

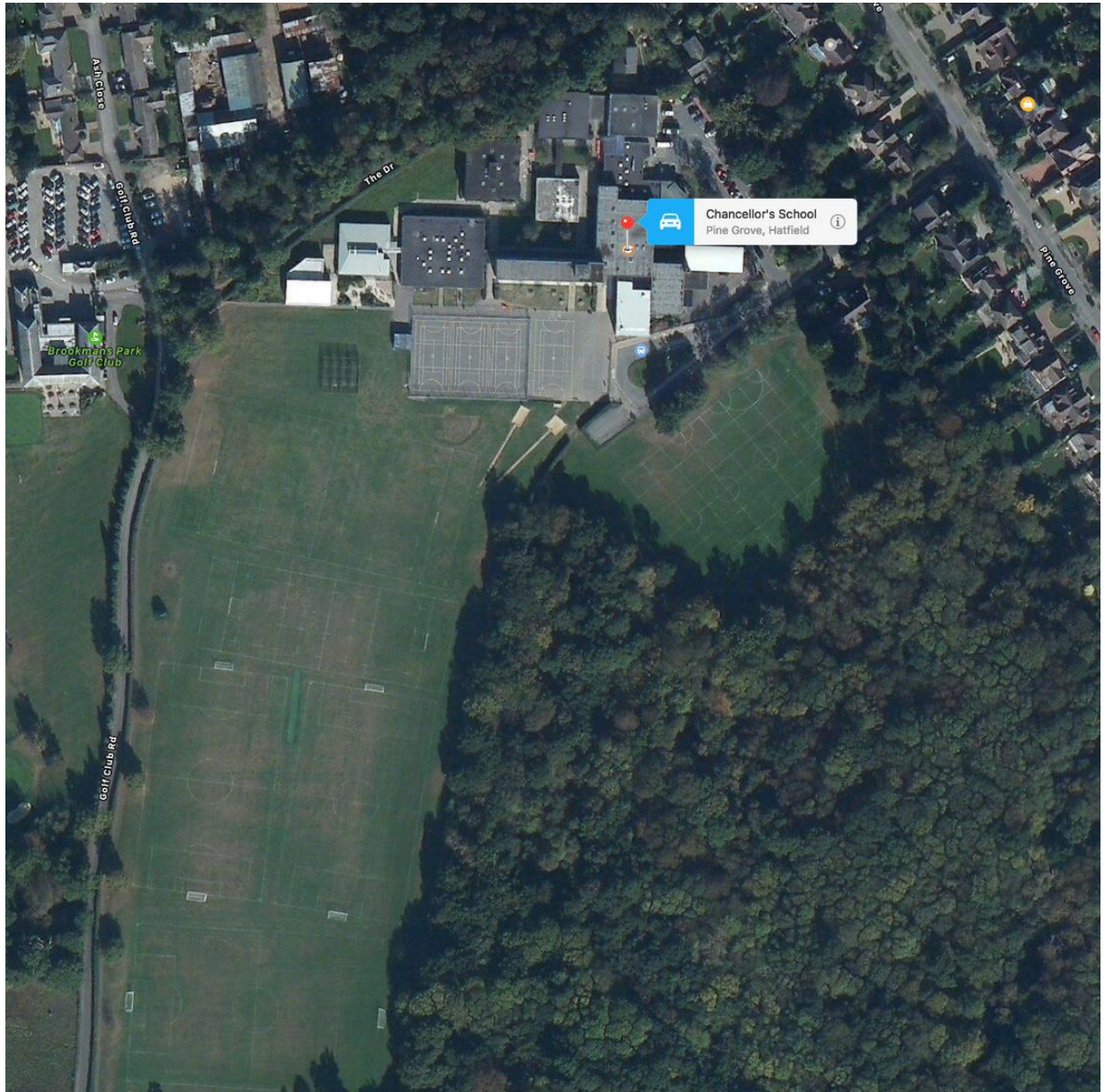
Chancellor's School

Rev F

**New Sports and teaching Block**

**Planning Application Submission, January 2019**

**DESIGN AND ACCESS STATEMENT**



## **Background**

Chancellor's School is a mixed 11-18 foundation secondary school with sixth form located on Brookmans Park in Hertfordshire. The school has an excellent reputation for providing the very best education for all its students. The school has a current mixed intake of 1105 boys and girls aged 11-18 years.

