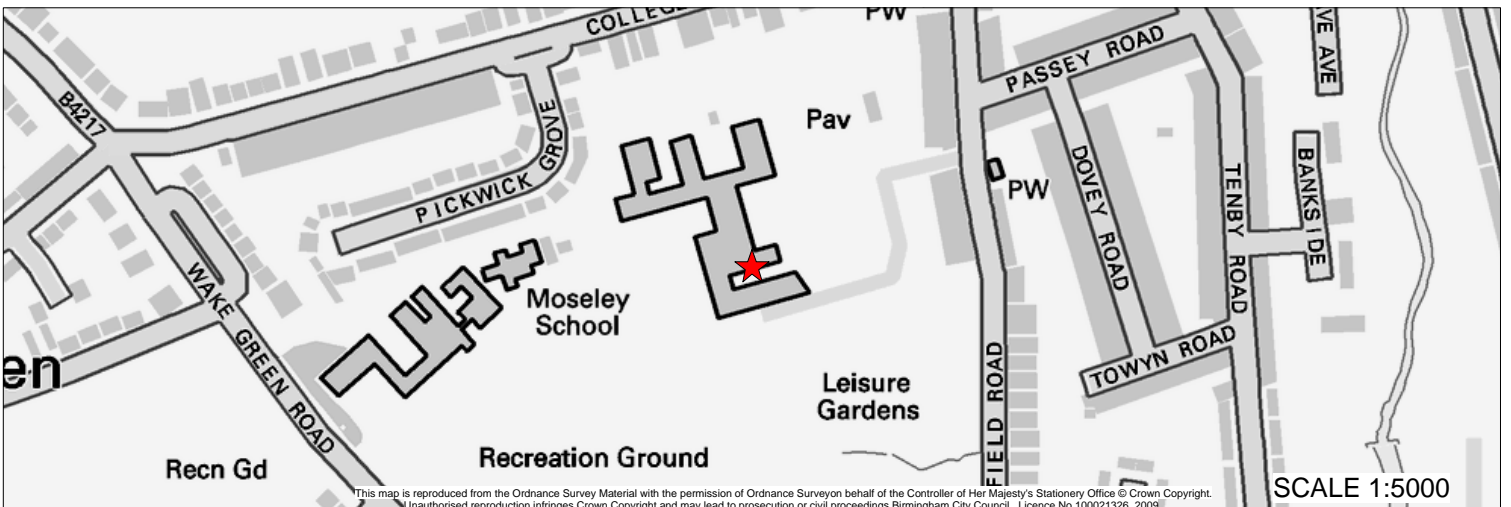
Case Officer: Debbie Farrington





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SCALE 1:5000

Moseley School
Wake Green Road
Moseley
Birmingham
B13 9LR

2013/03925/PA

-  Statutory Listed Building
-  Locally Listed Buildings
-  Conservation Area
-  Neighbourhood Offices
-  Site Boundary
-  Site Location

Development Directorate
1 Lancaster Circus
Queensway
Birmingham B2 2JE.



Date: 25/9/2007

