

**ERECTION OF 4 NO. PERMANENT CLASSROOMS (TO REPLACE 4 NO. TEMPORARY CLASSROOMS) AND RETENTION OF 4 NO. TEMPORARY CLASSROOMS UNTIL JAN 2002 TO ALLOW USE BY STUDENTS DECANTED FROM THE TOWER BLOCK DURING CURTAIN WALLING WORKS AT AYLESBURY HIGH SCHOOL, WALTON ROAD, AYLESBURY BUCKS STREET ATLAS PAGE 115, B4**

**To:** Development Control Committee

**Date:** 5 December 2000

**Author:** Head of Spatial Planning

**A PURPOSE OF REPORT**

1 To determine the above application

**B PROPOSED ACTION**

2 **The Committee is invited to APPROVE application number CC/70/00 for the erection of 4 no. permanent classrooms (to replace 4 no. temporary classrooms) and retention of 4 no. temporary classrooms until January 2002 to allow use by students decanted from the tower block during curtain walling works at Aylesbury High School, Walton Road, Aylesbury subject to the following conditions as determined by the Head of Spatial Planning including:**

a **materials to match the existing building;**

b **removal of the temporary classrooms by January 2002 or on completion of the curtain walling works whichever is the sooner.**

**C FINANCIAL APPRAISAL**

3 None

**D SUPPORTING INFORMATION**

**Background**

4 The application was received on 30 October 2000 and was sent out for public consultation on 1 November 2000. The application was submitted by the Babtie Group on behalf of the Education Committee.

## **The Proposals**

- 5 Permission is sought to replace four temporary classrooms , in the form of two single classroom buildings and one double classroom building, with four permanent classrooms erected as an extension to the eastern end of the two storey Age of Transfer extension approved under reference CC/53/97. In addition the proposal is to retain the four existing temporary classrooms on the site for a limited time period to allow curtain walling works, for which funding has been secured, to be carried out. The affected side of the block where works are in progress cannot be used for educational purposes and therefore alternative accommodation is needed to house these classes until works are completed. The temporary classrooms would then be permanently removed from the site.
- 6 The permanent and temporary accommodation at the school provides 1233 places. The pupil numbers on roll are expected to rise steadily to a peak of 1361 pupils in 2005. (Appendix A)
- 7 The proposed extension is designed to match the appearance of the Age of Transfer building which is located adjacent to the boundary with Turnfurlong within the built up area of school buildings.

## **Site Description**

- 8 The school site is bordered by Walton Road and Turnfurlong. The premises consist of a range of interconnecting buildings of different ages and design . The school playing fields are situated to the south east of the main school buildings. Approval has been granted under reference CC/54/99 for the erection of a music centre on this site to serve pupils in the Aylesbury area. Initial works on site have commenced for the erection of the Music Centre.

## **Planning Policy**

- 9 The relevant planning policies are Policies A75 and A76 (Townscape and design) of the Aylesbury Local Plan which are attached as appendix B.

## **View of the District Council**

- 10 Comments are awaited from Aylesbury Vale District Council.

## **Consultations**

- 11 At the time of writing the report no response had been received from the Local Member.
- 12 Highways Development Control have raised objection to the proposal on the following grounds:
- The conversion of temporary accommodation to permanent accommodation will mean an increase in pupil numbers which is undesirable given the congestion which occurs outside of the school on Turnfurlong at opening and closing times.

- The congestion is caused by the parking of cars awaiting pupils which narrows the carriageway and makes it difficult for cars to pass each other, and impossible to pass a school bus.
- A high volume of traffic attempts to turn out on to Walton Road which is probably due to the lack of a turning facility which would allow the vehicles to return the way they came.
- The school should not be allowed to continue to grow without these problems being alleviated. This would involve the provision of additional parking and turning facilities.

### **Other Representations**

- 13 The application was advertised by means of site notice and neighbour notification. At the time of writing no letters of representation have been received.

### **Discussion**

- 14 The main issues for consideration are the impact of the proposal upon highway safety, visual amenity, the need for the proposed accommodation and the retention of the temporary classrooms for a limited period.

