

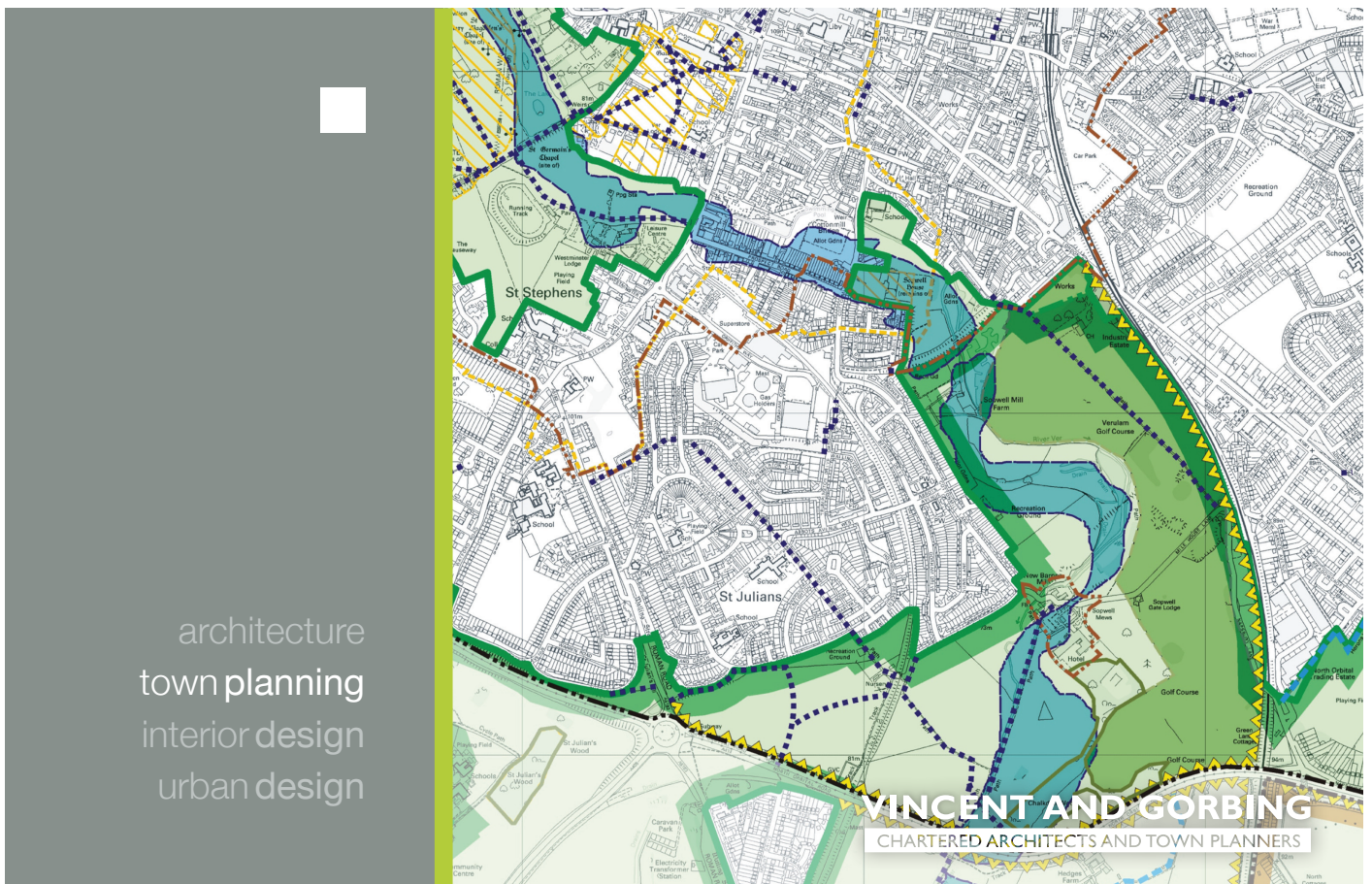


St Albans City and District Secondary Schools

Delivering secondary school expansion
Town planning appraisal
Existing school sites

January 2011

prepared by Vincent and Gorbing



EXISTING SECONDARY SCHOOLS: ST ALBANS

- 1 TOWNSEND C of E SCHOOL
- 2 ST ALBANS GIRLS SCHOOL
- 3 SANDRINGHAM SCHOOL
- 4 LORETO COLLEGE
- 5A VERULAM SCHOOL
- 5B VERULAM SCHOOL DETACHED PLAYING FIELD
- 6 BEAUMONT SCHOOL
- 7 NICHOLAS BREAKSPEAR RC SCHOOL
- 8 MARLBOROUGH SCHOOL
- 9 FRANCIS BACON MATHS & COMPUTER SCIENCE COLLEGE

EXISTING SECONDARY SCHOOLS: HARPENDEN

- 1 ROUNDWOOD PARK SCHOOL, HARPENDEN
- 2 ST GEORGE'S SCHOOL, HARPENDEN
- 3 SIR JOHN LAWES SCHOOL, HARPENDEN

| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
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| SITE DETAILS | | |
| Site Reference and address: | Site 1: Townsend C of E School, High Oaks, St. Albans, AL3 6DR Site identification plan: 4812/051 Aerial photograph: 4812/052 Development principles plan: 4812/053/A | |
| Type/Category of school: | Secondary mixed/voluntary aided | |
| Existing site area: | Total: | 8.42ha |
| | Playing fields: | 5.18ha |
| | Build zone: | 3.24ha |
| Current capacity (FE): | Current operating school size: | 5FE |
| | Current site capacity: | 5FE |
| | Difference between currently operating school size and current site capacity: | 0.0FE |
| Location within secondary planning area: | The site is located on the northern edge of St Albans which is towards the northern edge of the area. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on the northern edge of the area. | |
| Ownership: | Hertfordshire County Council owns the playing fields but the buildings are owned by the Diocese. | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of single, two and three storey flat roofed and pitch roof brick built buildings which mainly appear to date from 1970's/1980's. | |
| Adjoining uses: | North: | Agricultural land and woodland tree belts |
| | East: | Agricultural land and Harpenden Road beyond |
| | South: | Residential development fronting Sparrowswick Ride. |
| | West: | Formal recreational facilities (playing fields and pavilion) |
| Topography: | The site is relatively flat in extent. | |
| Water courses: | None evident from OS plan or aerial photograph. | |
| Vegetation: | There are mature hedgerows and trees on the boundaries of the site, particularly on the north-eastern and north-western site boundaries to the playing fields. There are a number of trees within the site and along the southern site frontage to Sparrowswick Ride. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access is from Sparrowswick Ride. |
| Pedestrian/cycle access: | Existing access is from Sparrowswick Ride. |
| Public transport: | <p>Two school service routes operate which drop off and pick up for the school, Route 861 and 887.</p> <p>The nearest public bus stop to the school is located in High Oaks just to the north of Carnegie Road approximately 330m south of the school entrance. Bus routes available from here are numbers 84,301,621 and S1, S2 and S3. The former three routes provide access to Watford, Hatfield, Potters Bar, Barnet, London Colney and South Mimms, along with various villages. Routes S1, S2 and S3 are local St Albans City services.</p> |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The school is located on the edge of the urban area. The existing school buildings are largely screened by trees and vegetation along the southern site boundaries and around the perimeter boundaries of the school playing fields creating a visually enclosed site. Views into the site from the playing fields to the west are obscured by the tree belts and vegetation. Tree belts beyond the site on; land to the east; land to the north; and to the east of the playing fields west of the site, reduce long distance views of the site. |
| Impact on residential amenities: | Built expansion into the school playing fields to the north of the existing school complex is unlikely to have any adverse visual impact on residential amenity. There may be impact if built expansion takes place on the playing fields to the east of the school buildings which adjoin the rear gardens of residential properties fronting Cavan Drive. |
| Ecology: | The playing fields to the east of the school buildings are within the landscape conservation area. The existing trees and hedgerows on the site and in particular on the site boundaries may have some ecological interest. |
| Historic Buildings/conservation: | <p>There are no conservation areas near the site.</p> <p>There are no known listed buildings on the site</p> |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | Unlikely to be an issue bearing in mind location. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | The site is not within an Air Quality Management Area. |
| Minerals: | The school is located outside the Minerals Consultation Area – sand and gravel belt. |

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| Agricultural land quality: | Adjoining agricultural land to the east and north is Grade 3. | |
| Rights of way: | A bridleway runs along the western and northern boundaries from Sparrowswick Ride to Harpenden Road. | |
| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Metropolitan Green Belt (entire site) Landscape Conservation Area (playing field to the east) Adjacent to conservation area on north-eastern boundary | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | <p>On site: The existing school site is too small to accommodate an expansion of the school to 8FE.</p> <p>Off site: In order to allow expansion to 8FE a maximum additional 3.58ha-6.58ha of land would be required (assuming a site area of 12-15ha). There is land immediately adjoining the site to the west in formal recreational use as school playing fields which could be used on a dual use basis under a licence agreement with SADC.</p> |
| Build zone: The school building zone which is currently 3.24ha would need to be expanded by 0.76ha (assuming a total building zone requirement of 4ha). The most appropriate location for this additional built expansion is probably to the north of the existing buildings on existing hard play areas where the visual impact of any development on the Green Belt would be limited due to the visually enclosed nature of the site and where there is less likely to be issues of residential amenity. | | |
| Playing fields: The school has existing playing fields of 4.39ha, which is below the minimum required for an 8FE school. However the area of playing fields could be extended as outlined previously. | | |
| <p>Proposed access (vehicular/pedestrian):</p> <p>A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that there may be scope to expand the school due to the comprehensive network of good quality local roads which serve the site and the potential for traffic dispersal onto Batchwood Drive and Harpenden Road. However the expected number of additional vehicles generated due to the future catchment of additional pupils would have to be carefully considered due to the school's edge of town location. Traffic flows could also be affected by the County Council's School Transport Review. Detailed consideration would be needed of the potential impact of any expansion on the local road network (Batchwood Drive, Harpenden Road/Ancient Briton junction).</p> <p>It recommends that the school should not be expanded if St Albans Girls</p> | | |

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| | <p>School is expanded as the impact on the Ancient Briton junction of additional traffic from both schools is unlikely to be acceptable.</p> <p>The report identifies the possibility of providing a new internal circulation route on land to the east of the school buildings (if required).</p> <p>Stomor have indicated that the local highway network could potentially accommodate 1FE of additional capacity.</p> |
| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school with educational use • Adjoins existing playing fields which offer the potential for dual use under a licence agreement with SADC • Physical potential to expand the build zone to the north (subject to detailed investigation) of the existing buildings with limited impact on the openness of the Green Belt and limited impact on residential areas to the south of the site • The site is well served by a comprehensive network of good quality roads which would assist with traffic dispersal which could enable an additional 1FE of capacity • Existing site access can be used and there is potential for a new circulation facility to be provided on the eastern site area (subject to further investigation to identify a suitable point of access and there being no unacceptable impacts on existing trees, the amenity of adjoining residential development and the landscape conservation area) • Reasonably accessible to public transport <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing Green Belt designation • School is located towards the northern side of the St Albans Secondary Planning Area being located on the northern edge of St Albans • School expansion in conjunction with expansion of St Albans Girls School is unlikely to be acceptable due to impact on the highway network (particularly the Ancient Briton junction) |
| SUMMARY/RECOMMENDATION | <p>The school is currently too small to have capacity for expansion to 8FE but it adjoins existing playing fields to the west which may offer the potential for dual use under a licence agreement which would give scope to expand the capacity of the school to 8FE. The existing building zone could also be extended without significant adverse impact given that the site is visually enclosed by trees and existing vegetation and tree belts on adjoining land which reduce long distance views into the site. However, the preliminary highways and means of access appraisal concluded that the site could potentially be expanded by a further 1FE and it may be that following further detailed feasibility the additional 1FE could be accommodated without resorting to the use of the adjoining playing fields. That said, it is considered prudent at this stage to retain the potential to extend the school site if necessary.</p> |

However, the site is subject to a significant planning policy constraint (Green Belt) which means that there needs to be very special circumstances to justify any new buildings and any other built development and the impact of any proposals on the Green Belt needs to be minimised.

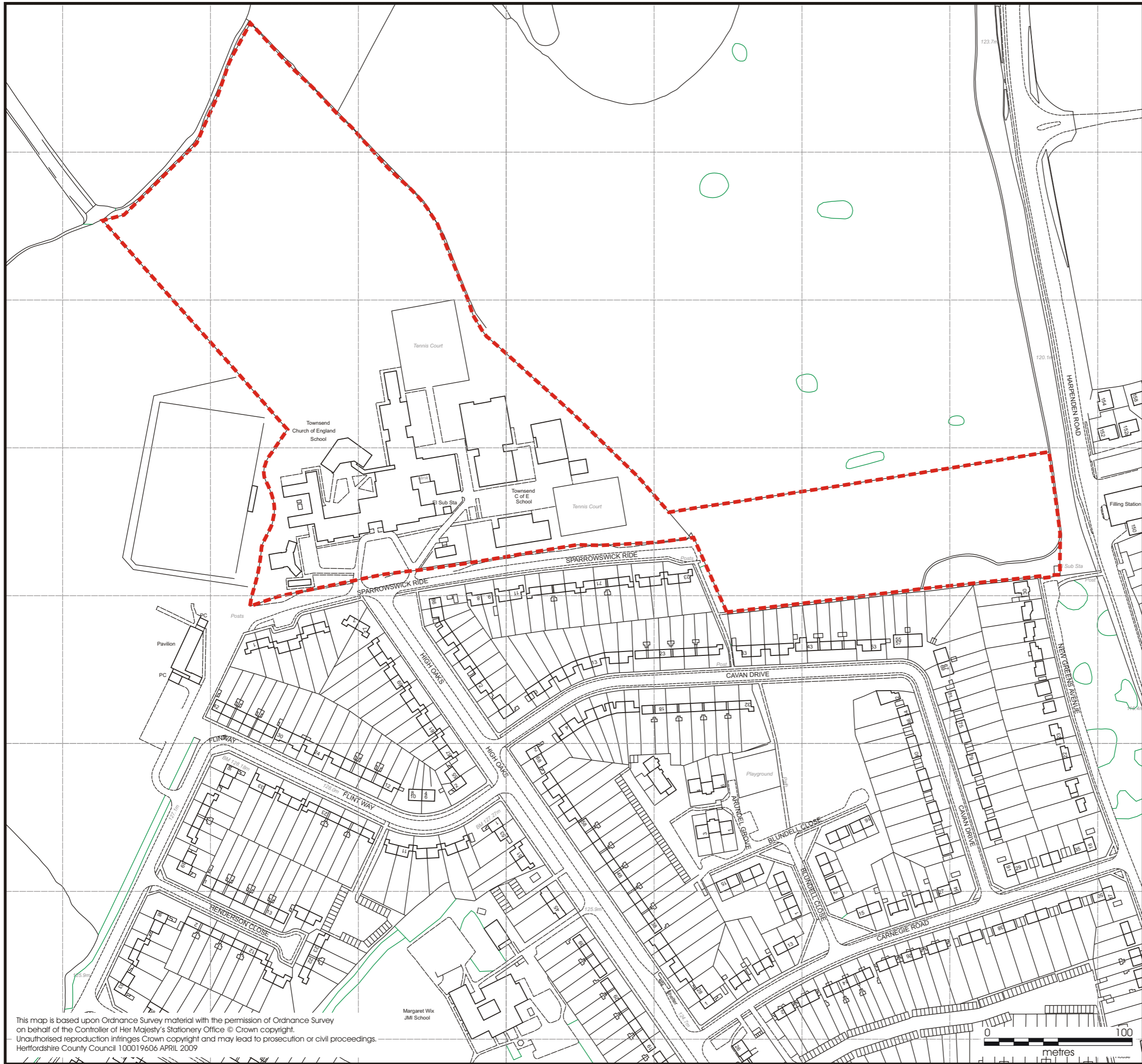
This school does provide the potential for expansion and given the proximity of the existing playing fields that adjoin the site to the west, further consideration should be given to the expansion of this school.

Current operating school size: 5FE

Current site capacity: 5FE

Potential additional capacity: 1FE

Total potential forms of entry: 6FE



SITE BOUNDARY
(8.42ha 20.80ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 1 - Townsend CoE School
Site identification plan**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
| | HP | |

PROJECT No.
4812 **N** **051**

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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Margaret Wix
JMI School





PROJECT TITLE
St Albans Secondary Schools Review






DRAWING TITLE
**Site 1 - Townsend CoE School
 Aerial photograph**

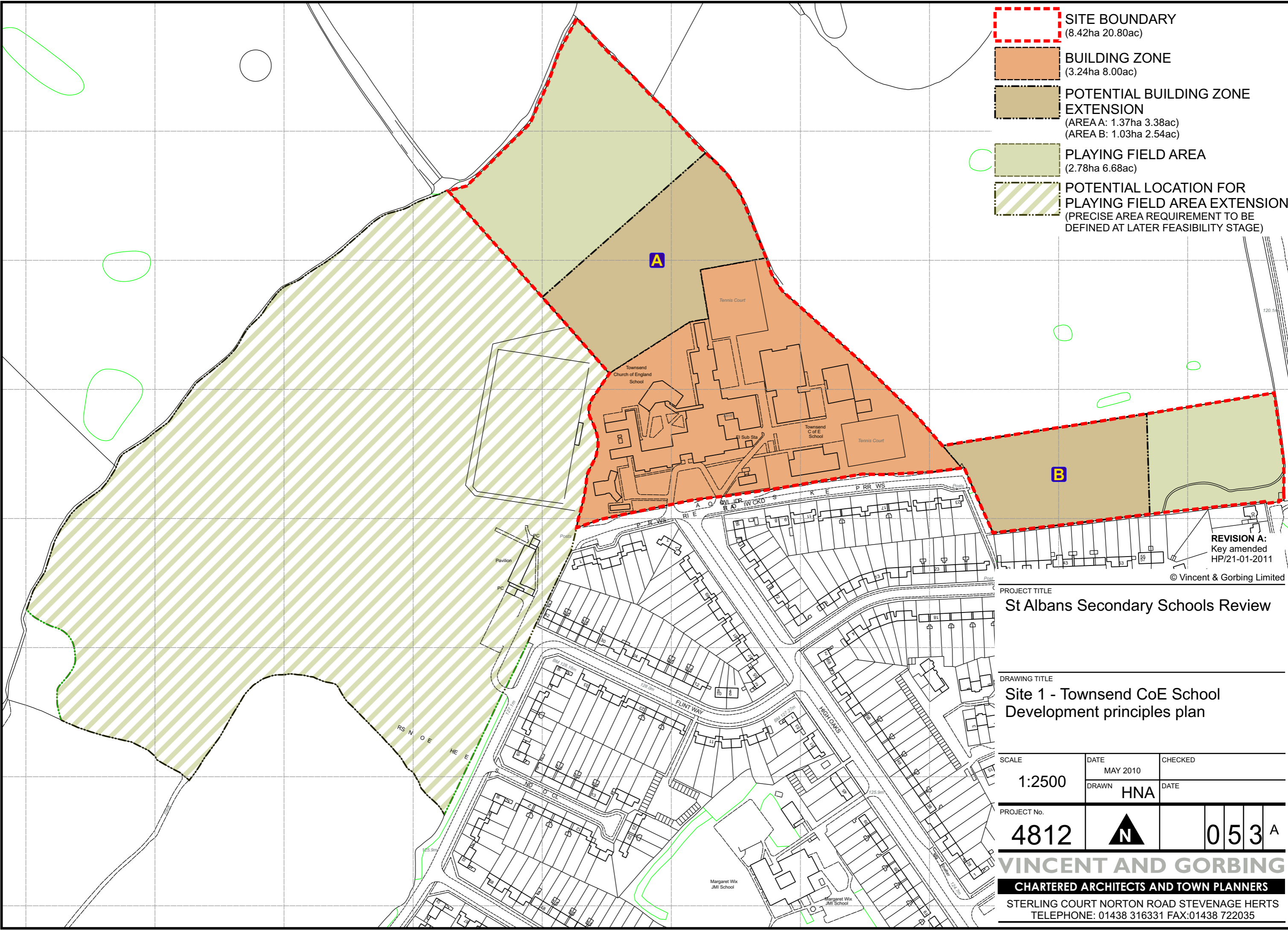
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CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

