
Planning Statement

Erection of temporary classroom and associated works (retrospective)

Land at de Havilland Campus, University of Hertfordshire, Mosquito Way, Hatfield AL10 9UF

FINAL

Planning Statement

Erection of temporary classroom and associated works



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1. Introduction and Background

- 1.1. This Planning Statement has been prepared by Savills (UK) Ltd on behalf of The University of Hertfordshire (“the applicant”) in support of a full planning application for: “*the erection of a temporary classroom and associated works*” on Land at de Havilland Campus, University of Hertfordshire, Mosquito Way, Hatfield AL10 9EU (“the Site”).
- 1.2. This application is made retrospectively with the works undertaken by the applicant in September 2022, in response to an unexpected increase in student numbers at the start of the 2022/2023 academic year.
- 1.3. The planning application is accompanied by the following supporting documents:

Application Document	Drawing /	Drawing No. / Document Ref.	Author	Rev / Date
Site Location Plan		PL_00 (dh)	UoH	
Site Plan		PL_01 (dh)	UoH	
Proposed Drainage Plan		PL_02 (dh)	Mar-Key Group	
De Havilland North Elevation		De Havilland North Elevation	Mar-Key Group	3 (06/02/23)
De Havilland South Elevation		De Havilland South Elevation	Mar-Key Group	3 (06/02/23)
De Havilland East Elevation		De Havilland East Elevation	Mar-Key Group	3 (06/02/23)
De Havilland West Elevation		De Havilland West Elevation	Mar-Key Group	3 (06/02/23)
De Havilland Internal Layout		De Havilland Structure Plan	Mar-Key Group	6 (06/02/23)

2. The Proposal

Background

- 2.1. The University of Hertfordshire (UoH) is seeking planning permission for the erection of temporary teaching space on its de Havilland campus as a means to meet a short term peak in student numbers.
- 2.2. The UoH is an international focus for education and is in the fortunate position that the 2022/2023 academic intake will exceed the levels anticipated in their business plan.
- 2.3. A location has been selected on the de Havilland Campus to the immediate west of the School of Law Building, in the centre of the site. This location is used annually for a temporary structure when graduations are taking place. The site is comprised of grass and part of an existing pathway. The temporary structure is not visible from beyond the university's site boundaries. It is enclosed by an existing academic building to the immediate north and a raised area of grass to the south.

Proposal

- 2.4. It is proposed to meet this short term need by creating additional teaching space on the de Havilland Campus through the erection of a temporary structure for a period of up to 36 months from September 2022 until September 2025.
- 2.5. The temporary structure, whilst non-permanent in design, is solidly constructed, and fitted out to a very high specification. The temporary classroom offers a learning environment of at least the same quality as that found within the existing teaching spaces at UoH. The structure is served with electricity and includes the air conditioning, heating and audio-visual technology necessary for a modern educational setting.
- 2.6. The approach of erecting a temporary classroom has been pursued specifically to meet a short term unprecedented need whilst the UoH focus on a longer term solution for growth on its campuses.
- 2.7. The longer term solution involves the identification of a suitable location for permanent additional teaching space elsewhere across the campus, either through the extension of existing buildings or remodelling of internal layouts. This work is underway but has not yet been completed.

Specification

- 2.8. The temporary classroom is 12m by 32.5m in size and can accommodate approximately 212 students. It is 3m in height.
- 2.9. Electricity is provided via a connection to the University's existing grid. In addition, the structure has infrastructure for rainwater collection and discharge to existing nearby surface water drains. Further information is indicated on the plans that support this application.
- 2.10. The structure is built from Clearspan Aluminium. Other details and materials are as follows:

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External

- Steel doors
- Steel sub-base floor with 22mm T&G top layer (Part L compliant)
- Timber ramps with astroturf cover
- 70m Highline gutters and downpipes
- Insulated steel sandwich panel roof in 120mm trapezoidal finish
- Insulated steel sandwich panel wall cladding in 100mm trapezoidal finish
- UPVC windows

Internal

- Partition walls made from 100mm cladding
- Carpet tiles

2.11. There are no foundations, and the building is secured via 32 concrete weights.

2.12. Access is via a ramp which means the building is accessible to the widest possible range of students.

2.13. Once the use ceases, the site will be returned to its previous function and appearance, which comprises a path and area of grass.

UoH Track Record

2.14. The UoH have already successfully installed a temporary teaching space on the eastern part of the College Lane Campus (6/2020/1460/MAJ). This planning permission for the LRC Annex was granted for a period of 5 years and is operating successfully.

2.15. In relation to the position of the temporary structure on the de Havilland Campus, this has been selected as it is already used each year for a short period when graduation ceremonies take place. A similar temporary structure by the same provider is used to accommodate students when graduations take place.