Lyster Grillet & Harding Ltd (LGH) were appointed by Chancellor's school following a study carried out on behalf of Hertfordshire County Council (HCC) identifying the increased demand for additional secondary spaces in the short to medium term (2018 to 2022) which has come about as a result of demographic growth and recent HCC Primary expansion programmes across the county. The objective was to undertake a high-level feasibility exercise to confirm the potential expansion solutions at a number of school sites which involved an assessment of existing school buildings as well as local transport infrastructure. It was determined that Chancellor's was well placed to expand and take an additional form of entry to meet the basic need for school places in the Hatfield area. Given the lack of alternatives for Hatfield, the expansion of Chancellor's is considered essential.

As a result, in 2017, HCC approached Chancellor's and asked them to increase their Published Admissions Number in order to offer the extra school places to meet the basic need. Following the necessary consultation processes, this has been carried out and, in the Spring Term of 2018, Chancellor's agreed to admit an additional 30 pupils each year (PAN 210) from September 2019 onwards.

To plan for the necessary expansion, the scope and organisation of the existing buildings was reviewed. The BB103 (see separate Report accompanying this application) identifies the school as being deficient in teaching spaces for the current pupil numbers. Furthermore, it highlights that a number of existing class spaces are undersized and fall short of the recommendations of BB103.

In summary, the school currently has 6 forms of entry and the BB103 requirement for a 6FE school is that there are 53 teaching spaces. There are currently 52 teaching spaces and the existing total classroom area is 3619m<sup>2</sup>, 1405m<sup>2</sup> below the accepted standard.

Whilst music and drama have a surplus (2 rooms), there should be 28 general teaching spaces and there are only 25 with 9 below the expected size. Design and Technology have a notional surplus of 1, although with 4 out of the 6 existing rooms below recommended area, the reality is that smaller class sizes must be taught which reduces the available capacity. Science currently has the correct number of teaching spaces (9), but only 3 of them are of the correct area, the others are below recommended area. Art has the correct number of classrooms (3), although 2 out of 3 are undersized. Finally, there should be 6 ICT classrooms; there are only 5 and 2 of them are too small.

As a result, overcrowding is currently prevalent throughout the school. Significantly greater number of pupils attend the school than it was originally designed for, and this combined with a shortfall in actual classroom spaces as well as the size of the actual teaching spaces is now placing considerable strain on the already limited and undersized facilities. The school retains its popularity due to its high achieving status; the evidence suggests that there will be an even greater number of applications for a place at the school in the future.

In addition to the shortfall of general teaching spaces, the school does not currently have a

Sports Hall. It currently has access only to two small Gymnasium spaces for indoor PE, which are of inadequate size for the numbers of students on roll and this hinders the effective delivery of the Sports Curriculum. The existing Gymsnasiums are very small when compared with the requirements of BB103 and have an area of almost 350m<sup>2</sup> less than the recommended size for a Sports Hall. With government programmes promoting healthy and active lifestyles and participation in sporting pursuits, the school is instantly disadvantaged in trying to meet these requirements and is also presently delivering the PE curriculum in unsuitable spaces of non-compliant size.

Therefore, the proposal to provide additional accommodation needed for the expanded student roll required from September 2019 onwards comprises a single new build with the essential additional teaching spaces (7 classrooms) and a new Sports Block as well as a replacement hard play area (4 sports pitches), new parking bay markings on the existing hard play surface and provision for two temporary classrooms. The two temporary classrooms have been included within this application to accommodate the additional 30 number pupils who will be attending the school in September 2019 as this is the first year of additional intake of pupils. It is unlikely that the new build construction works will be complete until mid 2020 whereupon the temporary classrooms will be removed.

The site is located just south east of Hatfield along Pine Grove off the A1000 Great North Road. The school buildings are positioned behind a row of residential properties adjacent to Pine Grove. The playing fields are located to the rear of the school buildings.

To the rear of the school grounds is Brookmans Park Golf Club separated by Golf Club Road, some local shops and post office and Brookmans Park Train Station in close proximity to the A1M.

## Location and Site



Existing site plan



Proposed location plan of new Sports Centre and General Teaching Block

As illustrated on the location plan above, the proposed new build location is sited south of the main school buildings. The location of the sports centre has been chosen to integrate the



new building with the existing school building stock and essentially try and keep the new build, as far as possible, within the perceived curtilage of the existing school built environment. The site is relatively well screened and protected by the existing school buildings to the north and its presence will not adversely affect neighbouring properties which are all generally located to the north east and west.

The building location enables good extended views over the school grounds and in particular the playing fields whilst enabling clear lines of separation between visitors and students alike. The sports centre is intentionally placed with two separate entrances where one side directs students in from the main school buildings and the other entry can be independently accessed for sport users and other public functions directly from the nearby car park area.

The building orientation allows for the north entrance to be used by students accessing classrooms from the existing school teaching accommodation whilst the changing rooms are directly accessible for students using the sports hall and the playing fields.