-  **SITE BOUNDARY**
(8.42ha 20.80ac)
-  **BUILDING ZONE**
(3.24ha 8.00ac)
-  **POTENTIAL BUILDING ZONE EXTENSION**
(AREA A: 1.37ha 3.38ac)
(AREA B: 1.03ha 2.54ac)
-  **PLAYING FIELD AREA**
(2.78ha 6.68ac)
-  **POTENTIAL LOCATION FOR PLAYING FIELD AREA EXTENSION**
(PRECISE AREA REQUIREMENT TO BE DEFINED AT LATER FEASIBILITY STAGE)




REVISION A:
Key amended
HP/21-01-2011

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 1 - Townsend CoE School
Development principles plan**

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| SCALE | DATE | CHECKED |
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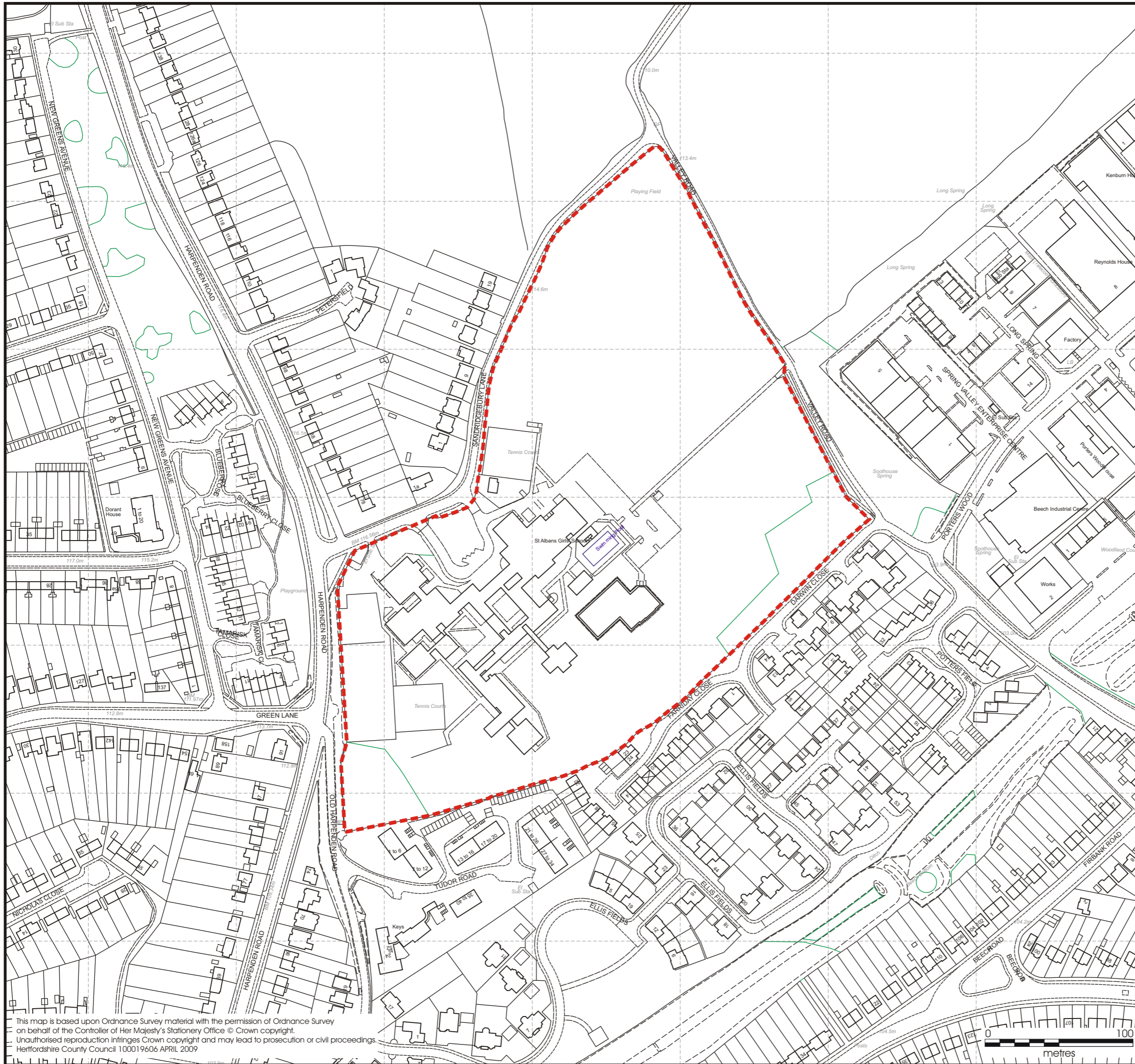
| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
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| SITE DETAILS | | |
| Site Reference and address: | Site 2: St Albans Girls School Business & Enterprise College, Sandridgebury Lane ST. ALBANS, AL3 6DB Site identification plan: 4812/061 Aerial photograph: 4812/062 | |
| Type/Category of school: | Secondary Girls/community | |
| Existing site area: | Total: | 8.84ha |
| | Playing fields: | 3.31ha (large parts of the open space around the school site is classified as informal recreation space) |
| | Build zone: | 3.88ha |
| Current capacity (FE): | Current operating school size: | 5.93FE |
| | Current site capacity: | 4.16FE |
| | Difference between currently operating school size and current site capacity: | -1.77FE |
| Location within secondary planning area: | The site is located on the northern edge of St Albans which is towards the northern edge of the area. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on the northern edge of the area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of single and two storey brick built buildings which appear to date mainly from the 1970's with the addition of a relatively recently added sports hall in the centre of the site to the south of the main school buildings. | |
| Adjoining uses: | North: | Agricultural land |
| | East: | Employment area |
| | South: | Residential development |
| | West: | Residential development |
| Topography: | The site is relatively flat in extent | |
| Water courses: | None evident from OS plan or aerial photograph. | |
| Vegetation: | Mature hedgerows and trees on the boundaries of the site, particularly on the boundaries fronting Sandridgebury Lane and Valley Road. There are small wooded areas in the southern and eastern corner of the site. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access from Sandridgebury Lane. |
| Pedestrian/cycle access: | Existing access from Sandridgebury Lane. |
| Public transport: | <p>The nearest public bus stop to the school is located on the A1081 Harpenden Road just to the north of Sandridgebury Lane at about 100m to 140m from the school entrance. Bus routes available from these stops are numbers 84 and 321 which provide access to Watford, Rickmansworth, Harpenden, Luton, London Colney, Potters Bar and Barnet along with various villages.</p> <p>Additional stops are located in Green Lane about a 250m walk from the school entrance. Bus routes available from these stops are numbers 304 and 621 which provides access to Wheathamstead, Hitchin and Hatfield.</p> |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The school building zone is contained within the urban area with development adjoining to the north east, east and south. The existing school buildings are more visible from the site entrance on Sandridgebury Lane. Views into the school playing fields from further down Sandridgebury Lane are obscured by hedges, trees and a change in level. Tree belts in the eastern and southern corners of the site, and along Harpenden Road obscure views into the site. Change in levels between Harpenden Road and the site reduces passing views into the site. |
| Impact on residential amenities: | Built expansion on the grassed area adjacent to Farriday Close or Darwin Close would be viewed from adjacent residential properties particularly given that the adjoining school playing fields are at a higher level than the development in Darwin/Farriday Close. |
| Ecology: | The existing trees and hedgerows on the site and in particular on the site boundaries may have some ecological interest. |
| Historic Buildings/conservation: | There are no conservation areas near the site. There are no known listed buildings on the site |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | A1081 is the most local noise source. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | The site is not within an Air Quality Management Area. |
| Minerals: | The school is not in the Minerals Consultation Area- sand and gravel belt. |

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| Agricultural land quality: | Not applicable | |
| Rights of way: | None affecting the site. | |
| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Green Belt | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | <p>On site: The existing school site is too small to accommodate an expansion of the school to 8FE.</p> <p>Off site: In order to allow expansion to 8FE a maximum additional 3.18ha-6.18ha of land would be required (assuming a site area of 12-15ha). Land to the north of Sandridgebury Lane, currently in agricultural use may be suitable for extension to the site area. This land is in private ownership but it is thought that the landowner may be willing to support educational use on part.</p> |
| <p>Build zone: The school building zone which is currently 3.88ha would need to be expanded by 0.12ha (assuming a total building zone requirement of 4ha). The most appropriate location for this additional built expansion is probably to the west of the existing buildings (in the location of existing tennis courts which would need to be re-provided) or to the south-west of the new sports hall, the areas closest to existing built up development where new buildings would arguably have less impact on the Green Belt.</p> | | |
| <p>Playing fields: The school has existing playing fields of 3.31ha, which is below the minimum required for an 8FE school. However the area of playing fields could be extended as outlined previously.</p> | | |
| <p>Proposed access (vehicular/pedestrian):</p> <p>A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that the school is not suitable for expansion unless Sandridgebury Lane can be widened (which is unlikely to be acceptable to the highway or planning authority) and a second access can be achieved from Valley Road (there are significant issues with this option namely level differences/geometry/tree belt/potential local objections). Both of these changes would be needed to maintain the status quo at the existing main entrance or reduce vehicle usage if possible.</p> <p>Any expansion of St Albans Girls School would have a more immediate effect on the Ancient Briton junction, which it is strongly suspected already runs beyond its normal capacity. Discussions with the Highway Authority</p> | | |

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| | <p>have been undertaken and it has been concluded that the Ancient Briton junction does not have the capacity to be significantly improved. This reinforces the view that the school is not suitable for any significant expansion.</p> <p>If a pedestrian crossing point was required to a detached playing field (to the north) it would be best located opposite number 17 Sandridgebury Lane but there is a telegraph pole located in the centre of the footway in this location. Therefore, a crossing should be formed adjacent to the northern boundary of number 19, with a raised table and adequate signage. The hedge may need to be cut back to improve visibility to the crossing point.</p> |
| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school with educational use • Adjoins existing land to the north (currently in agricultural use) which would appear to offer a prospect to expand the school site area (subject to an appropriate pedestrian crossing point being introduced with appropriate on street signage) • Physical potential to expand the build zone to the west of the existing buildings (in the location of existing tennis courts which would need to be re-provided) or to the south-west of the new sports hall. • Good accessibility to public transport <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing Green Belt designation • School is located towards the northern side of the St Albans Secondary Planning Area being located on the northern edge of St Albans • School expansion is likely to lead to an unacceptable adverse impact on the highway network and the Ancient Briton junction is unlikely to be significantly improved • Any major expansion would require improvements to Sandridgebury Lane and a second point of access from Valley Road both of which are likely to be unacceptable |
| SUMMARY/RECOMMENDATION | <p>The school is currently too small to have capacity for expansion to 8FE but it adjoins existing agricultural land to the north which may offer the potential for additional playing fields which would give scope to expand the capacity of the school to 8FE. The existing building zone could also be extended although careful consideration would need to be given to siting the buildings to ensure that there would be no adverse impact on the residential amenity of adjoining properties.</p> <p>The preliminary highways and means of access appraisal concluded that the site could only be expanded with significant improvements to</p> |

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| | <p>Sandridgebury Lane and with the introduction of a new access from Valley Road (both of which are unlikely to be acceptable to the planning and highway authorities).</p> <p>The site is also subject to a significant planning policy constraint (Green Belt) which means that there needs to be very special circumstances to justify any new buildings and any other built development and the impact of any proposals on the Green Belt needs to be minimised.</p> <p>Given the potential highway and access difficulties associated with any potential expansion on this site it is recommended that this site is not taken forward for further consideration.</p> <p>Current operating school size: 5.93FE</p> <p>Current site capacity: 4.16FE</p> <p>Potential additional capacity: nothing significant</p> <p>Total potential forms of entry: as existing</p> |
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SITE BOUNDARY
(8.84ha 21.84ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 2 - St Albans Girls School
Site identification plan**

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| SCALE 1:2500 | DATE MAY 2010 | CHECKED |
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| PROJECT No. 4812 | N | 061 |
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CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 2 - St Albans Girls School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
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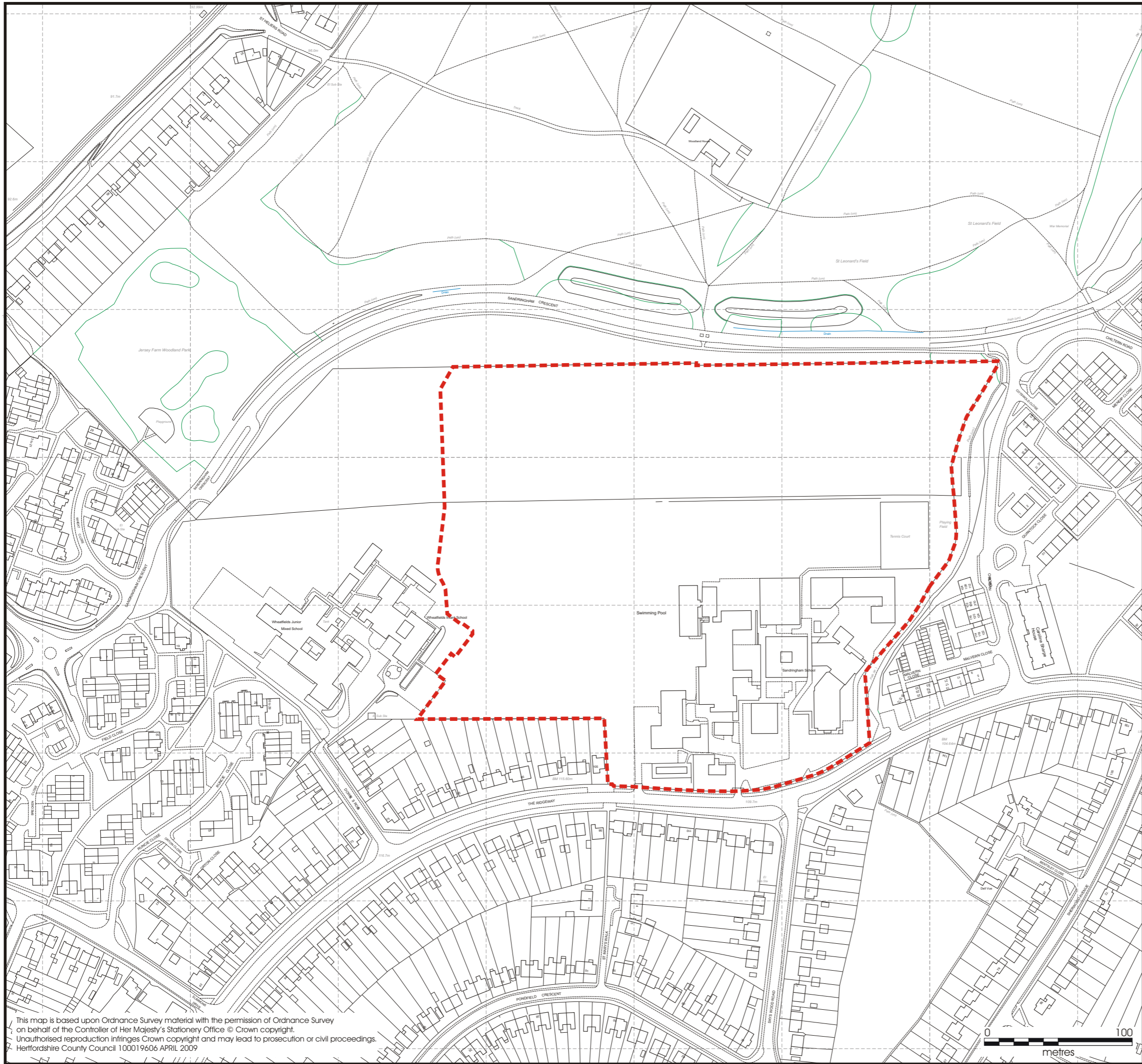
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 STERLING COURT NORTON ROAD STEVENAGE HERTS
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| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
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| SITE DETAILS | | |
| Site Reference and address: | Site 3: Sandringham School, The Ridgeway, St Albans, AL4 9NX Site identification plan: 4812/071 Aerial photograph: 4812/072 Development principles plan: 4812/073/B | |
| Type/Category of school: | Community/mixed | |
| Existing site area: | Total: | 8.69ha |
| | Playing fields: | 6.10ha |
| | Build zone: | 2.59ha |
| Current capacity (FE): | Current operating school size: | 6FE |
| | Current site capacity: | 6FE |
| | Difference between currently operating school size and current site capacity: | 0.0FE |
| Location within secondary planning area: | The site is located on the northern edge of St Albans which is towards the northern edge of the area. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on the northern edge of the area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of single, two and three storey buildings of various ages probably post 1970 including the Sandpit Theatre located on the boundary of the site to the Ridgeway. | |
| Adjoining uses: | North: | Grassland and woodland (St Leonards Fields) |
| | East: | Residential development |
| | South: | Residential development |
| | West: | Wheatfields JMI |
| Topography: | Relatively flat. | |
| Water courses: | None evident from OS plan or aerial photograph. | |
| Vegetation: | The northern and eastern boundaries are tree lined. There is a significant tree belt on the northern boundary which precludes views into/out of the site. There are some trees within the building zone of the school. The site frontage to the Ridgeway is quite open bounded by a hedgerow east of the | |

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| | access to Skys Wood Drive but more heavily treed along the site frontage west of Skys Wood Drive. |
| ACCESSIBILITY | |
| Vehicular access: | Existing access from The Ridgeway. |
| Pedestrian/cycle access: | Existing access from The Ridgeway. |
| Public transport: | The nearest bus stops are located on the Ridgeway, directly adjacent to the school site, which are served by routes 58, 59, 844 and school buses. Bus stops on Chiltern Avenue and Quantock Close and stops further east along the Ridgeway are served by routes 713, S1, S2, S3 and S4. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is visually contained by trees to the north and east and by development to the south, east and west of the site. |
| Impact on residential amenities: | Built expansion into the gap between the building zone of Wheatfields School and to the west of the existing Sandringham School buildings would need to be carefully designed to ensure that properties fronting the Ridgeway are not adversely affected. Built development to the north of the existing buildings would not create any residential amenity problems. |
| Ecology: | There would be no ecological implications if built expansion is on the existing playing fields. |
| Historic Buildings/conservation: | There are no conservation areas near the site. There are no known listed buildings on the site. |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | Unlikely to be an issue bearing in mind location. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | The site is not within an Air Quality Management Area. |
| Minerals: | The school is not in the Minerals Consultation Area – Sand and Gravel Belt. |
| Agricultural land quality: | Not applicable to this site since the site is not in agricultural use and there are no adjoining areas of agricultural land. |
| Rights of way: | A public footpath on northern part of the school playing fields from Chiltern Road parallel to the school buildings to the west and then turning north to meet Sandringham Crescent. There is a public byway to the east of the school site outside the school boundary. There is a further public footpath which runs along the southwest boundary of Wheatfields School linking Sandringham Crescent to Downes Road. |