3. Planning Policy

- 3.1. The Plan led approach at Section 38(6) of the Planning and Compulsory Purchase Act 2004 necessitates that development proposals are determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. The Development Plan in this instance is the Welwyn Hatfield District Plan (adopted 2005).
- 3.2. Policy EMP12 within the District Plan relates to the University of Hertfordshire and notes that any proposals for development on College Lane and Angerland Common must accord with a Masterplan for those sites.
- 3.3. The New Welwyn Hatfield Local Plan is at an advanced stage with consultation on its Main Modifications underway until 15th February 2023. The 2016 Submission Draft of the Local Plan includes 'Policy SP21 – University of Hertfordshire' which notes that the Council will support the economic development and community benefits associated with the University in terms of provision of employment opportunities, investment in local area, provision of shared cultural/sports facilities, enhancing the skills of the population, and minimising the impact on the surrounding area. The Council will support proposals for the enhancement of the University's campus facilities subject to the following key principles:
 - Proposals consistent with a Master Plan which addresses the impact on the surrounding area (traffic, noise, pollution, car parking, visual appearance) will be supported.
 - Proposals that develop and implement approved travel and parking plans/strategies to improve the local road network will be supported.
 - Proposals concentrating new student accommodation on campus where possible will be supported.
 - Proposals that maintain economic and learning links between the University, local businesses, and the community to support the local economy and social inclusion.
- 3.4. The UoH 2030 Estates Vision outlines the development objectives and proposals for the next 10 years in support of the University's Strategic Plan. The Vision sets out a detailed framework within which future projects are to be brought forward and builds upon the work achieved by the previous Vision which successfully delivered several projects transforming the experience of large sections of the estate for students, staff and visitors. A new vision is required to frame the University's response to current and future needs and challenges.
- 3.5. The Vision includes a range of projects to support the University's evolution into the future. The overarching approach, differing from previous strategies, has been to focus development to intensify the density and vibrancy of the centre of each campus retaining peripheral plots for future expansion or consolidation, thereby future proofing the estate.
- 3.6. The Vision, which will be reviewed regularly over the period, retains flexibility in its structure to respond to changes in financial, academic or strategic drivers.
- 3.7. The current application is considered to fit within the context of the flexibility of the Vision.

4. Technical Considerations

Access

- 4.1. The site is well served with pedestrian routes. The proposed location of the temporary teaching space would extend over an existing footpath. However, there are multiple alternative routes for students to use when crossing the campus. In addition, as previously noted, the siting of the temporary structure reflects the position of the marquee used for graduation ceremonies. No issues have arisen in the past as a result of the footpath being temporarily inaccessible, especially as there are many alternative routes.

Vehicle Movements

- 4.2. The proposed development would not result in any changes to the vehicle movements associated with the university. All students would travel to the building on foot. The teaching space would be utilised by existing staff so no further car parking would be required.

Drainage

- 4.3. In relation to drainage, the temporary classroom is served with gutters and downpipes which drain into existing surface water manholes, connecting to the wider on site system. Drainage details are shown on drawing Services_G00.02.

Noise

- 4.4. The temporary teaching space would complement the existing uses on the site and therefore, negative impacts in relation to noise or amenity are not anticipated.

Summary

- 4.5. Therefore, the impacts from the proposed development would be very minor and would link into the existing uses and systems on the campus.

5. Conclusion and Summary

- 5.1. This Planning Statement has been prepared by Savills (UK) Ltd in support of an application for the erection of a temporary classroom and associated infrastructure at the de Havilland Campus of the University of Hertfordshire. The application is retrospective and would be for a temporary period of 36 months (from September 2022).
- 5.2. As this statement confirms, there would be no unacceptable impacts as a result of the development.

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Appendix 1 – Site Photographs

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Elevation (northern end)



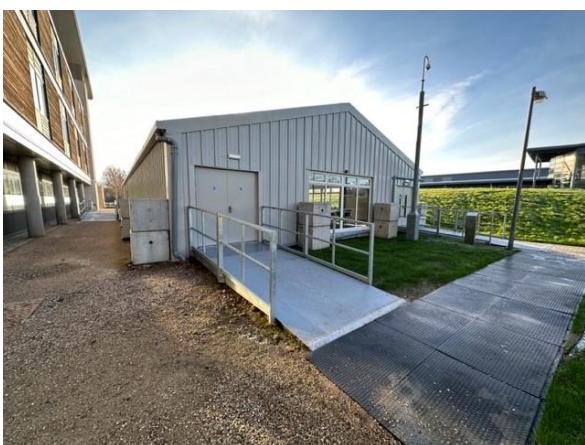
Elevations of southern end and western side



Southern end elevation showing access and compound for services



Access ramp on eastern elevation



Northern end elevation showing access



Interior of large temporary classroom

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