The site plan indicates the limited choice for rational areas to locate the new required teaching spaces without impacting significantly on external hard play areas or isolating the new teaching block from other buildings and services. Whilst the new building is proposed to be located on an area of hard play sports pitches it is also proposed that these are replaced on an unused portion of playing field to the west of the new building.

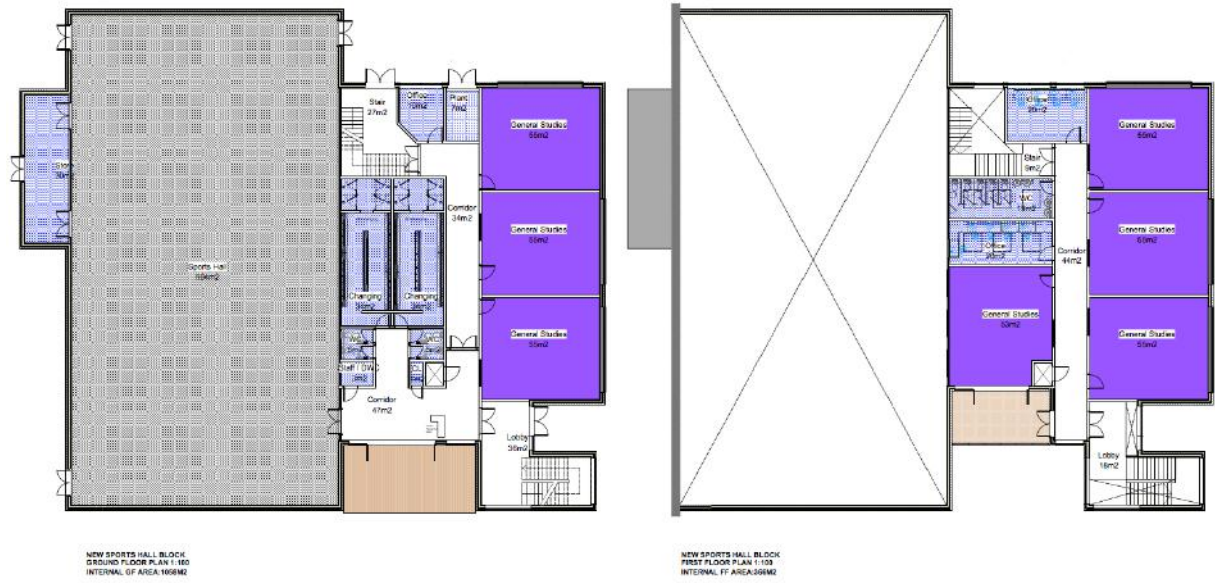
### **Design Philosophy**

The building will be designed for the purpose of meeting the expanding educational needs of the school. As mentioned earlier the school does not currently have a Sports Hall. The existing Gymnasiums are dramatically undersized and unable to support the effective delivery of the indoor sports curriculum.

The form of the building has been guided by the brief and its location in relation to the existing school buildings, sports pitches and landscape.

The new, two storey block will provide 7 general teaching classrooms together with a sports hall and associated changing facilities.

The building aims to offer the school compliant size teaching spaces in an exciting new building which offers stimulating and flexible use of space to accommodate both school and community needs. Entrances located at either end of the building help define the class based teaching element of the proposal as a separate suite from the sports department. The general



Floor Plans of The Sports and teaching block



Elevations of The Sports and teaching block

study classroom on the south end of the first floor has been designed so it can have a multi functional use and can be used as both a teaching space or used for social events with an adjacent terrace and views across the field. On the ground floor an extended circulation area that opens onto an external decking near the southern entrance allows for group gatherings and views across the sports fields. This creates an ideal area for refreshments and team talks as well as managing higher volume pupil/audience traffic before and after school sports activities.

The plan is a simple and compact shape and is efficiently designed to create dedicated high quality teaching environments. It is easily navigable and the entrance area will create a dynamic stimulating area and focal point.

The form and massing of the building breaks down the elevations and helps define the activities within. The roofs to these areas are flat with the use of clerestory windows over the corridors to help provide natural daylight and ventilation to the circulation areas, creating a natural stack effect to ventilate spaces via high level, openable windows.

### **Appearance and Materiality**

The existing school buildings are a mix of differing styles and cladding treatments. Many of these buildings have been the subject of a programme of curtain wall replacement which have taken place over more recent years. The school building stock is predominantly flat roofed with only a small number of pitched roof buildings to the west. The main theme of a number of the flat roofed buildings are glazed curtain-walling with opaque panels using the schools traditional colours of blue, light and dark grey. There is also buff coloured brickwork with red banding evident on other nearby buildings.