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| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Metropolitan Green Belt (entire site) | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | <p>On site: On site: The existing school site is too small to accommodate an expansion of the school to 8FE.</p> <p>Off site: In order to allow expansion to 8FE a maximum additional 3.31ha-6.31ha of land would be required (assuming a site area of 12-15ha). There is rural estate land in the County Council's ownership to the north-east of the site (site D south of House Lane Sandridge currently in agricultural use) which could be utilised to provide additional playing field capacity if required. The site is accessible via existing public footpaths (St Leonards Fields/Jersey lane) although it is outside the 400m walking distance that has been established as a target for any new detached playing fields to be established. The use of the site would involve an existing crossing point on Sandringham Crescent which would be suitable.</p> |
| <p>Build zone: The school building zone which is currently 2.59ha would need to be expanded by 1.41ha (assuming a total building zone requirement of 4ha). The most appropriate location for this additional built expansion is probably the area of land in between Wheatfield School and the existing school buildings. Given the strength of the existing tree belts which screen the school site it may also be possible to consider building on the area to the north of the existing buildings which could potentially have less impact on residential amenity. Either of these locations presents opportunities for expansion with limited visual impact on the Green Belt due to the visually enclosed nature of the site.</p> | | |
| <p>Playing fields: The school has existing playing fields of approx 6ha, which is below the minimum required for an 8FE school. However there is potential to provide a detached playing field to the north if necessary as outlined previously.</p> | | |
| <p>Proposed access (vehicular/pedestrian):</p> <p>A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that there would be scope to expand the school up to 8FE due to the good road network surrounding the school and low base flows. As described above the existing uncontrolled crossing point on Sandringham Crescent could be used to access land to the north</p> | | |

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| | <p>and beyond as detached playing fields but may need to be upgraded to a signal controlled crossing. A crossing point near to the (Chiltern Road/Sandringham Crescent junction) would be less suitable due to potential traffic/pedestrian conflicts at this junction.</p> |
| <p>CONCLUSIONS</p> | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school with educational use • Close to HCC owned land (Site D south of House Lane, Sandridge) which may offer the potential for a detached playing field if necessary to extend the overall school site area • Physical potential to expand the build zone to the west or north (subject to detailed investigation) of the existing buildings with limited impact on the openness of the Green Belt • The site could be expanded to 8FE due to the good road network surrounding the school and low base flows. • Highly accessible to public transport |
| | <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing Green Belt designation • School is located towards the northern side of the St Albans Secondary Planning Area being located on the northern edge of St Albans |
| <p>SUMMARY/RECOMMENDATION</p> | <p>The school is currently too small to have capacity for expansion to 8FE but it is close to HCC owned land (Site D south of House Lane, Sandridge) which may offer the potential for a detached playing field if necessary to extend the overall school site area.</p> <p>The existing building zone could also be extended (either to the west or north) without significant adverse impact given that the site is visually enclosed by trees and existing vegetation. The preliminary highways and means of access appraisal conclude the site could be expanded and the existing crossing point on Sandringham Crescent could be used to enable access to the detached playing field to the north.</p> <p>However, the site is subject to a significant planning policy constraint (Green Belt) which means that there needs to be very special circumstances to justify any new buildings and any other built development and the impact of any proposals on the Green Belt needs to be minimised.</p> <p>This school does provide the potential for expansion with additional detached playing field provision and further consideration should be given to the expansion of this school.</p> <p>Current operating school size: 6FE Current site capacity: 6FE Potential additional capacity: 2FE Total potential forms of entry: 8FE</p> |



SITE BOUNDARY
(8.69ha 21.47ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 3 - Sandringham School
Site identification plan**

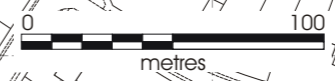
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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
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| PROJECT No. | N | 071 |
| 4812 | | |

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 3 - Sandringham School
 Aerial photograph**

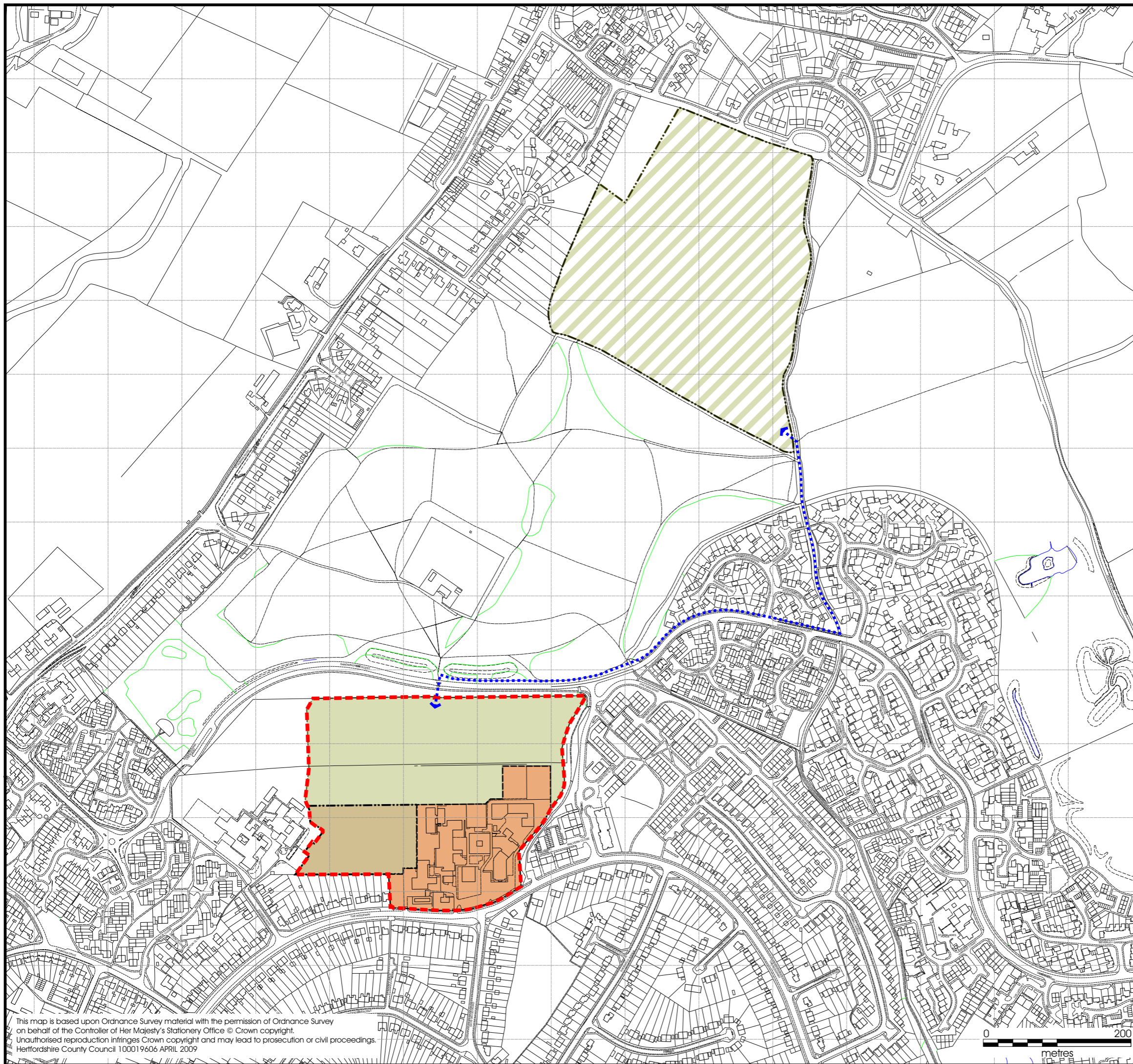
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| PROJECT No. | | | | |
| 4812 | | | 0 | 72 |

VINCENT AND GORBING

CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
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- SITE BOUNDARY**
(8.69ha 21.47ac)
- BUILDING ZONE**
(2.59ha 6.39ac)
- POTENTIAL BUILDING ZONE EXTENSION** (1.34ha 3.31ac)
- PLAYING FIELD AREA**
(4.76ha 11.77ac)
- POTENTIAL LOCATION FOR PLAYING FIELD AREA EXTENSION**
(PRECISE AREA REQUIREMENT TO BE DEFINED AT LATER FEASIBILITY STAGE)
- POTENTIAL PEDESTRIAN ROUTE TO DETACHED PLAYING FIELDS**

REVISION A:
Ordnance Survey base amended to include detached playing field option at House Lane
HNA/18-11-2010

REVISION B:
Key amended
HP/21-1-2011

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 3 - Sandringham School
Development principles plan**

| | | |
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| SCALE | DATE | CHECKED |
| 1:5000 | MAY 2010 | |
| | DRAWN HNA | DATE |

PROJECT No. **4812** N **073** B

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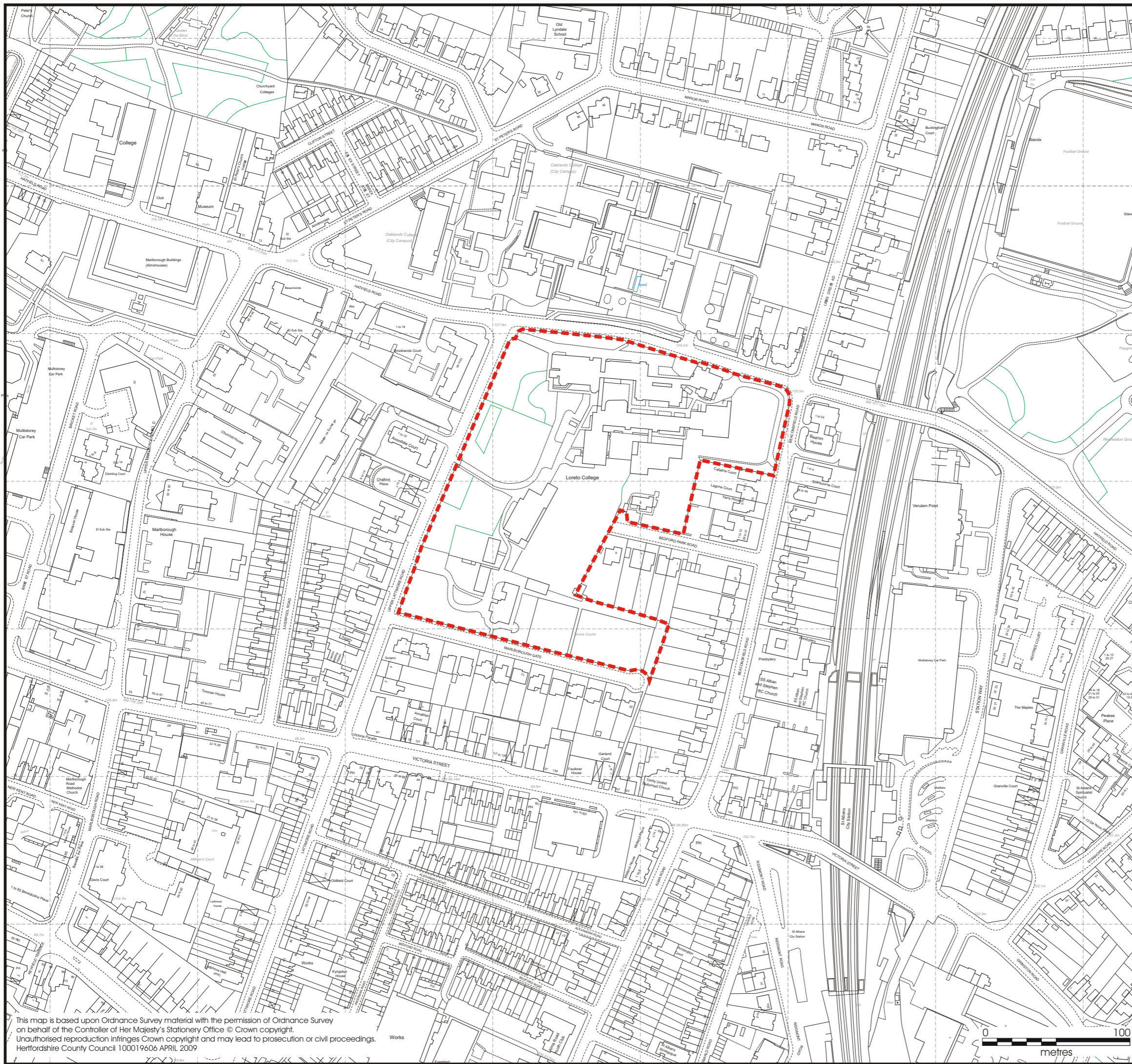


| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|--|--|
| SITE DETAILS | | |
| Site Reference and address: | Site 4: Loreto College, Hatfield Road, St Albans, AL1 3RQ Site identification plan: 4812/081 Aerial photograph: 4812/082 | |
| Type/Category of school: | Secondary Girls/ voluntary aided | |
| Existing site area: | Total: | 3.39ha |
| | Playing fields: | 0.46ha* |
| | Build zone: | 0.10ha* *based on County Council school capacity plan |
| Current capacity (FE): | Current operating school size: | 5FE |
| | Current site capacity: | 0.55FE |
| | Difference between currently operating school size and current site capacity: | -4.45FE |
| Location within secondary planning area: | The site is located close to the centre of St Albans and in the centre of the St Albans Secondary Planning Area. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located in the central part of the area. | |
| Ownership: | The site is not in the ownership of Hertfordshire County Council. | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of Victorian and modern single, two and three storey buildings. The boundaries to Hatfield Road and Upper Lattimore Road comprise a decorative wall dating back to the period of the original buildings. | |
| Adjoining uses: | North: | Residential development (under construction) |
| | East: | Residential development and railway line beyond |
| | South: | Residential development and then retail beyond |
| | West: | Residential development |
| Topography: | Relatively flat although there is a slope down from Hatfield Road in a southern direction. | |
| Water courses: | None evident from OS plan or aerial photograph. | |
| Vegetation: | There are a significant number of mature along the site frontages. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access from Upper Lattimore Road and Hatfield Road |
| Pedestrian/cycle access: | Existing access from Upper Lattimore Road and Hatfield Road. |
| Public transport: | There are a number of bus routes from the closest bus stops in Hatfield Road and Upper Lattimore Road including routes 34, 84,300,301, 304,321,601,602,620,621,655,656,658,659, 712,713,724,725,860 providing access to Markyate, Dunstable, New Barnet, Hemel Hempstead, Stevenage, Welham Green, Luton Airport, Rickmansworth, Welwyn Garden City, Watford, Hatfield, Wheathampstead, Borehamwood, London Victoria, Harlow, Ware, Abbots Langley and local routes S1-S9. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The school is located within an urban area. It is located in a conservation area and has a number of significant historic buildings on the site. Any new development has the potential to have adverse landscape and visual impact and would thus require very careful design consideration. |
| Impact on residential amenities: | The site is well enclosed by mature trees and so impact on residential amenity is likely to be small. |
| Ecology: | The mature trees on the site may well have ecological interest. |
| Historic Buildings/conservation: | The site is located in the conservation area. The buildings may be of historic significance. |
| Tree Preservation Orders: | By virtue of the conservation area status of the site all the trees are afforded protection and specific approval would be required to remove or undertake any tree works. |
| Archaeology: | TBC |
| Noise sources: | The Hatfield Road is heavily trafficked and presents an existing noise constraint. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | The site is not within an Air Quality Management Area. |
| Minerals: | The school is not located in the Minerals Consultation Area- sand and gravel belt. |
| Agricultural land quality: | The school lies in a City centre location and there is no agricultural land nearby. |
| Rights of way: | There are no rights of way crossing the site. |

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| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Conservation Area | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The existing school site is too small to accommodate an expansion of the school to 8FE. It is currently below the required site capacity for its 5FE size. There is very little scope to increase the building zone on the site given the conservation area status of the site and the number of mature trees on the site. |
| | | Off site: There is no land immediately adjoining the site or within a reasonable distance which could be utilised for detached playing fields even if on site expansion could be provided. |
| | | Build zone: The school buildings occupy an area of approximately 0.10ha (based on the County Council's school capacity plan). To provide a build zone of 4ha would require additional off site provision since the site is not large enough in its entirety to provide for a significant expansion of the building zone. Opportunities for further expansion on the site are limited due to the presence of mature trees and the status of the site in the conservation area. |
| | | Playing fields: The school playing fields occupy an area of 0.46ha (based on the County Council's school capacity plan) which is below the minimum required for an 8FE school. There is no potential to expand on the site and there are no playing fields immediately adjacent to the site which would provide capacity for expansion. The only option would be the provision of detached playing fields in some other part of the town. |
| CONCLUSIONS | Advantages <ul style="list-style-type: none"> • Existing school with educational use • Highly accessible to public transport | |
| | Disadvantages <ul style="list-style-type: none"> • Conservation area • Potential buildings of historic significance • Mature trees • Site currently too small to accommodate significant expansion to | |

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| | <p>the building zone without loss of trees or informal recreation areas</p> <ul style="list-style-type: none"> • Site currently too small to accommodate any expansion of school playing fields without significant off site provision |
| <p>SUMMARY/RECOMMENDATION</p> | <p>The site is in a Conservation Area with many mature trees. The school is currently operating on a site well below the capacity standard and is too small to accommodate any expansion without significant off site provision. Any significant further on site expansion is likely to be limited by the Conservation Area status of the site.</p> <p>Current operating school size: 5FE</p> <p>Current site capacity: 0.55FE</p> <p>Potential additional capacity: nothing significant</p> <p>Total potential forms of entry: as existing</p> |



SITE BOUNDARY
(3.39ha 8.37ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 4 - St Albans Loreto College
Site identification plan**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
| | HP | |

PROJECT No.
4812  **081**

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 4 - St Albans Loreto College
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
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| PROJECT No. | | 082 |
| 4812 | | |