### **The impact of the proposal upon highway safety**

- 15 The proposal is to replace three temporary classroom buildings currently erected on the site with a two storey extension containing four classrooms. The temporary classrooms have been erected on the site in excess of twenty years

- Building no.175 (single) erected on site June 1979
- Building no.233 (double) erected on site August 1980
- Building no 404 (single) erected on site October 1982.

- 16 Since these classrooms have been in position at this school a number of developments have taken place including the erection of an Age of Transfer extension. At that time the on site parking arrangements and traffic implications for the school were assessed and a School Travel Plan initiated based on the then total pupil numbers at the school. This total figure included those pupils accommodated in the temporary classrooms.

- 17 This proposal is to replace the four temporary classrooms with permanent classrooms. It does not involve any increase in pupil numbers.

- 18 There is currently a project in operation for Aylesbury looking at the traffic movement problems around the three Secondary school sites in the vicinity of Aylesbury High School. A working Group has been set up to progress this project further. This project may be expanded to incorporate the infant and Junior School located on Turnfurlong. Incorporated into this project is the progression of the School Travel Plan at Aylesbury High School which was written as a requirement of the planning permission granted for the Age of Transfer extension at this school. The number of pupils accommodated in the proposed extension has already been

incorporated into the calculations carried out at the time of the Age of Transfer proposals and therefore any request for the school or the LEA to fund additional traffic works on the basis of this proposal would not be justified.

### **The impact of the proposal upon the visual amenity of the site**

- 19 The proposed two storey extension is to measure 17m x 11m and is to be designed in materials to match the existing two storey building to which it will be adjoined. The proposed building is to have an external fire escape on the end elevation.
- 20 The extension is to be sited within the main built up area of school buildings and will have no adverse impact upon the school playing fields or open space. It is not therefore considered that the proposal will cause detriment to the visual amenity of this site.

### **The need for the proposed accommodation**

- 21 The school has always been a popular school and attracts pupils from a wide area. The temporary accommodation erected in the 1980's has been in continual use since that time and ongoing need for these four classrooms is now well established. The school is undergoing increased pressure for accommodation as the number of Secondary school age pupils in Buckinghamshire requiring places continues to rise until a peak in 2005. The essential need for the provision of replacement permanent accommodation is therefore established.

### **The proposed retention of the existing temporary classrooms for a limited period**

- 22 Central Government funding has been secured for the carrying out of curtain walling works at Aylesbury High School. These works involve the replacement of the outer skin of the Tower Block where it is in a condition beyond economical repair. The money for the replacement works has been received through 'New Deals for School' funding and is for works to several tower blocks including those at Aylesbury High and Aylesbury Grammar Schools. In order to carry out these works safely it is necessary for the pupils who would be educated in the affected classrooms to be decanted to alternative accommodation during the works period. There is no spare permanent accommodation at the school where the pupils could be taught.
- 23 It is therefore proposed that rather than remove the temporary classrooms on the completion of the erection of the four classroom extension, that they be retained on site and used to accommodate those pupils who need alternative accommodation until the curtain walling works are completed. These buildings would then be permanently removed from the site.
- 24 The curtain walling works are urgently required for upkeep of the school premises and this proposal is a cost effective method of allowing these works to be carried out with minimum additional disruption to the school. The school currently has extensive building works on site for the erection of the music centre and additional disruption needs therefore to be minimised. A condition could be added to the consent requiring that the temporary classrooms be

removed by January 2002 or on the completion of curtain walling works whichever is the sooner to ensure that the structures are not retained indefinitely.

### **Conclusions**

- 25 To conclude I consider that the location and design of the proposed development and the temporary retention of the existing temporary classroom buildings would not have a detrimental effect upon the local environment. I would therefore recommend that application CC/70/00 be approved subject to conditions requiring materials to match the existing building and the removal of the temporary classrooms by January 2002 or on completion of the curtain walling works whichever is the sooner.

### **E BACKGROUND PAPERS**

CC/54/99 – Music centre application  
CC/53/97 – Age of Transfer extension

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