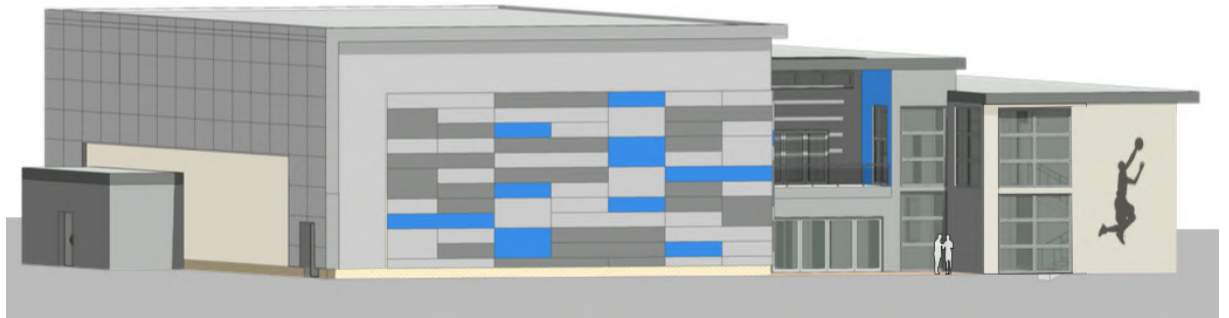
Existing Building Stock at Chancellor's School

The proposed new building picks up references to the flat roofs and curtain walling of the nearby, buildings on the site. The materials for the new building represent a mixed palette of tried and tested, low maintenance components and finishes including facing brickwork, through colour render and aluminium cladding. The class wing is predominantly rendered in a light colour cladding creating visual interest and dynamism to key elements of the elevations. This is in contrast to the darker section in the middle dividing the sports hall and teaching space. The two-storey high Sports Hall is outlined with an Aluminium Insulated Sandwich panel, which runs along the top of the front and back elevation and wraps down the side elevation giving a modern, contemporary aesthetic. The sides and the front of the Sports Hall are dressed in Rainscreen Cladding in the school colours widely used around the site.



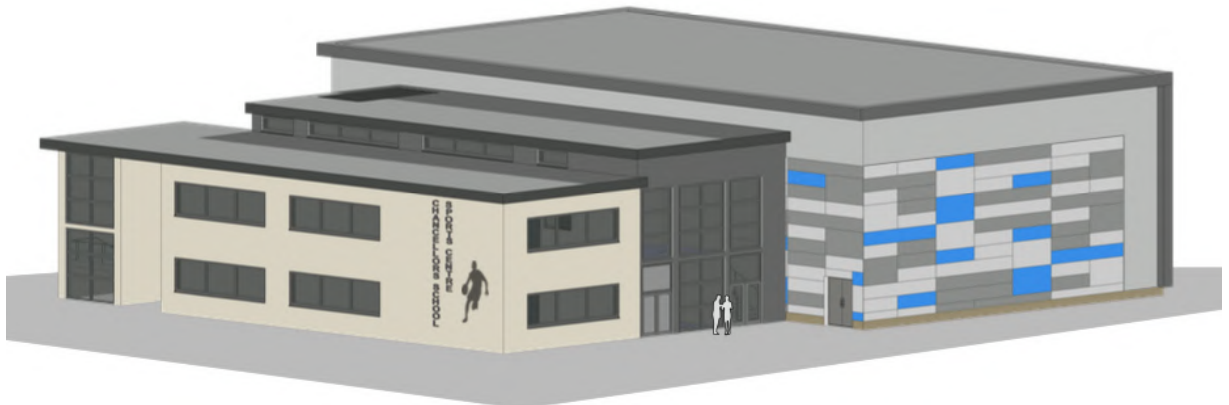
Model view from Playing fields from south east

There are large curtain windows placed by the stairwell and main entrance that creates a dynamic “wow factor” statement upon approach which both directs you into the building where you enter into a double height lobby.



Model view from Playing fields from south west

The general study classroom on first floor can be used as for a multi-functional space with an external terrace and an over sailing canopy with louvers inset giving shade during summer months and offering views over the sports playing fields.



Model view from the main school buildings

The external doors, windows and curtain walling are aluminium to complement the existing language of the school buildings on this part of the site. Internal doors and wall linings will



have severe duty ratings to further ensure that the accommodation remains fit for purpose and meets all acoustic and fire performance requirements.

The building is designed using a modern aesthetic using references to existing neighbouring buildings and materials, which are hardwearing and durable and suitable for use in a modern school environment.

## **Sustainability**

The form of the plan combined with the large, thermally efficient windows, curtain walling and clerestory all combine to enable the use of natural ventilation and lighting throughout the building.