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

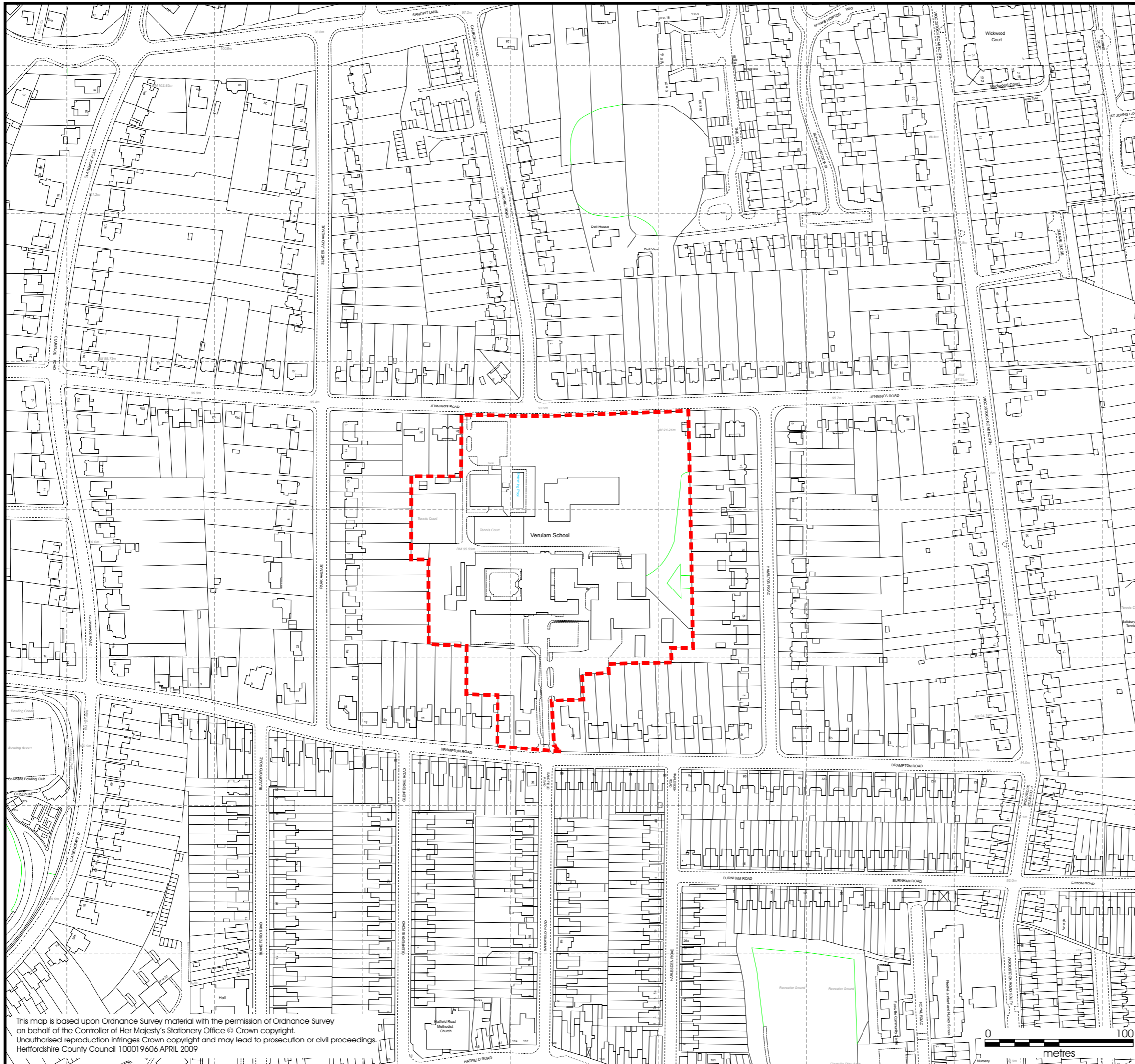
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| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|--|---|
| SITE DETAILS | | |
| Site Reference and address: | Site 5A: Verulam School, Brampton Road, St Albans, AL1 4PR Site identification plan: 4812/091/A Aerial photograph: 4812/092 Development principles plan: 4812/093 | |
| Type/Category of school: | Community/boys | |
| Existing site area: | Total: | 3.23ha |
| | Playing fields: | 0.60ha (on site playing fields)* 6.15ha (detached playing fields, Sandpit Lane)* |
| | Build zone: | 0.19ha* *based on County Council school capacity plan |
| Current capacity (FE): | Current operating school size: | 5.93FE |
| | Current site capacity: | 8.FE |
| | Difference between currently operating school size and current site capacity: | +2.07FE |
| Location within secondary planning area: | The site is located close to the centre of St Albans. | |
| Proximity to area of deficit: | The St Albans Secondary Planning area is an area of deficit. The site is located in the central part of that area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of old and new buildings with later additions including a sports hall. | |
| Adjoining uses: | North: | Residential development |
| | East: | Residential development |
| | South: | Residential development |
| | West: | Residential development |
| Topography: | Relatively flat | |
| Water courses: | None evident from plans or aerial photograph | |
| Vegetation: | The area outside of the built area is predominately grass with trees on all boundaries although possibly outside of the site itself. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access from Brampton Road(main access) and Jennings Road |
| Pedestrian/cycle access: | Existing access from Brampton Road (main access) and Jennings Road |
| Public transport: | The nearest bus stops are located on the Hatfield Road to the south of the school which are served by routes 34,300,304,601,602,620,621,655,S3,S7 and T5. Bus stops on Chiltern Avenue and Quantock Close and stops further east along The Ridgeway are served by routes 713, S1, S2, S3 and S4. St Albans railway station is less than 1 mile from the school to the southwest. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is visually enclosed by residential development to the east, south and west but it more open along the northern boundary |
| Impact on residential amenities: | Any further expansion of the building zone would need to be carefully considered so as not to cause any adverse impact on the residential amenity of properties fronting Park Avenue, Brampton Road and Hamilton Road. |
| Ecology: | There would be no ecological implications if built expansion took place on the existing playing fields on the site. |
| Historic Buildings/conservation: | The main school building may be of historic interest. It is not known at this stage whether the building is listed or locally listed. |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated areas of Archaeological significance in the vicinity of the school. |
| Noise sources: | Unlikely to be an issue bearing in mind location. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | The site is not within an Air Quality Management Area |
| Minerals: | The school is not in the Minerals Consultation Area- sand and gravel belt |
| Agricultural land quality: | Not applicable to this site since the site is not in agricultural use and there are no adjoining areas of agricultural land. |
| Rights of way: | There are no known rights of way across the site. |
| EXISTING PLANNING CONSTRAINTS | |
| Existing local plan site specific | There are no site specific local plan designations affecting this site. |

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| designations: | | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The site (3.24ha) may have some potential to expand its building zone although careful consideration would need to be given to residential amenity. The overall school site (taking account of the detached playing fields at Sandpit Lane) is 10.57ha |
| | | Off site: There may be potential to expand the detached playing fields (see separate proforma). |
| | | Build zone: The school building zone is currently 0.19ha which could potentially be expanded on the site which has an overall area of 3.24ha (subject to residential amenity considerations as set out above). Much of the additional building zone would be taken up with additional car parking and circulation facilities that would be required to enable expansion. The impact of this requirement might be to push any additional building unacceptably close to adjacent residential areas and there may not be sufficient capacity. Expansion would need to take place on the only existing grassed area on the site which may not be an acceptable education solution. |
| | | Playing fields: Verulum School has off site detached playing fields (see separate proforma). |
| | | Proposed access (vehicular/pedestrian): A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that there would be scope to expand the school given its central location with good access to public transport and as such the number of additional car trips generated by expansion would be minimal. If expansion were possible the report recommends provision of formal crossing points on Brampton Road and Jennings Road and the formulation of a circulation facility within the site to accommodate staff cars and parent drop off together with the possibility of one way routes being considered and parking restrictions at junctions to improve visibility. Stomor have concluded that the local highway network could potentially accommodate an additional 1FE of capacity. |
| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school with educational use • Not in the Green Belt • Highly sustainable location (easy access by foot with public transport close to the site) | |

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| | <p>Disadvantages</p> <ul style="list-style-type: none"> • Traffic conditions along Brampton Road are poor and pedestrian crossing points would need to be introduced as part of any expansion proposals |
| SUMMARY/RECOMMENDATION | <p>The existing school site together with the existing detached playing fields at Sandpit Lane has current capacity of 8FE but is operating at 5.93FE. The existing school site is not in the Green Belt and is in a highly sustainable location. The highways appraisal has indicated that an additional 1FE could potentially be accommodated in the local highway network but this would be subject to additional on site car parking and circulation facilities. There may not be on site capacity for these improvements alongside additional buildings. Building on the only grassed area of the site may not be an acceptable education solution.</p> <p>Current operating capacity: 5.93FE</p> <p>Current site capacity: 8FE</p> <p>Potential additional capacity: 1FE (but this might not be an acceptable education solution)</p> <p>Total potential forms of entry: 6.93FE</p> |



SITE BOUNDARY
(3.23ha 7.98ac)

REVISION A:
Ordnance Survey updated to include sports hall
HNA/18-11-2010

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 5A - Verulam School
Site identification plan**

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| SCALE 1:2500 | DATE MAY 2010 | CHECKED |
| | DRAWN HP | DATE |

PROJECT No.
4812 **N** **091A**

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PROJECT TITLE
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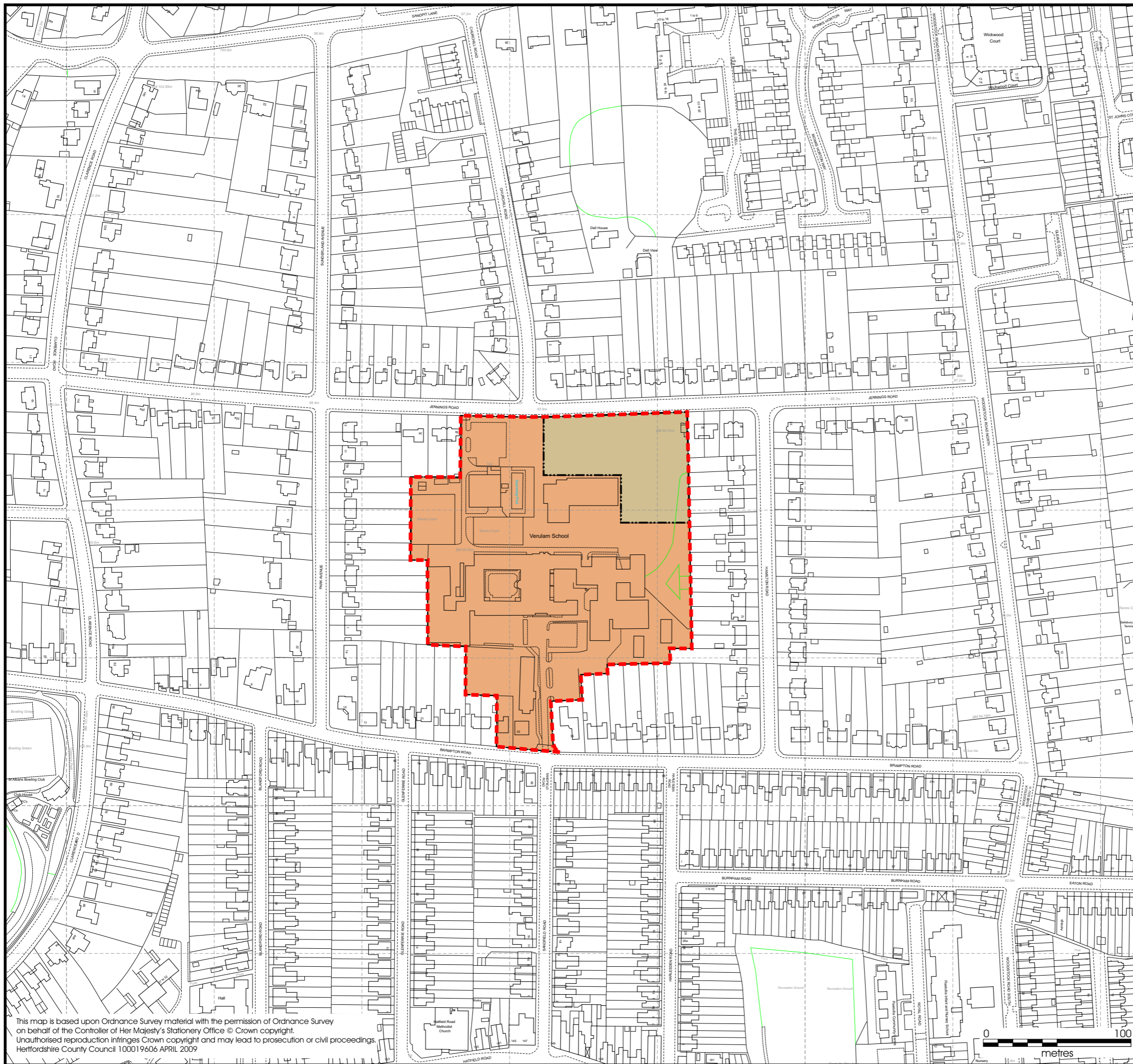
DRAWING TITLE
**Site 5A - Verulam School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| N/A | MAY 2010 | |
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| PROJECT No. | | | | |
| 4812 | | | 092 | |

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- SITE BOUNDARY**
(3.23ha 7.98ac)
- BUILDING ZONE**
(2.72ha 6.72ac)
- POTENTIAL BUILDING ZONE EXTENSION** (0.51ha 1.26ac)

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PROJECT TITLE
St Albans Secondary Schools Review

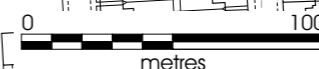
DRAWING TITLE
**Site 5A - Verulam School
Development principles plan**

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| 1:2500 | NOVEMBER 2010 | |
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| PROJECT No. | N | |
| 4812 | | 093 |

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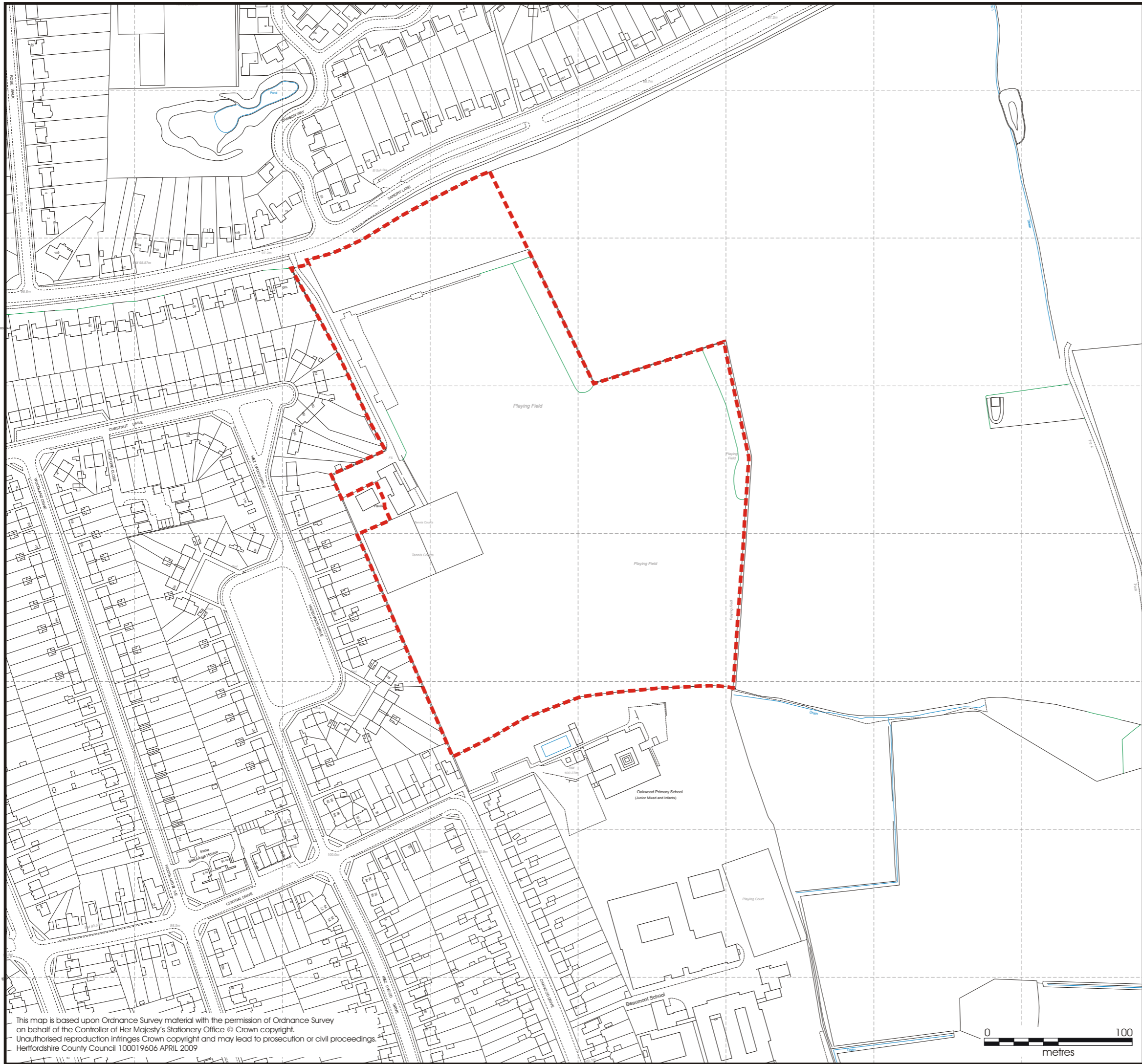
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| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|---|--|
| SITE DETAILS | | |
| Site Reference and address: | Site 5B: Verulam School Detached Playing Field, Sandpit Lane, St Albans Site identification plan: 4812/101 Aerial photograph: 4812/102 | |
| Type/Category of school: | Community/boys | |
| Existing site area: | Total: | 7.33ha* |
| | Playing fields: | 6.15ha* *based on County Council school capacity plan |
| | Build zone: | Small pavilion |
| Current capacity (FE): | Current operating school size: | 5.93FE |
| | Current site capacity: | 8.0FE |
| | Difference between currently operating school size and current site capacity: | +2.07FE |
| Location within secondary planning area: | The Verulam School playing fields are on the eastern periphery of St Albans. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on the eastern edge of the area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | Single storey building | |
| Adjoining uses: | North: | Residential development |
| | East: | Agricultural |
| | South: | Educational use (Beaumont School) |
| | West: | Residential development |
| Topography: | Relatively flat | |
| Water courses: | None evident from OS plan or aerial photograph. | |
| Vegetation: | The site is mainly laid to grass with hedgerows and trees on boundaries. There is a particularly wide tree belt on the western boundary to the north of the pavilion buildings. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access from Sandpit Lane. |
| Pedestrian/cycle access: | Existing access from Sandpit Lane. |
| Public transport: | The closest bus stops are on either side of Sandpits Lane to the north east of the site which are served by routes 713,S8 and S9. There are also bus stops on either side of Hatfield Road to the south of the site served by routes 34, 300, 301,304,601,602,620,621,655,724,725,726,S7 and bus stops either side of Beechwood Drive to the west of the site which is served by bus routes 884, S1, S2, S3, S4. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is visually enclosed by tree belts to the east and west but more visible from Sandpit Lane to the north. |
| Impact on residential amenities: | There are residential properties which front Sandpit Lane to the north. |
| Ecology: | There would be no ecological implications if built development took place on the playing fields although trees and hedgerows along the site boundaries are likely to have ecological value. |
| Historic Buildings/conservation: | There are no conservation areas near the site. There are no listed buildings on the site. |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated Areas of Archaeological Significance on the site. |
| Noise sources: | Unlikely to be an issue bearing in mind location. |
| Flood risk: | The playing fields are not located in an area liable to flooding. |
| Groundwater source protection area: | The playing fields are located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | Not within an Air Quality Management Area |
| Minerals: | The playing fields are located in the Minerals Consultation Area- sand and gravel belt. |
| Agricultural land quality: | The site is not in agricultural use but the land adjoining the site to the east is Grade 3. |
| Rights of way: | There are no public rights of way affecting this site. |
| EXISTING PLANNING CONSTRAINTS | |
| Existing local plan site specific | Green Belt |

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| designations: | | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The playing fields are of sufficient size to accommodate an 8fe school. |
| | | Off site: The school buildings may have potential to expand subject to residential amenity considerations and highway improvements (see separate proforma) |
| | | Build zone: Additional building could take place on this site if required close to the existing built up area and current site access to the west of the site but it would not be necessary to fulfil 8fe requirements. Any playing fields lost as a consequence of development would need to be replaced by potentially extending the existing site to the east. |
| | | Playing fields: Playing fields are of sufficient size to accommodate 8fe but could be extended to the west of the site if additional site area was required. |
| CONCLUSIONS | Advantages | <ul style="list-style-type: none"> Existing school playing fields of sufficient capacity for 8fe. Agricultural land to the east could provide further extension to playing fields if required. |
| | Disadvantages | <ul style="list-style-type: none"> Further school building on the playing fields would need very special circumstances justification because of its location in the Green Belt. Agricultural land to the east could provide further extension to playing fields if playing field or school buildings were to be provided |
| SUMMARY/RECOMMENDATION | <p>The playing fields are of sufficient size to enable the school to expand to 8fe. If additional playing fields were required then land to the east could be acquired but it is not in the ownership of the County Council.</p> <p>Any further building on the site (unless related to its existing formal recreational use) would require justification because of its Green Belt status.</p> <p>No change is necessarily required at this site to enable the school to expand to 8fe and further consideration should be given to expansion.</p> <p>Current operating capacity: 5.93FE</p> <p>Current site capacity: 8FE</p> <p>Potential additional capacity: 1FE (but this might not be an acceptable education solution)</p> <p>Total potential forms of entry: 6.93FE</p> | |



SITE BOUNDARY
(7.25ha 17.91ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 5B - Verulam School
detached playing field
Site identification plan**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
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| PROJECT No. | N | 101 |
| 4812 | | |

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 5B - Verulam School
 detached playing field
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
| | HP | |

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| PROJECT No. | ▲ N | 102 |
| 4812 | | |