The building has been designed to incorporate passive natural ventilation strategies throughout with generously proportioned classroom areas to ceiling heights to encourage positive air movements within the classrooms.

## **Access**

The proposed site has good scope to enable clear lines of separation between the contractor and pupils by facilitating dedicated contractor access via the existing hard court area (to be converted into car parking), by the main entrance, making an easy route away from pupils and avoiding the need for contractor access within the heart of the main school campus.

Main entrance doors will be automatically opening to meet DDA requirements with compliant opening widths and level/flush thresholds.

## **Planning Policy**

In addressing the issue of 'Need' for these extensions and also why this site in the Green Belt has been chosen we have considered the proposals in the context of the following key issues:

Relevant Planning Policies:

1. The National Planning Policy Framework 2012 (NPPF) applies to all developments.
2. Relevant Saved and Emerging Local Plan Policies are outlined below Welwyn Hatfield District Plan 2005:
  3. SD1 – Sustainable Development
  3. GBSP1 – Definition of the Green Belt
  4. GBSP2 – Towns and Specified Settlements
  5. R1 – Maximising the Use of Previously Developed Land
  6. R11 – Biodiversity and Development
  7. R20 – Light Pollution
  8. M14 – Parking Standards for New Development
  9. D1 – Quality of Design
  10. D2 – Character and Context
  11. D8 – Landscaping
  - OS2 – Playing Pitch Provision

12. CLT8 – New and Extended Education Facilities
13. RA10 – Landscape Regions and Character Areas

Other supplementary policies:

Supplementary Design Guidance 2005 (SDG)  
Supplementary Planning Guidance – Parking Standards 2004 (SPG) Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Parking Policy)

Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016:

SP1 – Delivering Sustainable Development  
SP3 – Settlement Strategy and Green Belt Boundaries  
SP4 – Transport and Travel  
SADM2 – Highway Network and Safety  
SP6 – Community Services and Facilities  
SADM7 – New Community Services and Facilities, and Losses of Community Services and Facilities  
SP9 – Place-making and High Quality Design  
SADM11 – Amenity and Layout  
SADM12 – Parking, Servicing and Refuse  
SADM16 – Ecology and Landscape  
SADM18 – Environmental Pollution  
SADM34 – Development in the Green Belt

In reviewing the relevant policy documents together with the pre planning advice received to date, the main points to address when considering this type of development are as follows:

- **Principle of extensions**
  
- **Green Belt:** Whether the proposal comprises appropriate development within the Green Belt and if not whether there are any very special circumstances to overcome the harm to the Green Belt.
  
- **Impact upon the character** and appearance of the area
  
- **Impact upon the amenities** of nearby occupiers
  
- **Car parking**

Addressing these issues in turn;

## **Principle of extensions**

Paragraph 72 of the NPPF sets out that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools; work with schools promoters to identify and resolve key planning issues before applications are submitted.

There is an ongoing and sustained deficit forecast across the Hertfordshire area. Hertfordshire County Council has therefore determined that expansion of existing schools is therefore essential to ensure that there are sufficient places available for local children. The Council's route to consider expansion at existing, established and high performing schools is preferable in terms of demographic, pupil choice, education and both cost and deliverability.

It is considered that the proposed new building will meet the requirements of the Welwyn Hatfield Local Plan Policy CLT 8 New and Extended Education Facilities.

## **Green Belt - GBC1 Appropriate Development in the Green Belt**

Paragraph 89 of the NPPF sets out forms of development that are appropriate within the Green Belt. The Welwyn Hatfield Local Plan defines the greenbelt under Policy GBSP1 - Definition of the greenbelt.

Whilst it is acknowledged that the extension of an existing school does not comprise any of the forms of development that are appropriate in the Green Belt we believe given the needs of HCC for additional pupil places that 'very special circumstances' do exist as the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations i.e. the urgent need for additional pupil places in Hertfordshire.

We have included a copy of the LGH Ltd report appointed by HCC to accompany this planning application which was prepared and submitted to HCC as part of their SEC3 Expansion programme. This capacity report focused on a review of the school's existing accommodation shortfalls relative to the teaching areas recommended by ESFA's Building Bulletin (BB103) Area Guidelines for Mainstream Schools. BB103 sets out standards for numbers and sizes of teaching spaces for schools based on pupil number places.

The capacity review was carried out at a number of schools in Hertfordshire, which together with input from HCC was used to ascertain which of the schools had potential to expand based on a variety of criteria. The report details the comparison between existing accommodation and that deemed necessary under BB103 for the same number of pupils.