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

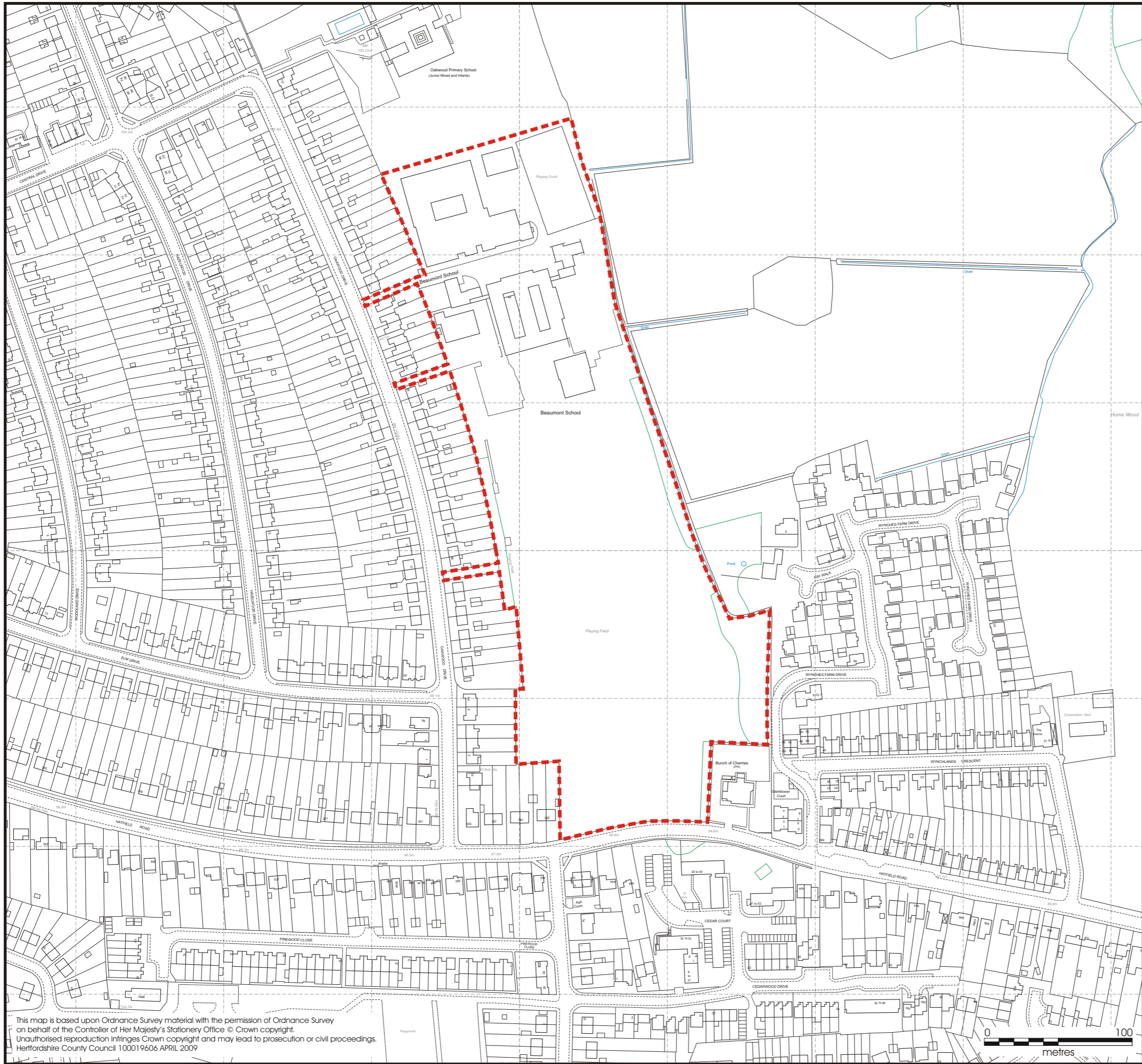


| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|---|---|
| SITE DETAILS | | |
| Site Reference and address: | Site 6: Beaumont School, Oakwood Drive, St Albans, AL4 0XB Site identification plan: 4812/111 Aerial photograph: 4812/112 | |
| Type/Category of school: | Community/mixed | |
| Existing site area: | Total: | 6.36ha* |
| | Playing fields: | 3.64ha* |
| | Build zone: | 0.91ha *based on the County Council's school capacity plan |
| Current capacity (FE): | Current operating school size: | 5.93FE |
| | Current site capacity: | 4.16FE |
| | Difference between currently operating school size and current site capacity: | -1.77FE |
| Location within secondary planning area: | The site is located on the eastern edge of St Albans. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on the eastern edge of the area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | A mixture of single and two storey buildings of various ages. | |
| Adjoining uses: | North: | Playing fields |
| | East: | Residential development and woodland |
| | South: | Residential development |
| | West: | Residential development |
| Topography: | Relatively flat | |
| Water courses: | There are drains marked on the OS base along the eastern boundary. | |
| Vegetation: | The southern part of the site is grass playing fields. The boundaries to the north, east and west are a mixture of trees and hedgerows. | |
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| ACCESSIBILITY | |
| Vehicular access: | The existing access is from Oakwood Drive |
| Pedestrian/cycle access: | The existing access is from Oakwood Drive |
| Public transport: | There are bus stops on either side of Hatfield Road to the south of the site which serve bus routes 34,300, 301, 304, 601, 602, 620, 621, 621, 655, 724 725, 726 and S7. There are bus stop on either side of Sandpits Lane to the north east of the site which serve bus routes 713, S8 and S9. There are bus stop on either side of Beechwood Drive to the west of the site which serve bus routes 884 S1 S2 S3 and S4. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is visually enclosed by a wide tree belt along the eastern boundary and along the southern boundary by a strong hedgerow. |
| Impact on residential amenities: | The site abuts residential properties on the western boundary to Oakwood Drive. |
| Ecology: | Trees and hedgerows on the boundaries potentially have ecological value. |
| Historic Buildings/conservation: | There are no conservation areas near the site. There are no listed buildings on the site. |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | Unlikely to be an issue bearing in mind location. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the "total catchment" area of a Groundwater source protection zone. |
| Air Quality: | The site is not within an Air Quality Management Area |
| Minerals: | The school is located in the Minerals Consultation Area – Sand and Gravel Belt. |
| Agricultural land quality: | Not applicable to this site since the site is not in agricultural use and there are no adjoining areas of agricultural land. |
| Rights of way: | There are no rights of way affecting the site. |
| EXISTING PLANNING CONSTRAINTS | |
| Existing local plan site specific designations: | Green Belt |

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| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations although consideration has been given to this site being potentially removed from the Green Belt to enable the residential development on existing school playing fields and the extension of the school site to incorporate new replacement playing fields. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The existing school site is too small to accommodate an expansion of the school to 8fe. |
| | <p>Off site: In order to allow expansion to 8fe a maximum additional 5.64ha-8.64ha would be required (assuming a site area of 12-15ha). There is land adjoining the site to the east and to the north east which could provide additional capacity for expansion.</p> <p>Current proposals</p> <p>Current proposals for the school involve the replacement of poor quality playing fields to the south of the existing school buildings with new playing fields to the east and the development of the existing school playing fields for residential development. This proposal does not involve an expansion of the existing site capacity; it is merely designed to remedy existing deficiencies. The proposed junction improvements to the Hatfield Road to serve the new residential development and school traffic would not accommodate any further capacity unless the junction was to be enlarged. This would require third party land which would require further detailed investigation. Expansion potential should be re-assessed once the residential development is completed and traffic flows on the local highway network can be re-assessed.</p> | |
| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school with educational use • Highly sustainable location (easy access by foot with public transport close to the site) • Visually enclosed site adjacent to the urban area | |
| | <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing Green Belt designation • Access proposals to enable the like for like replacement of existing playing fields together with enabling residential development would not provide capacity for any additional school expansion | |
| SUMMARY/RECOMMENDATION | The school is currently too small to have capacity for expansion to 8FE and it is in the Green Belt. It is currently the subject of (exceptional circumstances) proposals to replace existing poor quality playing fields on land to the east with enabling residential development. The proposals involve the creation of a new access onto the Hatfield Road. That access will only be of sufficient standard to provide capacity for the development proposals. Any further expansion of the school would require a larger junction which would involve third party land. Expansion potential should | |

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| | <p>be re-assessed once the residential development is completed and traffic flows on the local highway network can be re-assessed.</p> <p>No current expansion potential but re-assess in the future once residential development is completed.</p> <p>Current operating school size: 5.93FE</p> <p>Current site capacity: 4.16FE</p> <p>Potential additional capacity: review in future</p> <p>Total potential forms of entry: review in future</p> |
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SITE BOUNDARY
(6.33ha 15.64ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 6 - Beaumont School
Site identification plan**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
| | HP | |

PROJECT No.
4812  **111**

VINCENT AND GORRING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 6 - Beaumont School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| N/A | MAY 2010 | |
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VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

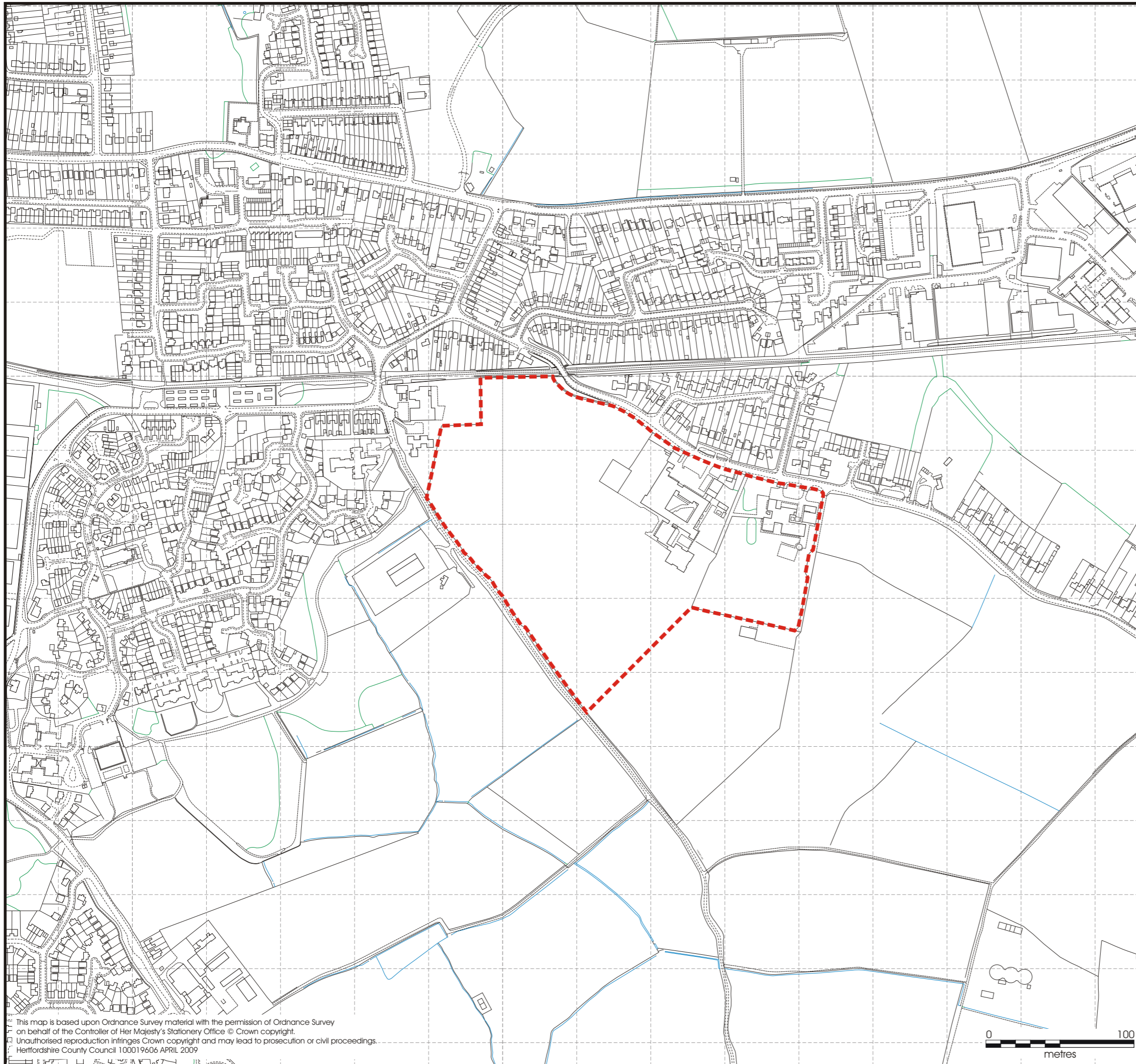
STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
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| SITE DETAILS | | |
| Site Reference and address: | Site 7: Nicholas Breakspear Catholic, Colney Heath Lane, St. Albans Site identification plan: 4812/121 Aerial photograph: 4812/122 Development principles plan: 4812/123 | |
| Type/Category of school: | Voluntary aided/mixed | |
| Existing site area: | Total: | 13.82ha |
| | Playing fields: | 8.94ha |
| | Build zone: | 4.8ha |
| Current capacity (FE): | Current operating school size: | 6FE |
| | Current site capacity: | 10FE |
| | Difference between currently operating school size and current site capacity: | 4FE |
| Location within secondary planning area: | The site is located on the eastern edge of St Albans which is towards the eastern edge of the area. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on the eastern edge of the area. | |
| Ownership: | No longer in the ownership of Hertfordshire County Council. | |
| Existing use/occupiers: | Educational use | |
| Buildings: | A mixture of single, two and three storey modern buildings of various ages. | |
| Adjoining uses: | North: | Residential development |
| | East: | Residential development / educational use / agricultural use |
| | South: | Agricultural use |
| | West: | Residential / nursery / allotments / woodland |
| Topography: | Relatively flat | |
| Water courses: | None evident from OS plan or aerial photograph | |
| Vegetation: | The site is mainly cut grass outside of the built up area with some trees to the south of the buildings. The boundaries are a mixture of trees and hedgerow. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access from Colney Heath Lane |
| Pedestrian/cycle access: | Existing access from Colney Heath Lane |
| Public transport: | There are bus stops outside the school on Colney Heath Lane which serve bus routes: 34, 304, 621, 621 and there are bus stops on either side of Colney Heath Lane which serve bus route 655. There are bus stops on either side of Hatfield Road to the north of the site which serve bus routes 300, 301,601,602, 620, 724,725,726. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is visually well enclosed along the south western boundary but existing tree belts and by hedgerows and trees along the north eastern boundary to Colney Heath Lane. |
| Impact on residential amenities: | There are properties on the north eastern side of Colney Heath Lane which may be affected by further development on the school site and would need to be considered in any scheme design. |
| Ecology: | Trees and hedgerows on the boundaries potentially have ecological value. |
| Historic Buildings/conservation: | There are no conservation areas near the site. There are no known listed buildings on the site. |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no scheduled ancient monuments or locally designated areas of archaeological significance in the vicinity of the school. |
| Noise sources: | Unlikely to be an issue bearing in mind the location. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The eastern part of the school site is within the “outer zone”; the remaining part of the site is within the “total catchment” area. |
| Air Quality: | The site is not within an Air Quality Management Area. |
| Minerals: | The school is located in the Minerals Consultation Area – sand and gravel belt. |
| Agricultural land quality: | The school site is not in agricultural use but the adjoining agricultural land is Grade 3. |
| Rights of way: | There are no public rights of way affecting the site. |
| EXISTING PLANNING CONSTRAINTS | |
| Existing local plan site specific designations: | The site is location in a Landscape Development Area and the Green Belt. |

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| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The school has capacity to expand to 8FE on site |
| | | Off site: There is adjoining agricultural land to the east of the site which could be used if required although this should not be necessary given the site current capacity. |
| | Build zone: The school building zone is currently 3.08ha and would need to be expanded by 0.2ha (assuming a total building zone requirement of 4ha). The most appropriate location for this additional built expansion would be either to the northwest of the existing buildings or to the south of the existing buildings. Two potential building zones are shown on Plan 4812/123. Zone A comprises an area of 1.92ha which would be more than sufficient to provide for the additional 0.2ha. Zone B comprises an area of 1.28ha which would be more than sufficient to provide for the additional area requirement of 0.2ha. Either of these locations would provide appropriate locations for further development although zone A would need to take account of residential amenity considerations. | |
| | Playing fields: The existing playing fields should be sufficient to accommodate 8fe expansion. If additional playing fields are required additional areas outside the current site could be utilised for such purposes. Additional site area extensions are shown on Plan 4812/123. All of the site areas are relatively flat and lie adjacent to the school. | |
| | Proposed access (vehicular/pedestrian): A preliminary highways appraisal prepared by Stomor Civil Engineering Consultants concludes that there would be scope to expand the school to 8FE depending on the origin of the additional pupils attending the school and subject to improvements to footway facilities and provision of improved drop off facilities and staff parking. The road bridge on Colney Heath Lane can accommodate increased traffic flows although there could be potential issues associated with queuing on the Hatfield Road (peak period) and it would be necessary to demonstrate that there would be no adverse and unacceptable impact on the highway network. Existing traffic flows could be affected by the School Transport Review. Expansion to 10FE is likely to put significant pressure on the surrounding road network and there would be concerns about pedestrian safety. Provision of a new school alongside Nicholas Breakspear would be of significant concern unless improvements to the bridge over Alban Way could be made along with possible widening of parts of Colney Heath Lane. Stomor consider that the local highway network could potentially accommodate a further 2FE of additional capacity. | |
| CONCLUSIONS | Advantages: <ul style="list-style-type: none"> Existing school with educational use | |

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| | <ul style="list-style-type: none"> • Sustainable location (easy access by foot with public transport close to the site) • Sufficient site capacity without recourse to adjoining land • Parts of the site are visually enclosed and are adjacent to the urban area |
| | <p>Disadvantages:</p> <ul style="list-style-type: none"> • Existing Green Belt designation • Potential expansion could be limited by adverse impact on the local highway network |
| <p>SUMMARY/RECOMMENDATION</p> | <p>The school site is currently large enough to have capacity for expansion to 8FE. Two potential site areas exist for building zones and should additional site areas be required there is land immediately adjoining the school site which could be available for use. There may be potential adverse impacts on the local highway network associated with expansion which need to be addressed if a package is likely to be taken forward.</p> <p>The school does have the capacity for further expansion.</p> <p>Current operating school size: 6FE Current site capacity: 10FE Potential additional capacity: 2FE Total potential forms of entry: 8FE</p> |



SITE BOUNDARY
(13.66ha 33.75ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 7 - Nicholas Breakspear RC School
Site identification plan**

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| SCALE 1:5000 | DATE MAY 2010 | CHECKED |
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| PROJECT No. 4812 | N | 121 |
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VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
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PROJECT TITLE
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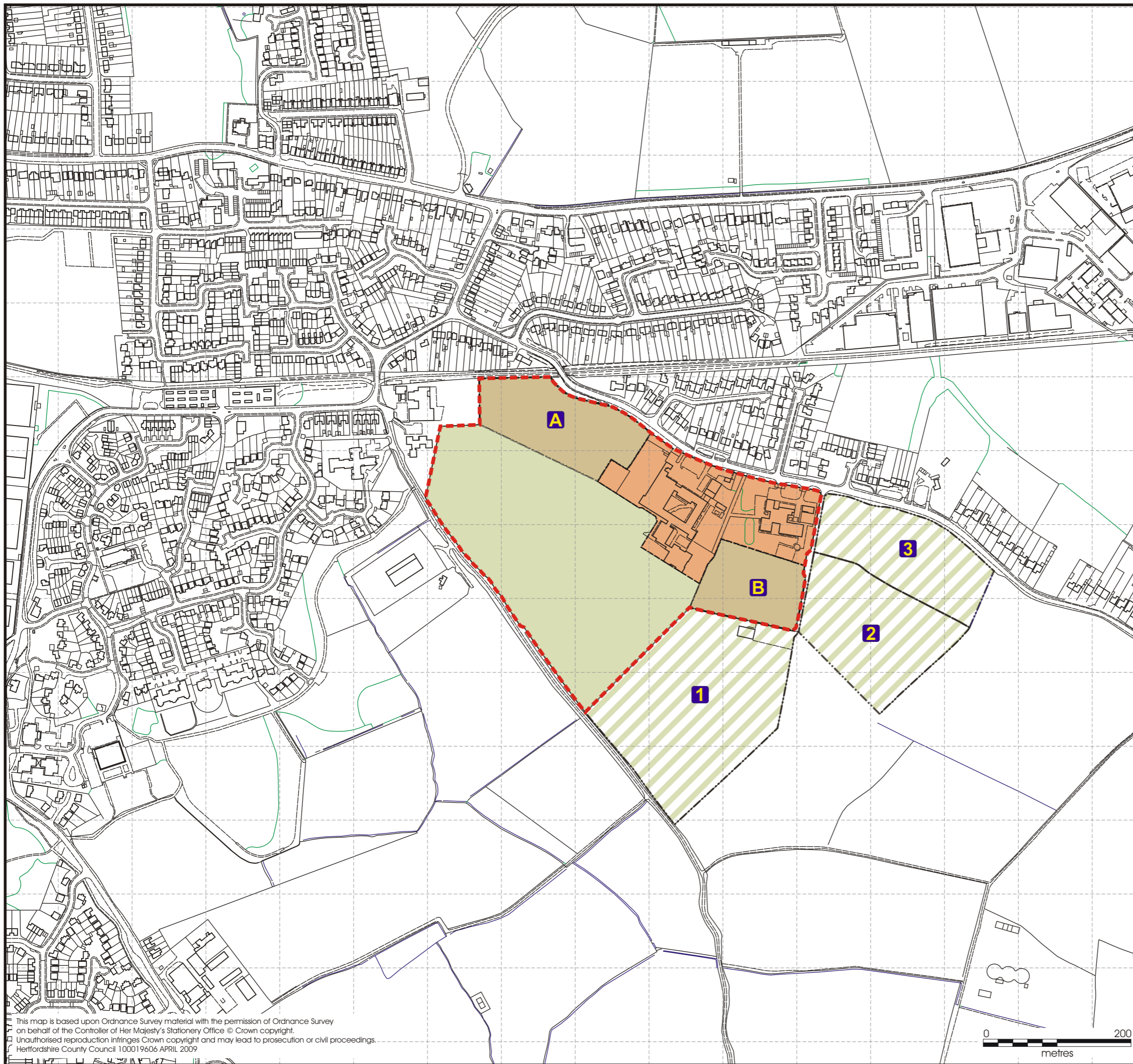
DRAWING TITLE
Site 7 - Nicholas Breakspear RC School
Aerial photograph

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| SCALE | DATE | CHECKED |
| N/A | MAY 2010 | |
| | DRAWN | DATE |
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VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX: 01438 722035



- SITE BOUNDARY**
(13.66ha 33.75ac)
- BUILDING ZONE**
(3.08ha 7.61ac)
- POTENTIAL BUILDING ZONE EXTENSION**
(AREA A: 1.92ha 4.74ac)
(AREA B: 1.28ha 3.16ac)
- PLAYING FIELD AREA**
(7.38ha 18.24ac)
- POTENTIAL PLAYING FIELD AREA EXTENSION**
(AREA 1: 4.81ha 11.88ac)
(AREA 2: 2.67ha 6.59ac)
(AREA 3: 2.25ha 5.55ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 7 - Nicholas Breakspear RC School
Development principles plan**

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| SCALE | DATE | CHECKED |
| 1:5000 | MAY 2010 | |
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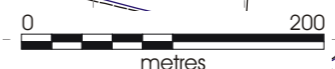
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| PROJECT No. | <div style="text-align: center;"> N </div> | <div style="font-size: 2em; font-weight: bold;">123</div> |
| 4812 | | |

VINCENT AND GORING

CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
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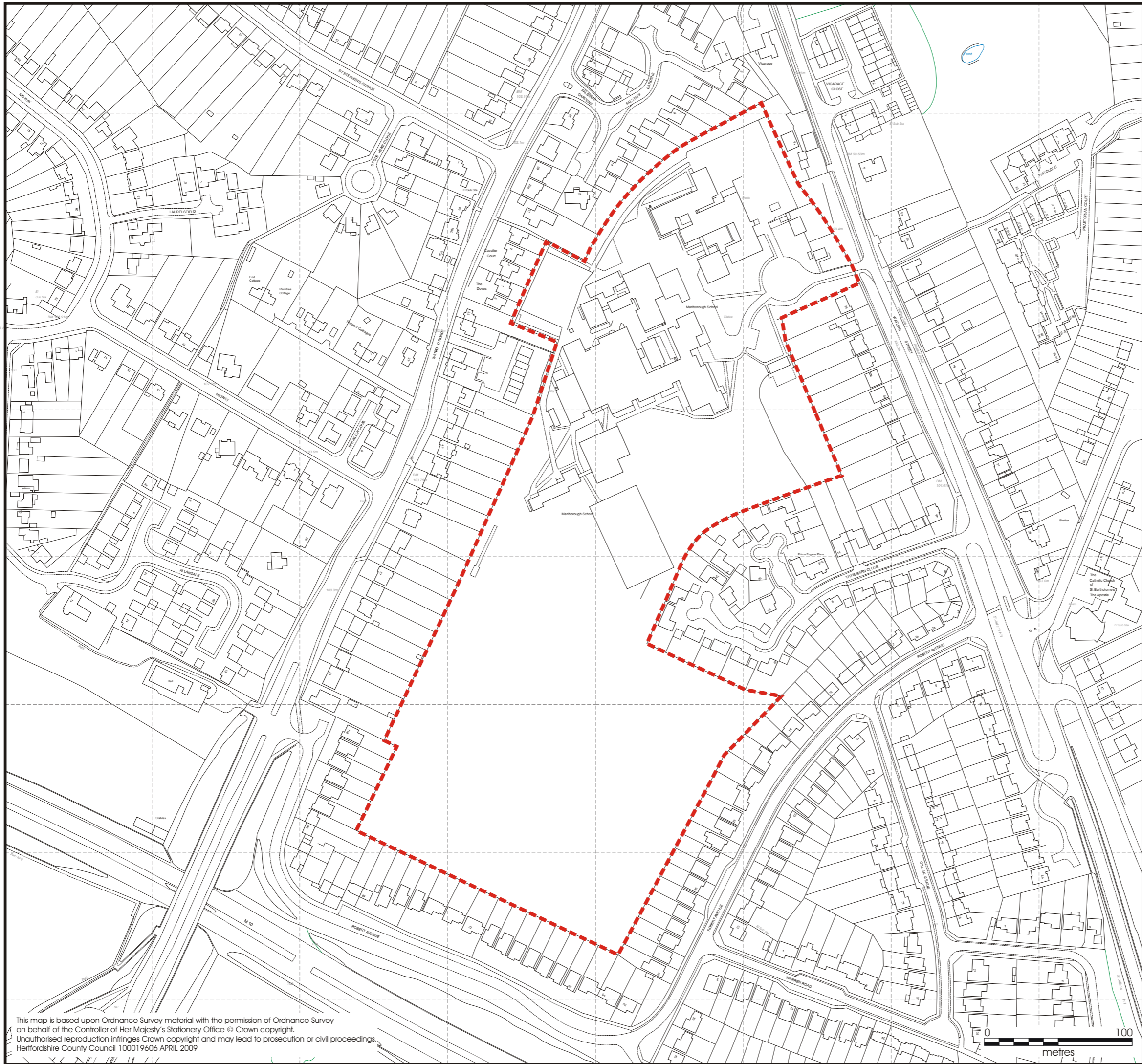


| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|---|--|
| SITE DETAILS | | |
| Site Reference and address: | Site 8: Marlborough School Science College, Watling Street, St Albans, AL1 2QA Site identification plan: 4812/131 Aerial photograph: 4812/132 Development principles plan: 4812/133/B | |
| Type/Category of school: | Foundation/mixed | |
| Existing site area: | Total: | 9.48ha |
| | Playing fields: | 4.56 |
| | Build zone: | 4.92ha |
| Current capacity (FE): | Current operating school size: | 6.83FE |
| | Current site capacity: | 5.83FE |
| | Difference between currently operating school size and current site capacity: | -1.0FE |
| Location within secondary planning area: | The site is located on the south west edge of St Albans. | |
| Proximity to area of deficit: | The St Albans Secondary Planning Area is an area of deficit. The site is located on in the south west area of deficit. | |
| Ownership: | The site is no longer in the ownership of Hertfordshire County Council. | |
| Existing use/occupiers: | Educational use | |
| Buildings: | A mixture of modern buildings of varying storey heights. | |
| Adjoining uses: | North: | Residential development |
| | East: | Residential development |
| | South: | Residential development and further to the south the M10 |
| | West: | Residential development |
| Topography: | Relatively flat. | |
| Water courses: | None evident from OS plan or aerial photograph. | |
| Vegetation: | The site boundaries to adjoining residential development contain mature trees. There is a significant number of mature trees in the area around the site entrance to Watling Street and along the rear of properties Fronting Watling Street. | |

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| ACCESSIBILITY | |
| Vehicular access: | Existing access from Watling Street. |
| Pedestrian/cycle access: | Existing access from Watling Street. |
| Public transport: | <p>The nearest bus stops are located on either side of Watford Road to the west of the site which are served by bus routes 321, 621, 712, 721, 724, 726, 860, 861, W1 (South Oxhey – Abbots Langley). There are bus stops on either side of Midway to the west of the site which serve bus route 621 (Nicholas Breakspear School - Park Street). There are bus stops on either side of Vesta Avenue to the east of the site which serve bus routes; 655, 656, 656. There are bus stops on either side of King Harry Lane to the west of the site which serve bus routes; 887, S8, and S9. There are bus stops on either side of Doggetts Way to the north of the site which serve bus routes; S3, S4, S5.</p> <p>St Albans Abbey railway station is approximately 0.42 miles from the site, Park Street railway station is approximately 1.14 miles from the site and St Albans railway station is approximately 1.23 miles from the site.</p> |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is visually contained by residential development and trees. |
| Impact on residential amenities: | Expansion of the building zone onto the school playing fields may have potential for adverse impact on residential amenity and careful building design would be required. |
| Ecology: | The hedgerows and trees on the boundaries have ecological potential. |
| Historic Buildings/conservation: | The conservation area boundary is adjacent to the site boundary to the north. The 'Turning Forms Sculpture Outside Marlborough School' is Grade II listed. |
| Tree Preservation Orders: | TBC |
| Archaeology: | There is an area of archaeological interest to the north of the site. |
| Noise sources: | Site is in close proximity to the M10 |
| Flood risk: | None |
| Groundwater source protection area: | The northern part of the site is within the total catchment area and the southern part is within the outer zone. |
| Air Quality: | Not within an Air Quality Management Area |
| Minerals: | The site is located outside the Minerals Sand and Gravel Belt Consultation Area. |
| Agricultural land quality: | Predominately built up area (entire site) |
| Rights of way: | None |

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| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | None | |
| Emerging local development framework site specific designations: | None yet specified | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The existing school site is too small to accommodate an expansion of the school to 8FE. |
| Off site: In order to allow an expansion to 8FE a maximum additional 2.52-5.52 of land would be required (assuming a site area of 12-15ha). There is no land within the immediate locality that can be easily identified to provide this shortfall. Potential school site L may be suitable for playing field use only but the route from Marlborough School to that site is not straightforward. Potential school site K is likely to have significant noise constraints and would need further work to establish whether parts of this site could be used as playing fields for outdoor teaching space. Site K is outside the ideal maximum 400m walking distance from the school. | | |
| Build zone: The school building zone which is currently 4.92ha (but which includes a significant area of land occupied by mature trees) could be expanded in the area immediately south of the main buildings in an area which is largely protected by mature trees along the site boundaries. | Playing fields: Should existing playing fields be taken for additional built development there would be a requirement to replace the lost provision and as set out above ensure sufficient provision for an 8FE school. | |
| Proposed access(vehicular/pedestrian): A preliminary highways and access appraisal has been prepared by Stomor Civil Engineering Consultants which concludes that; there could be a potential for significant car use associated with the school; one area of concern is the double mini roundabout at the north end of Watling Street which links with King Harry Lane, Watford Road, and St Stephens Hill and it would be necessary to investigate and understand the mitigation works proposed for this roundabout as part of the King Harry Lane development proposals. Stomor consider that the local highway network could potentially accommodate a further 1FE of capacity (subject to further assessment of the King Harry Lane junction). | | |
| CONCLUSIONS | Advantages <ul style="list-style-type: none"> • Existing school with educational use | |

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| | <ul style="list-style-type: none"> • Possibility of the use of part of site K (subject to noise constraints) for additional playing field capacity) • Physical potential to expand the build zone to the south of existing buildings (assuming replacement playing fields) • Highly accessible to public transport • Not located in the Green Belt <p>Disadvantages</p> <ul style="list-style-type: none"> • The potential impact on the local highway network needs further investigation particularly in respect of the impact of approved development at King Harry Lane to the west of the site on the King Harry Lane junction and the potential impact of car parking on the local highway network. • Expansion potential does not exist on site or on land in the immediate vicinity in good walking distance |
| SUMMARY/RECOMMENDATION | <p>The school is currently too small to have capacity for expansion to 8FE and may require additional land to replace any extension of the building zone. There is no land locally in the ownership of the County Council that would be suitable but potential school site K might offer an opportunity for some additional playing fields (subject to noise assessment) although this is outside the 400m walking distance. However, the preliminary highways and means of access appraisal concluded that the site could potentially be expanded by a further 1FE and it may be that following further detailed feasibility the additional 1FE could be accommodated without resorting to the acquisition of land at Site K not in the County Council's ownership. That said, it is considered prudent at this stage to retain the identification of Site K as a potential site for expansion should that be required at some stage in the future. Since the site is not in the Green Belt this would be a sequentially preferable site for expansion if it could be achieved.</p> <p>Current operating school size: 6.83FE Current site capacity: 5.83FE Potential additional capacity: 1FE Total potential forms of entry: 7.83FE</p> |



SITE BOUNDARY
(9.44ha 23.32ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 8 - Marlborough School
Site identification plan**

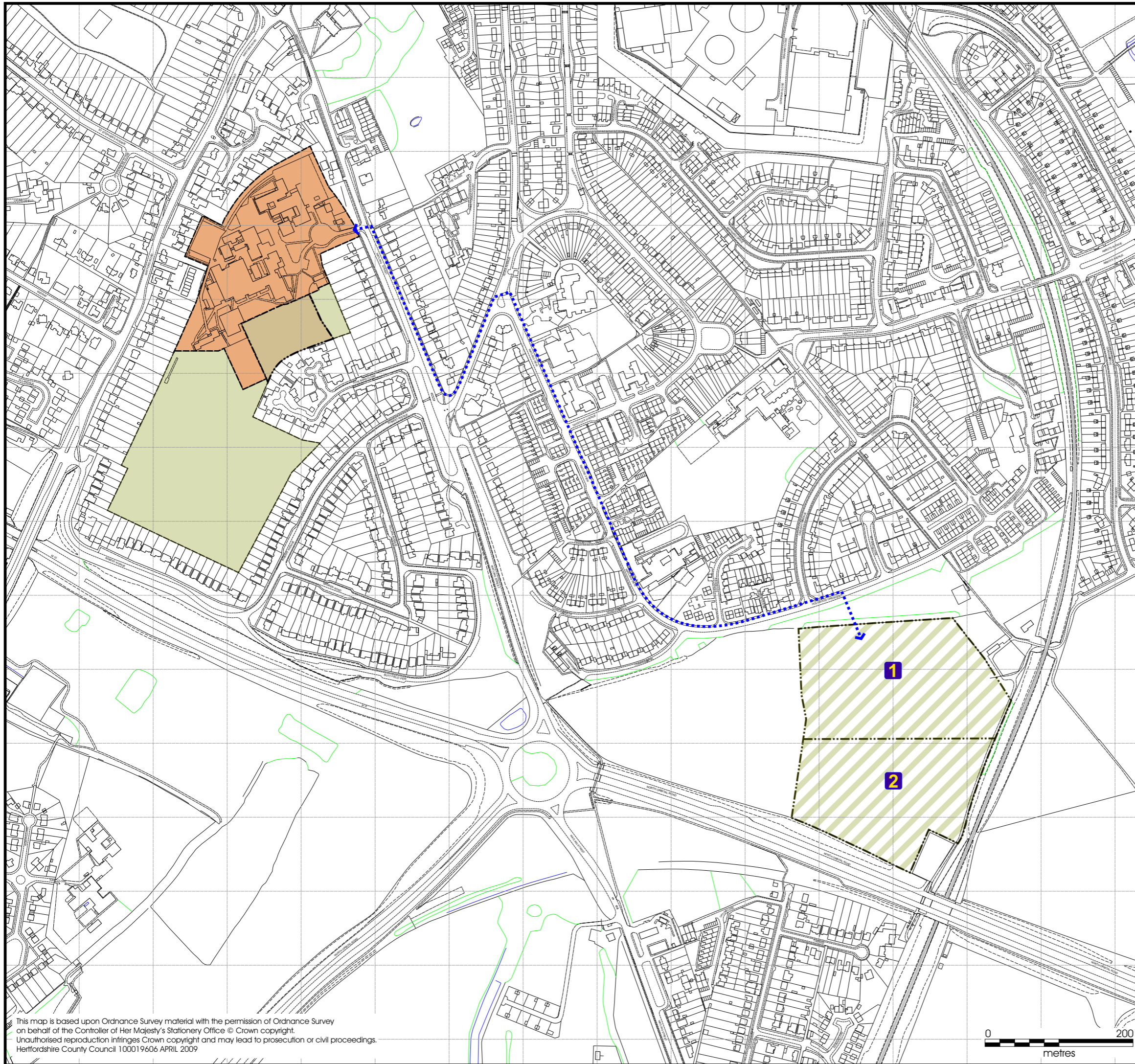
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PROJECT No.
4812  **131**

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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- SITE BOUNDARY**
(9.44ha 23.32ac)
- BUILDING ZONE**
(3.75ha 9.26ac)
- POTENTIAL BUILDING ZONE EXTENSION** (0.70ha 1.72ac)
- PLAYING FIELD AREA**
(4.99ha 12.34ac)
- POTENTIAL LOCATION FOR PLAYING FIELD AREA EXTENSION**
(PRECISE AREA REQUIREMENT TO BE DEFINED AT LATER FEASIBILITY STAGE)
- POTENTIAL PEDESTRIAN ROUTE TO DETACHED PLAYING FIELDS**

REVISION A:
Ordnance Survey base amended to include detached playing field options at Holyrood Crescent
HNA/18-11-2010

REVISION B:
Key amended
HP/21-01-2011

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 8 - Marlborough School
Development principles plan**

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| SCALE | DATE | CHECKED |
| 1:5000 | MAY 2010 | |
| | DRAWN | DATE |
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PROJECT No. **4812** **N** **133 B**