This review has identified the need for expansion of general teaching class spaces and provision of a Sports Hall (and associated changing spaces). Currently the school only has access to two gymnasiums which are significantly undersized when compared to the BB103 area requirements for a sports hall. There is little practical scope for extending the existing gymnasiums as it would entail an almost wholesale demolition and rebuild to raise the ceiling height and increase the area of a building which has not been designed to expand. Remodelling of the gymnasiums in an attempt to create a sports hall will likely result in a

compromised solution which falls short of the actual spatial requirements of a sports hall and a solution which will incur considerable expense.

Whilst these deficiencies have been identified in the school's accommodation for the additional pupils and staff resulting from a 1FE expansion these represent fundamental deficiencies for current pupil numbers also. A sports hall should be an integral part of any school's infrastructure and not having such a facility is causing considerable issues with delivering the curriculum to the current pupil numbers which will be compounded once the additional pupils begin to enter the school. With current pupil numbers alone, BB103 would still have a requirement for a Sports Hall of the size proposed in this application.

We have included a copy of HCC'S Education Statement on the following page as evidence of their need to expand Chancellor's School:





## Education Statement – Hatfield

The expansion of Chancellor's School is essential to meet forecast demand for secondary school places in Hatfield.

Hertfordshire County Council (HCC) has a duty to secure sufficient school places in its area and to allocate those places to the children of all parents who want one. HCC fulfils these planning responsibilities by forecasting the demand for school places in order to ensure sufficient school places are available to meet demand.

The table below shows an extract from the current forecast for the Hatfield secondary Education Planning Area (EPA).

14	HATFIELD Total		0					
School No	SCHOOL	SCHOOL ADMISSIONS 2017	2015/16 ACTUAL	2016/17 ACTUAL	2017/18 FORECAST	2018/19 FORECAST	2019/20 FORECAST	2020/21 FORECAST
551	Bishop's Hatfield Girls	150	149	156				
554	Onslow St Audrey's	180	145	157				
	<b>Actual Number on Roll</b>		<b>294</b>	<b>313</b>				
	<b>Number of Year 7 Places Available</b>	<b>330</b>			<b>330</b>	<b>300</b>	<b>300</b>	<b>300</b>
	<b>Demand</b>				<b>337</b>	<b>338</b>	<b>398</b>	<b>394</b>
	<b>Surplus/Shortage</b>				<b>-7</b>	<b>-38</b>	<b>-98</b>	<b>-94</b>
	<b>% Surplus/Shortage</b>				<b>-2.1%</b>	<b>-12.7%</b>	<b>-32.7%</b>	<b>-31.3%</b>
	<b>No of FE</b>				<b>-0.2</b>	<b>-1.3</b>	<b>-3.3</b>	<b>-3.1</b>

There is an ongoing and sustained deficit forecast across the area. The forecast indicates a need for up to an additional 3.3 forms of entry (FE) to meet demand, equivalent to 98 year 7 places. Expansion of existing schools is therefore essential to ensure that there are sufficient places available for local children.

Onslow St. Audrey's School has offered additional places in recent years to ensure every child could access a local school. The school will now expand permanently by 1FE, taking the total number of places available to 330. The two secondary schools in Hatfield will then be at maximum capacity and unable to expand further.

However, more places will be needed from 2019/20 onwards. In order to help meet forecast demand the next nearest schools, Stanborough in WGC and Chancellor's in Brookmans Park, have agreed to offer additional places to children in Hatfield.

Chancellor's is a non-faith, co-educational secondary school in Brookmans Park, a village south of Hatfield which falls within the Potters Bar EPA. It is a very popular, good school, receiving 601 preferences for only 180 places, including 191 first preferences. As such, Chancellor's School is well placed to offer additional, high quality school places to help meet forecast demand, with changes to its admissions rules to prioritise additional pupils from Hatfield.

**School Place Planning Team  
Hertfordshire County Council  
July 2018**

As such Chancellor's School is ideally placed to offer additional, high quality school places to help meet forecast demand. It is for these reasons that this site at this school has been proposed and deemed appropriate by HCC. The planning proposals provide much needed additional teaching facilities at the school as well as the accommodation necessary to deliver the physical and sport education requirements of any secondary school. It will help to reduce the current overcrowding issues experienced, whilst enabling more effective delivery of the curriculum. The proposed development is pursuant of the school's planned programme of investing in efficient and suitable, fit for purpose suited new teaching accommodation. The new building will provide compliant numbers and sizes of learning spaces with appropriate environmental conditions conducive to learning.

A sports hall by its very nature is a large volume space and alternative siting proposals at the school for such a building are extremely limited given the existing tightly configured building stock footprint. There are no sufficiently large open spaces within the actual curtilage of the main school where a sports hall could be positioned.