VINCENT AND GORBING
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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 8 - Marlborough School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| N/A | MAY 2010 | |
| | DRAWN | DATE |
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| PROJECT No. | | | | |
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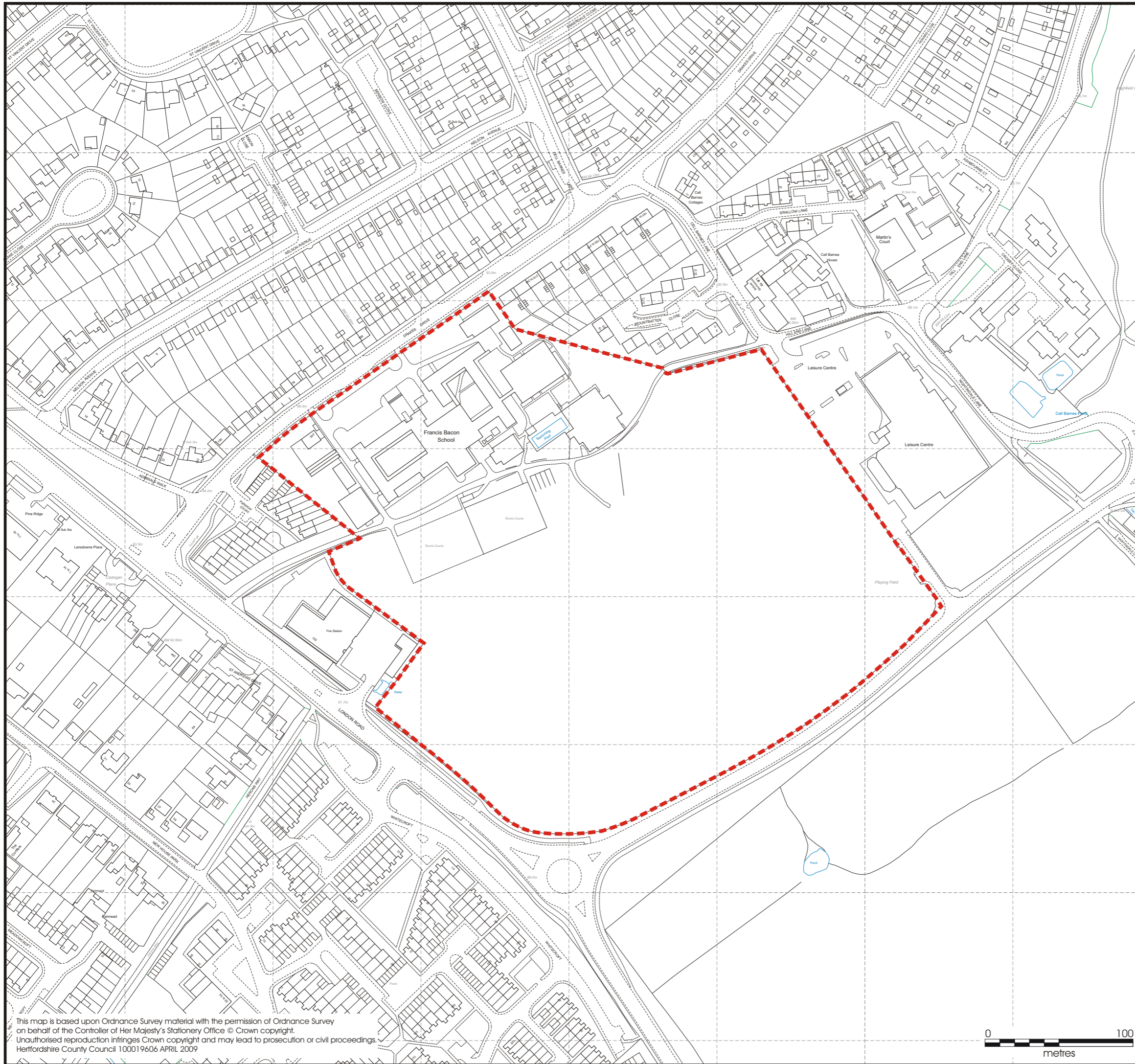
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CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
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| SITE DETAILS | | |
| Site Reference and address: | Site 9: Francis Bacon Maths & Computing College, Drakes Drive, St. Albans, AL1 5AR Site identification plan: 4812/141 Aerial photograph: 4812/142 Development principles plan: 4812/143/B | |
| Type/Category of school: | Foundation/mixed | |
| Existing site area: | Total: | 10.07ha |
| | Playing fields: | 6.9ha |
| | Build zone: | 3.15ha |
| Current capacity (FE): | Current operating school size: | 6FE |
| | Current site capacity: | 8FE |
| | Difference between currently operating school size and current site capacity: | +2FE |
| Location within secondary planning area: | The site is on the southern edge of St Albans which is towards the southern edge of the area. | |
| Proximity to area of deficit: | The St Albans Secondary planning area is an area of deficit. The site is located on the southern edge of the area. | |
| Ownership: | The site is no longer in the ownership of Hertfordshire County Council. | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of modern flat roof buildings of varying storey heights. | |
| Adjoining uses: | North: | Residential development |
| | East: | Residential development and leisure centre |
| | South: | Agricultural use |
| | West: | Residential development and Fire Station |
| Topography: | Relatively flat | |
| Water courses: | There are none evident from the OS plan or aerial photograph | |
| Vegetation: | The site frontage to Drakes Drive is bounded by a hedgerow and the landscaped frontage to the school contains some mature trees. The western boundary of the site to London Road contains a wide tree belt with no visibility into the site. The southern boundary has a thin tree belt with sporadic visibility into the site from Highfield Drive. The eastern boundary to the health and fitness club has a wide hedgerow boundary | |

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| | with little visibility into the site. |
| ACCESSIBILITY | |
| Vehicular access: | The existing access is from Drakes Drive and a secondary access to the playing field from access road to the leisure centre. The former Hill End Lane bisects the site between the built up area and the playing fields. |
| Pedestrian/cycle access: | Existing accesses from Drakes Drive, the Leisure Centre access road and via a footpath to London Road. |
| Public transport: | There are bus stops on either side of London Road to the south of the site which serve bus routes; 84, 602, 659, 721. There is a bus stop adjacent to the site on Drakes Drive which serve bus routes; 658, 884 (Sandringham School – How Wood). There are bus stops on either side of Cell Barnes Lane to the north of the site which serve bus route S1. There are bus stops on either side of Drakes Drive to the north of the site which serve bus routes S2 and S4. The site is approximately 1.05miles from St Albans railway station. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The site is relatively well contained by vegetation along the site boundaries particularly along the western boundary to London Road. |
| Impact on residential amenities: | The properties which are adjacent to the site are screened by some vegetation. |
| Ecology: | The tree belt and hedgerows along the site boundaries have ecological potential. |
| Historic Buildings/conservation: | None known |
| Tree Preservation Orders: | TBC |
| Archaeology: | There are no scheduled ancient monuments or locally designated areas of archaeological significance in the vicinity of the school. |
| Noise sources: | The Fire Station on the western boundary is a possible noise source. |
| Flood risk: | None |
| Groundwater source protection area: | Total catchment area (entire site) |
| Air Quality: | Not within an Air Quality Management Area |
| Minerals: | The site lies outside the Mineral Consultation Area – sand and gravel belt. |
| Agricultural land quality: | Building area in urban use, playing fields in Grade 3 |
| Rights of way: | There is a footpath from London Road to the western boundary of the site. |

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| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Green Belt Landscape Development Area | |
| Emerging local development framework site specific designations: | None yet specified | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | <p>On site: The existing school site currently has capacity for expansion to 8FE. A decision has already been taken by the County Council to expand this site to provide a 6FE secondary school and a 2FE primary school thus creating an all through school. The school can expand to accommodate a further 2FE of capacity.</p> <p>Off site: Off site provision may not be required for the current expansion proposals. However, should further expansion of the site be required in the future it would be possible to consider land in the County Council's ownership to the immediate south-east of the site which would be within walking distance. Highfield Drive is a high quality road with good visibility and it is considered that a safe crossing point could be provided if required.</p> |
| Build zone: The school building zone which is currently 2.65ha could be expanded. Even if additional buildings are not required at this stage it would be prudent to provide capacity in the future. Given the visually enclosed nature of the site it is considered that the impact of additional building on the Green Belt to the rear of existing buildings could be managed without detriment to the Green Belt. Two potential areas can be identified A and B which would provide 4.37ha overall. | | |
| Playing fields: There is the potential to provide a detached playing field to the south of the site if required. | | |
| <p>Proposed access (vehicular/pedestrian):</p> <p>An access and highways appraisal has been undertaken by Fairhurst Civil Engineering Consultants in connection with the proposals to expand the school. Four options were considered; 6FE secondary+1FE primary; 6FE secondary+2FE primary; 8FE secondary+2FE primary; and, 8FE secondary+4FE primary. The report concludes; additional car parking and drop off facilities on site would be required for all four options; and, the traffic signal junction (A1081/Drakes Drive) will operate within capacity for options 1 and 2 but over capacity for options 3 and 4. Improvements to the signal controlled junction for options 3 and 4 would be possible but would need to be costed. The existing internal site layout of the school indicates that an existing route through to development option area A would provide an option for additional staff car parking to accommodate</p> | | |

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| | the requirements for expansion. |
| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school with educational use • Close to HCC owned land (south east of Highfield Drive) to provide additional playing field capacity if required to extend the overall site area • Physical potential to expand the build zone to the south (subject to detailed technical investigation) with limited impact on the openness of the Green Belt • The site could be expanded but additional car parking, drop off facility would be required and if significant expansion were proposed improvements to traffic controlled junction would be required and it would appear that at this initial stage that might be achievable if required • Accessible to public transport |
| | <p>Disadvantages</p> <ul style="list-style-type: none"> • Existing Green Belt designation |
| SUMMARY/RECOMMENDATION | <p>The school currently has capacity to expand up to 8FE. A decision has already been taken to provide 6FE secondary capacity + 2FE primary capacity. Highway appraisals have shown that provided sufficient car parking, drop off facilities and improvements to the traffic light signal junction are made, the school could expand up to 8FE and 4FE primary capacity if required.</p> <p>The existing build zone could be extended to provide additional capacity (4.37ha) and additional playing fields could be provided on land (in the ownership of the County Council) to the south-east of Highfield Drive if required. Further detailed work it required to see the exact level of capacity this could provide.</p> <p>However, the site is subject to a significant planning policy constraint (Green Belt) which means that there needs to be very special circumstances to justify and new buildings and any other built development and the impact of any new proposal on the Green Belt needs to be minimised.</p> <p>This school site does provide the potential for expansion on site and there is the potential for further expansion with off site playing fields nearby if required.</p> <p>Current operating capacity: 6FE secondary with 2FE primary (committed)</p> <p>Current site capacity: 8FE secondary</p> <p>Potential additional capacity: 2FE secondary</p> <p>Total potential forms of entry: 8FE secondary with 2FE primary</p> |



SITE BOUNDARY
(10.08ha 24.90ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 9 - Francis Bacon
Maths & Computer Centre
Site identification plan**

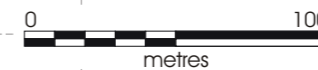
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| PROJECT No. 4812 | N | 141 |
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VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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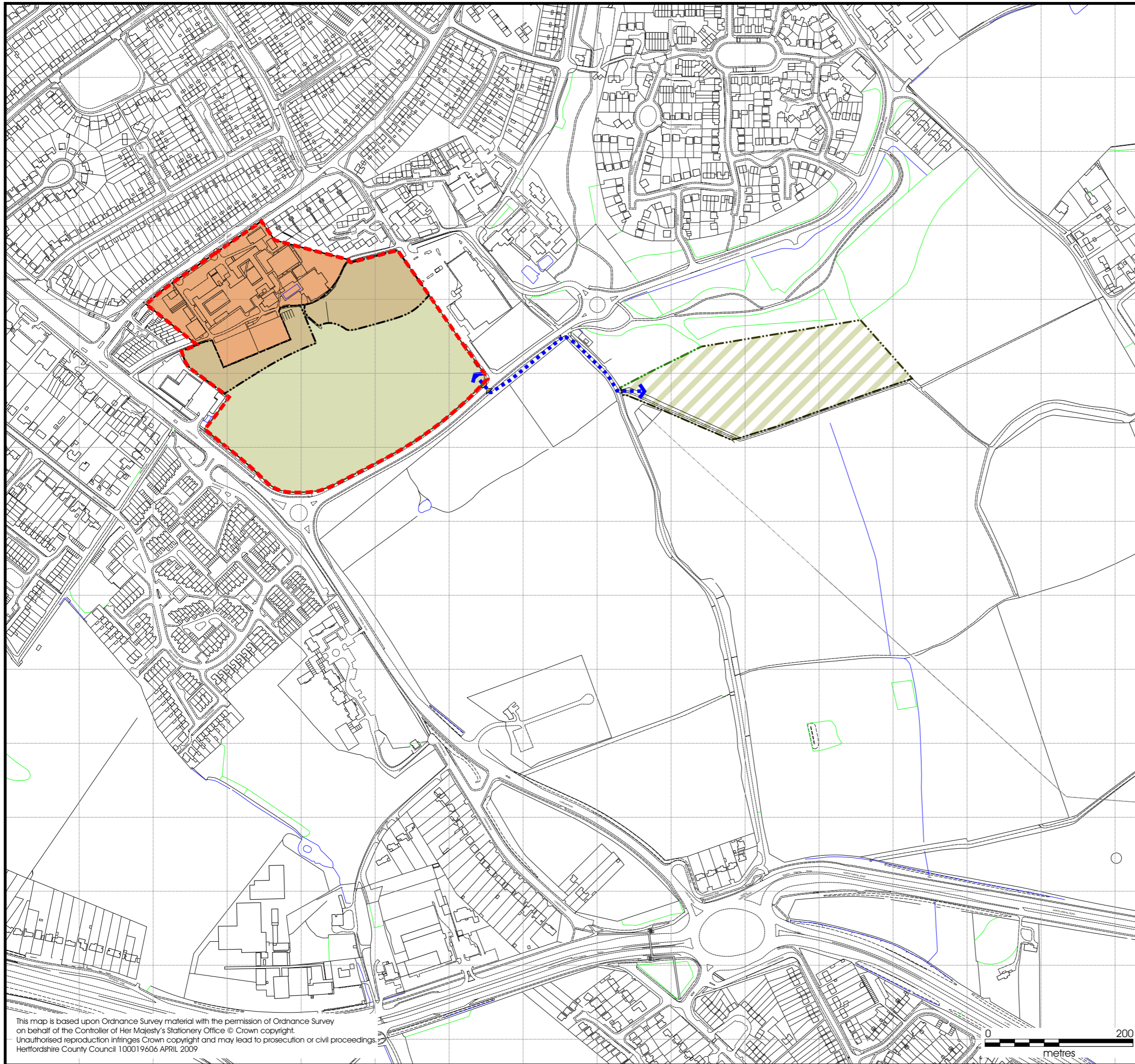
PROJECT TITLE
St Albans Secondary Schools Review






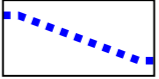
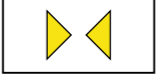
DRAWING TITLE
**Site 9 - Francis Bacon
 Maths & Computer Centre
 Site identification plan**

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 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035



-  **SITE BOUNDARY**
(10.08ha 24.90ac)
-  **BUILDING ZONE**
(2.65ha 6.54ac)
-  **POTENTIAL BUILDING ZONE EXTENSION**
(AREA A: 0.69ha 1.70ac)
(AREA B: 1.03ha 2.54ac)
-  **PLAYING FIELD AREA**
(5.71ha 14.12ac)
-  **POTENTIAL LOCATION FOR PLAYING FIELD AREA EXTENSION**
(PRECISE AREA REQUIREMENT TO BE DEFINED AT LATER FEASIBILITY STAGE)
-  **POTENTIAL NEW PEDESTRIAN ACCESS/EGRESS TO ENABLE ACCESS TO PLAYING FIELD**
-  **EXISTING TRAFFIC ISLANDS POTENTIAL CROSSING POINT**

REVISION A:
Ordnance Survey base and location of potential playing fields amended
HNA/18-11-2010

REVISION B:
Key amended
HP/21-01-2011

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PROJECT TITLE
St Albans Secondary Schools Review

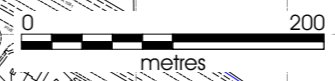
DRAWING TITLE
**Site 9 - Francis Bacon
Maths & Computer College
Development principles plan**

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| SCALE | DATE | CHECKED |
| 1:5000 | MAY 2010 | |
| | DRAWN HNA | DATE |

PROJECT No. **4812**  **143^B**

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| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
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| SITE DETAILS | | |
| Site Reference and address: | Site 1: Roundwood Park School, Roundwood Park, Harpenden, AL5 3AE Site identification plan: 4812/251 Aerial photograph: 4812/252 Development principles: 4812/253/C | |
| Type/Category of school: | Secondary mixed / community | |
| Existing site area: | Total: | 8.02ha (7.94ha if exclude area of footpath between northern playing field and Roundwood Park) |
| | Playing fields: | 4.79ha |
| | Build zone: | 3.23ha (including some informal recreation adjoining playing fields) |
| Current capacity (FE): | Current operating school size: | 6.06FE |
| | Current site capacity: | 6.3FE |
| | Difference between currently operating school size and current site capacity: | +0.26FE |
| Location within secondary planning area: | The site is located on the north western edge of Harpenden which is towards the centre of the Harpenden Secondary Planning Area. | |
| Proximity to area of deficit: | The Harpenden Secondary Planning Area is an area of deficit. The site is located towards the centre of the area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | Mixture of single and two storey flat roofed buildings, which mainly appear to date from the 1950's and 60's, and two recent two storey pitched roof buildings and a number of prefabricated / mobile classrooms to the rear (west) of the main buildings. | |
| Adjoining uses: | North: | Partly residential development and partly paddock |
| | East: | Low density residential development |
| | South: | Roundwood JMI School, with Nicky Line disused railway line / cycleway to the south and partly residential development, partly agricultural land beyond which is the subject of separate investigations to determine expansion potential |
| | West: | Agricultural and paddock immediately to the west with further agricultural land beyond |

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| Topography: | Relatively flat hill top location, with slight fall to the south |
| Water courses: | None evident from OS plan or aerial photograph |
| Vegetation: | Mature hedgerows and trees on the boundaries of the site, particularly adjacent to the Nicky Line to the south and to the rear of adjoining dwellings to the east, and alongside a footpath which crosses the site. There are a number of trees within the site. |
| ACCESSIBILITY | |
| Vehicular access: | Existing access is from Roundwood Park (shared with Roundwood JMI School). |
| Pedestrian/cycle access: | Existing accesses from Roundwood Park (shared with Roundwood JMI School) and from a public footpath crossing the site. |
| Public transport: | There is a bus stop on Roundwood Park adjacent to the school which is served by two bus routes 866 and route 868. There are bus stops on either side of Luton Road approximately 600m (crowfly distance) east of the school which are served by four other bus routes. The site is approximately 1.4km (crowfly distance) from Harpenden Railway Station. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The school is located in an elevated position on the western edge of the urban area. The existing school buildings are largely screened from view / softened from the open countryside by existing trees and hedges, although the recent buildings are clearly visible from the south west through gaps in landscaping. The further west development extends the greater the landscape and visual impact is likely to be. |
| Impact on residential amenities: | The school is immediately adjoined by residential properties to the east so there is the potential to impact on residential amenities. |
| Ecology: | No Local Plan nature conservation designations. However, the existing trees and hedgerows on the boundaries of the school, and adjacent to the footpath, may have some ecological interest. |
| Historic Buildings/conservation: | There are no conservation areas near the site. There are no listed buildings on the site. |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no Scheduled Ancient Monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | Unlikely to be an issue bearing in mind the location. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the 'total catchment' area of a Groundwater Source Protection Zone. |

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| Air Quality: | Unlikely to be an issue bearing in mind the location. There are no Air Quality Management Areas in the vicinity of the site. | |
| Minerals: | The school is located outside the Minerals Consultation Area – Sand and Gravel Belt which covers the southern half of Hertfordshire. There are no existing or preferred areas for mineral extraction in the vicinity of the site, as identified in the Minerals local Plan. | |
| Agricultural land quality: | The main part of the site to the south of a footpath is ‘other land in non-agricultural use’ and the land north of the footpath is ‘land predominantly in urban use’. Adjoining agricultural land to the south and west is grade 3 (average) quality farmland. | |
| Rights of way: | A public footpath runs in a south west to north east direction across the site centre of the site. It forms part of the Chiltern Way footpath. To the south of the school is the Nicky Line cycleway which forms part of the National Cycle Network (route 57), and also part of the Chiltern Cycleway. | |
| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Green Belt | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The existing school site is too small to accommodate an expansion of the school to 8FE. |
| <p>Off site: In order to allow an expansion to 8Fe an additional 3.98 to 6.98ha of land would be required (assuming a site area of 12 to 15ha). There are a number of possible options for enlarging the site to allow the school to expand to 8FE.</p> <p>The site is immediately adjacent to and shares an access with Roundwood JMI School. If the JMI school were to be relocated and the site added to the Roundwood Park School the overall site area would increase to 9.82ha (or 9.74ha). This would enable the building zone to be extended and the primary school’s playing field to be added to that of the secondary school.</p> <p>There is open land immediately to the west of the school, including land owned by HCC, which is currently used as farmland and for horse grazing, which would potentially allow the school to expand to 8FE. There are two</p> | | |