Policy R1 of the Welwyn Hatfield District Plan 2005 refers to:

*- Maximising the Use of Previously Developed Land*

*In order to make the best use of land in the district, the Council will require development to take place on land which has been previously used or developed. Development will only be permitted on 'greenfield' land where it can be demonstrated that no suitable opportunities exist on previously used or developed land.*

The proposed location of the new building minimises potential impact on neighbours and harm to the Green belt. The proposed site is set to the rear of the school out of general view from neighbouring properties and positioned nearby existing built structures to retain a sense of development, as far as is possible, close to the curtilage of the existing buildings. The height and scale of the proposed sports hall is comparable with the existing three storey teaching block which is near and located directly to the north of the proposed site. It adopts the same flat roof configuration which reduces the apparent height of the new sports hall whilst retaining the clear heights needed internally for community standards of sports play.

Given the siting of the building we do not believe the new build proposals will constitute a harmful impact on the Green Belt.

The two temporary mobile classrooms forming part of this application have been located within the curtilage of the school buildings on an area of existing grassland to the west of the main school campus. These will be single storey structures and will not be visible to surrounding dwellings in this location. As temporary class bases it is proposed that they will be removed following completion and occupation of the new building. These structures will not cause harm to the green belt nor impact upon the amenities, character or appearance of the neighbourhood.

With regards to the 33 bay parking area, it is proposed that this will be sited on an area of existing hardstanding currently used for hard play sports. Pre application advice (ref 6/2018/11101/PA) from Welwyn and Hatfield Planning Department confirmed:

*"Whilst this area would be used as a car park, I consider that the effect of this use in this part of the site would not harm Green Belt openness or conflict with the purposes of including land in the Green Belt"*

**Impact upon the character and appearance of the area.**

Consideration has been given to the careful positioning of the proposals within the school grounds regarding impact on both the school and the neighbouring properties and consequently the Green Belt. The existing site is restricted in terms of potential new build locations particularly within the actual curtilage of the existing building stock. Accordingly a logical location has been proposed which has adjacencies with both the existing teaching and sports facilities. It is a location shielded by the existing school buildings and one which accommodates both school and potential community access.

The proposed site is an obvious location for the new build and will allow the new building to sit comfortably and logically within the site context without directly impacting on any of the site's neighbours. The north of the proposed site is bounded by the school buildings and heavy woodlands, a wood bounded playing field area is to the east, the main school playing fields to the south and a golf course to the west.

The proposed new development is located away from the local residents and properties and as such has minimal impact on the character and appearance of the area.

### **Impact upon the amenities of nearby occupiers.**

The proposals provide much needed teaching facilities to accommodate the increase in pupil numbers at the school and as supported by Hertfordshire County Council.

The new sports hall building will provide not only a much needed teaching facility but also a potential community amenity providing indoor and outdoor sports facilities as well as community use spaces for out of school activities to take place.

Given the locations of the proposed developments it is considered that they will not have any adverse impact upon the amenities of neighbours or local residents. The nearest neighbouring residents are well separated from the site of the proposed new building so as to ensure that their living conditions are not adversely affected. Given the design of some of the existing school buildings, it is considered that the new building will actually enhance the visual appearance of the site whilst offering a high quality sports hall and additional teaching classroom facilities.

It is considered that the proposed new building will meet the requirements of the Welwyn Hatfield Local Plan Policy CLT 7 Community Use of Education Facilities and CLT 12 New Community Facilities

### **Sequential Test**

As the applicant has been approached by HCC to expand following a significant review of a large number of other potential schools in and around the Hertfordshire area, there has not been a Sequential Test carried out by the school on this specific site. The site they occupy is their only available land and it is all designated Green Belt.

However HCC have effectively carried out their own Sequential Test across numerous other schools in the county which have been considered for potential expansion. As the lack of pupil places across the county is so significant, other schools have indeed been approached by HCC requesting that they expand to provide the much needed additional places including Hitchin Girls' School, Hitchin Boys' School, Beaumont School and Stanborough School.

These other sites need to be able to accommodate a portion of the expansion however one single site cannot accommodate all the potential expansion requirements and HCC continue an ongoing review of Secondary and Primary expansion programmes to consider additional schools with expansion potential. In reviewing other sites planning constraints including Highway issues together with popularity and performance criteria have been considered prior to HCC confirming which schools are offered the opportunity to expand. As such Sequential Tests have already been carried out at HCC level but not by the individual schools considered for expansion.

### **Replacement hard-play sports pitch and additional parking provision**

Previous pre application advice commented:

*'The hard-play sports pitch would involve the laying of hard-surfacing to a varying degree. The laying of hard-surfacing would fall within the ambit of an engineering operation. Paragraph 90 of the NPPF outlines that engineering operations are not inappropriate in the Green Belt, provided they preserve the openness of the Green Belt and do not conflict with purposes of including land in the Green Belt.'*

The hard-play sports pitch would be sited within the school's existing open grassed area used for sport and recreational use. While not insubstantial, the land would remain free from built form and views across the land would not be interrupted. Therefore it is considered that there would be no harmful effect on the openness of the Green Belt. The siting of the hard-play sports pitch, close to existing buildings, would not conflict with any of the purposes of including land in the Green Belt. The proposal to relocate the hard play pitches not only enables the logical siting of the new build without significant loss of sports play area but also provides logical access for car parking without bringing vehicles deep into the school grounds/playing fields together with the likely health and safety/pupil safeguarding issues.

The new hard play pitches will be fenced using 3mtr high mesh fencing with access gates incorporated.

The 33 bay parking area would be sited in an area which is already hard-surfaced through hard-play pitches. Whilst this area would be used as a car park, it is considered that the effect of this use in this part of the site would not harm Green Belt openness or conflict with the purposes of including land in the Green Belt.

### **Car Parking**

As detailed in the Education Statement from HCC (incorporated in this document), Chancellor's were approached in 2017 and were asked to expand by one form of entry in order to meet the basic need of the growing local community. This expansion is deemed to be essential. HCC did this having carried out some viability tests including the transport assessment also enclosed in the application. Chancellor's has agreed to expand, has changed its PAN and is now contracted to admit 30 additional pupils each year for the next five years until the school reaches its full capacity of 1290 students by 2023, with 1050 in the lower school and 240 in the sixth form.

Following advice from Highway's and the Planning Authority, Chancellor's School appointed Caneparo Associates to carry out a Transport Assessment (January 2019) to consider the implications of the expansion and a copy is included with this application.



Additional car parking facilities are identified to the east of the proposed development to assist in addressing shortfall numbers of parking spaces going forward. With 63 existing spaces the current proposal is to increase this number by 33 additional spaces. This will bring the total number of car parking spaces up to 96 and go some way to alleviating some of the current parking issues experienced at the school and the surrounding roadways.

It should be noted that the additional pupils attending the school as a result of the 1FE expansion will be introduced on a yearly basis with 30 new pupils starting each year. There will not be a situation where all additional pupils (as a result of the expansion) commence at the school at the same time as they will be introduced on a gradual yearly basis and move up through the school years until ultimately the full 7FE are in attendance.

Furthermore, the school do not intend increasing staff numbers as a result of the additional class spaces being provided in the new build and existing staff will be re deployed and the timetable adjusted to suit. As such potential staff cars will be maintained at a minimum. The provision of such spaces will assist in easing the current parking issues evident in and around the main school and will alleviate local traffic issues which will be of benefit to local residents also. This additional parking will be located on an existing area of hard play surface and will be demarcated by white line parking bay markings.

In light of the conclusion and feedback from the transport assessment, there have been a number of elements included in the design to respond to the comments and recommendations.

- An additional 33 car parking spaces have been provided on site together with an additional 7 car drop off spaces. Additional cycle parking spaces have also been provided.
- The existing bus turning circle has been laid out to include a new pick up and drop off point for both buses and cars. Designated bus parking areas will be marked out whilst maintaining sufficient road width to enable cars dropping off pupils to circulate with greater ease around the turning circle. This will assist in reducing congestion and enable improved vehicle flow in this area. Arriving pupils access the pavement areas from both bus and car drop off areas and are led safely around the turning circle without having to cross the path of vehicles. A new pedestrian crossing is proposed at the entrance of the new car parking area.

A new up to date School Travel Plan (January 2019), informed through discussions held with the Hertfordshire Highways authority, has been prepared to develop sustainable modes of travel to and from the school (copy included with this planning application submission).

## **Summary**

The proposals provide much needed fundamental teaching facilities at the school as well as providing additional school places in the county to help reduce both the current and predicted deficit of pupil places in Hertfordshire.

The new building also addresses existing deficiencies in size and quality of teaching and learning spaces available at the school. The proposed development is pursuant of the school's planned programme of investing in efficient, suitable, suited teaching accommodation. Given the constraints of the existing site, the resultant building designs

provide compliant, fit for purpose and logically placed accommodation. These additional teaching spaces will facilitate the enhancement and further development of the current and future pupils of the school whilst minimising impact on the Green Belt site and local residents and amenities.

The school is over-subscribed and continues to be a popular choice for local young people. Expansion will allow more pupils the opportunity of benefitting from a high achieving education at Chancellor's as well as providing the existing school and local community with the facilities they deserve. The expansion requires additional accommodation and rejecting the plan would present significant problems for the school leaders at Chancellor's as they prepare to admit additional young people from Hatfield (an area which currently has insufficient school places).