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| | | <p>main options.</p> <p>If two fields immediately to the west of the main school site (Area 3 on drawing 4812/253C) were added to the existing school site they would add some 4.17ha, which would increase the total site area of the school to 12.19ha, which would just be sufficient for an 8FE school, although it would be at the lower end of the range 12 to 15ha. If the JMI School site were to be added to this the overall site area would be increased to 13.99ha (or 13.91ha) which would be higher in the range 12 to 15ha.</p> <p>Alternatively beyond these fields is an area of agricultural which forms part of the County Council's Rural Estate (Area 2 on drawing 4812/253C). This has an area of 2.30ha. If it were added to the existing school site and the JMI school it would give a total site area of 12.12ha (or 12.04ha) which would just be sufficient for an 8FE school, although it would be at the bottom of the range 12 to 15ha.</p> <p>The two alternative areas would enable additional playing fields to be provided. Area 3 immediately adjoins the existing school site whereas Area 2 would be slightly detached but close to the school with an existing public footpath connecting the two.</p> <p>In addition to these there is a paddock to the north of the northern playing field but this has been discounted as it has been actively promoted for residential development.</p> |
| | | <p>Build zone: The existing build zone is currently only 3.23ha, which is below the 4ha usually required for an 8FE school. The build zone could either be extended to the west onto the existing school playing fields to provide sufficient room for further buildings or could be extended to the south to incorporate the existing Roundwood JMI School buildings. This latter option would give an overall build zone of 4.02ha, which is just above the 4ha (subject to green belt).</p> |
| | | <p>Playing fields: The school has existing playing fields of 4.79ha, which is below the minimum required for an 8FE school. However, the area of playing fields could be extended, with a number of options, as outlined previously.</p> |
| | | <p>Proposed access (vehicular/pedestrian): A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants considered 5 potential scenarios for school expansion in conjunction with the expansion of the adjoining Roundwood Park JMI and possible provision of new</p> |

playing pitches to meet the needs of Sir John Lawes School and Harpenden Colts. In general the Highway Authority had concerns about the expansion of Roundwood Park to 8fe. The report concludes that:

Scenario 1: Roundwood Park could be expanded to 6.6fe (in conjunction with the expansion to 2fe of the adjoining Primary School and pitch provision from Roundwood Lane) providing that expansion of the secondary school accommodates additional parking within the site for staff and sixth form vehicles to release space on the road network for parking during peak drop off and collection times associated with both the secondary school and the adjacent primary school

Scenario 2: Roundwood Park could not be expanded to 8fe if the adjoining Primary School were to also be expanded to 2fe due to traffic impact on the highway network

Scenario 3: Roundwood Park could potentially be expanded to 8fe if the primary school were relocated to Falconers Field to create a new 2fe primary school (subject to provision of on site drop off facilities for both schools at the new Primary school site

Scenario 4: Roundwood Park could potentially be expanded to 8fe if the primary school were relocated to Roundwood Lane to create a new 2fe primary school with possible coach parking for the primary school provided on the secondary school site, and connections between the two school sites established; and pitches accessed off Roundwood Lane providing a parents' parking facility for the primary school

Scenario 5: Roundwood Park could be expanded to 8fe if the primary school were relocated to Roundwood Lane to create a new 2fe primary school with coach parking for the primary school provided on the secondary school site, and connections between the two school sites established; and pitches accessed off Falconers Field providing a parents' drop off facility for the secondary school. A separate facility could be provided off Roundwood Lane for primary school parents

All of the above scenarios would be subject to Highway Improvements on surrounding roads.

The report ranks the scenarios in order of preference: Scenario 1, Scenario 5; Scenario 3; Scenario 4 and Scenario 2.

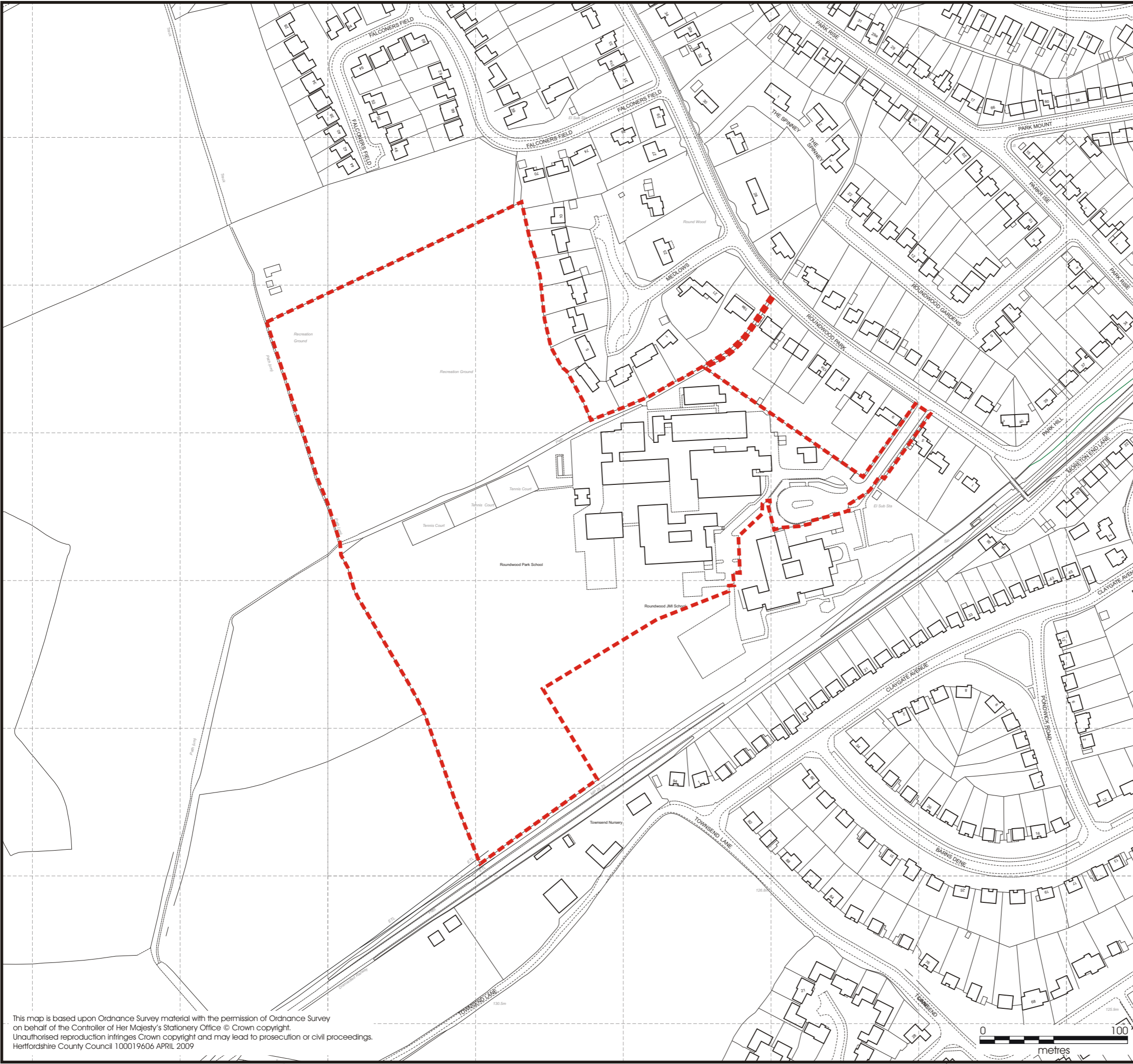
If the school is to be expanded to 8fe (alongside a 2fe expansion of the primary school) it would only be possible to achieve this through a relocation of the existing 2fe primary school site to either Roundwood Lane or Falconers Field.

CONCLUSIONS

Advantages

- Existing school site with educational use
- School is located centrally within the Harpenden Secondary Planning Area
- Adjoins open land which provides potential for extension of site
- Physical potential for expansion to build zone
- Existing access could be utilised

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| | <ul style="list-style-type: none"> • Close to existing cycleway (Nicky Line) <p>Disadvantages</p> <ul style="list-style-type: none"> • Green Belt site – would require very special circumstances for any additional buildings • Expansion is dependent on relocation of Roundwood JMI School |
| SUMMARY/RECOMMENDATION | <p>The school site is currently too small to have capacity for expansion to 8FE but it adjoins open land which provides potential for extension of the site. The site could be expanded by incorporating the adjoining primary school site, were it to be relocated. The site has potential for enlargement which would allow the school to be expanded to 8FE.</p> <p>However, the site is subject to a significant planning policy constraint (Green Belt) which means that there needs to be very special circumstances to justify any new buildings, and other built development (e.g. All weather Pitch etc) and the impact of any proposals on the Green Belt needs to be minimised.</p> <p>The preliminary highways appraisal undertaken by Stomor indicates that expansion to 8fe would be predicated on the successful relocation of the adjoining primary school to Roundwood Park Lane or Falconers Field.</p> <p>Current operating school size: 6.06FE Current site capacity: 6.3FE Potential additional capacity: 1.7FE Total potential forms of entry: 8FE</p> |



SITE BOUNDARY
(7.99ha 19.74ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 1 - Roundwood Park School
Site identification plan**

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| SCALE | DATE | CHECKED |
| 1:2500 | MAY 2010 | |
| | DRAWN | DATE |
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| PROJECT No. | | 251 |
| 4812 | | |

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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PROJECT TITLE
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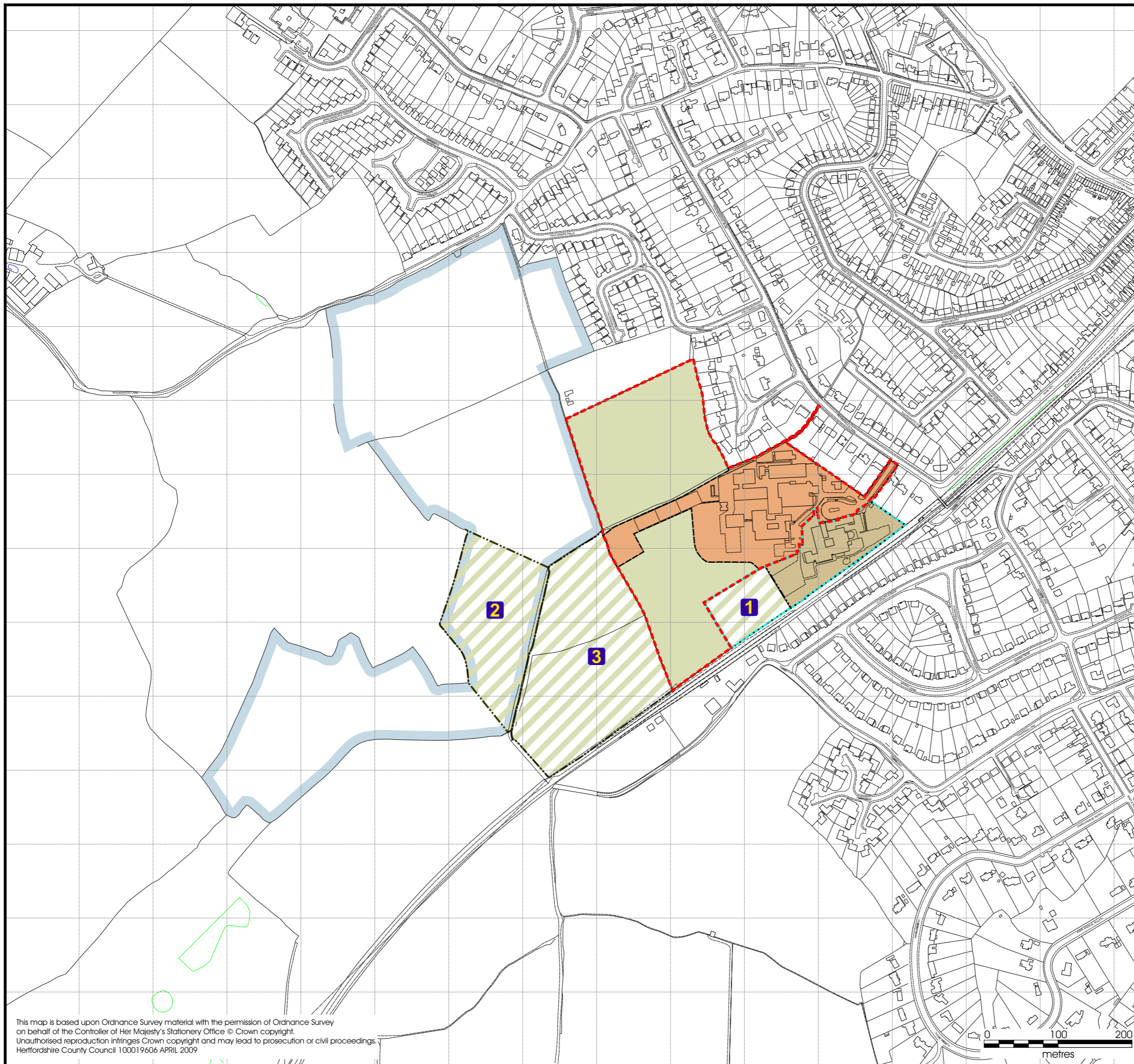
DRAWING TITLE
**Site 1 - Roundwood Park School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| N/A | MAY 2010 | |
| | DRAWN | DATE |
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CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
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- SITE BOUNDARY**
(7.99ha 19.74ac)
- BUILDING ZONE**
(2.89ha 7.14ac)
- POTENTIAL BUILDING ZONE EXTENSION** (1.13ha 2.79ac)
- PLAYING FIELD AREA**
(5.10ha 12.60ac)
- POTENTIAL PLAYING FIELD AREA EXTENSION**
(AREA 1: 0.67ha 1.66ac)
(AREA 2: 2.30ha 5.68ac)
(AREA 3: 4.17ha 10.30ac)
- EXISTING ROUNDWOOD PRIMARY SCHOOL SITE**
(1.80ha 4.45ac)
- OTHER HERTFORDSHIRE COUNTY COUNCIL OWNED LAND**

REVISION A:
Amendment to building zone extension location.
HNA/18-11-2010

REVISION B:
Amendments to potential playing field area extensions and to key panel. Existing primary school site added.
HNA/10-01-2011

REVISION C:
Amendments to potential playing field area extensions and to key panel.
HNA/17-01-2011

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 1 - Roundwood Park School
Development principles plan**

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| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|---|--|
| SITE DETAILS | | |
| Site Reference and address: | Site 2: St George's School, Sun Lane, Harpenden, AL5 4TD Site identification plan: 4812/261 Aerial photograph: 4812/262 | |
| Type/Category of school: | Secondary mixed / voluntary aided | |
| Existing site area: | Total: | 11.37ha |
| | Playing fields: | 5.65ha |
| | Build zone: | 5.72ha (including informal recreation adjoining playing fields) |
| Current capacity (FE): | Current operating school size: | 6FE |
| | Current site capacity: | 6.6FE |
| | Difference between currently operating school size and current site capacity: | +0.6FE |
| Location within secondary planning area: | The site is located to the north of the centre of Harpenden which is at the centre of the Harpenden Secondary Planning Area. | |
| Proximity to area of deficit: | The Harpenden Secondary Planning Area is an area of deficit. The site located towards the centre of the area. | |
| Ownership: | Hertfordshire County Council owns the playing field only. | |
| Existing use/occupiers: | Education use | |
| Buildings: | Large complex of school buildings set back from the frontage to Sun Lane. The western (front) part of the complex comprises a range of predominantly two and three storey and part four storey 'public' school style buildings dating from 1885 to 1891, with a number of recent two storey buildings with pitched roofs to the north. The eastern part comprises a range of predominantly single and two storey flat roofed buildings which appear to date from the 1960's, with a new two storey sports hall to the rear. There are a number of smaller buildings of various styles and periods to the north. | |
| Adjoining uses: | North: | Low density residential development |
| | East: | Low density residential development with Manland Primary School and Sir John Lawes School beyond |
| | South: | Low density residential development |
| | West: | Railway line in cutting with residential development beyond |
| Topography: | Gently sloping hill top location within the built up area of Harpenden. The buildings are located on the higher part of the site and the land slopes | |

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| | down gently to the south and east. |
| Water courses: | None evident from OS plan or aerial photograph |
| Vegetation: | There are a large number of mature trees on the site including trees between the school buildings and Sun Lane, around the boundaries of the school and two former field boundaries with mature trees and hedges which cross the site in a north south direction. |
| ACCESSIBILITY | |
| Vehicular access: | The school has existing vehicular accesses from Sun Lane and from Carlton Road. |
| Pedestrian/cycle access: | The school has existing pedestrian / cycle accesses from Sun Lane and from Carlton Road. |
| Public transport: | There are bus stops on either side of Sun Road adjacent to the site which is served by the following bus routes 45, 366, 620, HA2. There are bus stops on either side of High Street approximately 400m (crowfly distance) to the west of the site which are also served by a number of other bus routes. The site is approximately 700m (crowfly distance) from Harpenden railway station. |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The school comprises a group of buildings set within an area of open land within the built up area of Harpenden and so forms part of the townscape rather than the landscape. It forms part of a conservation area and contains a locally listed building (see below). Much of the western and south western parts of the site form part of the setting of the locally listed buildings and are visually prominent within the Conservation Area. It is therefore a sensitive location from a landscape / townscape and visual impact point of view. |
| Impact on residential amenities: | The school is immediately adjoined by residential properties so there is the potential to impact on residential amenities. |
| Ecology: | No Local Plan nature conservation designations. However, the existing trees and hedgerows on the boundaries of the school and within the site may have some ecological interest. |
| Historic Buildings/conservation: | The whole of the school site is included in Harpenden Conservation Area. St George's School is not statutorily listed. However, it is locally listed. |
| Tree Preservation Orders: | Most of the trees on the site are already afforded protected by virtue of the location of the site within a conservation area. |
| Archaeology: | There are no Scheduled Ancient Monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | A railway line (Midland Main Line / Thameslink) is located in a cutting immediately to the west of Sun Lane which is a source of noise. However, this is unlikely to be a significant issue. |
| Flood risk: | The school is not located in an area liable to flooding. |

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| Groundwater source protection area: | The school is located in the 'total catchment' area of a Groundwater Source Protection Zone. | |
| Air Quality: | There are no Air Quality Management Areas in the vicinity of the site and air quality is unlikely to be an issue. | |
| Minerals: | The school is located outside the Minerals Consultation Area – Sand and Gravel Belt which covers the southern half of Hertfordshire. There are no existing or preferred areas for mineral extraction in the vicinity of the site, as identified in the Minerals local Plan. | |
| Agricultural land quality: | Land predominately in urban use. | |
| Rights of way: | A public footpath runs along the southern boundary of the site, within the site. | |
| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | Policy 85 - Conservation Area No. 1 Harpenden (entire site) | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | On site: The existing school site (at 11.37ha) is too small to accommodate an expansion of the school to 8FE. |
| | | Off site: In order to allow an expansion to 8Fe an additional 0.63ha to 3.63ha of land would be required (assuming a site area of 12 to 15ha). There is no open land immediately adjoining the site. The only significant open land within 400m of the school is the playing fields associated with Manland Primary School and Sir John Lawes School to the north and an area of heavily wooded green belt land adjacent to the railway line at the former junction with a disused railway line now used as the Nicky Line cycleway, which appears to be land locked and separated from adjoining land by wooded railway cuttings. |
| | Build zone: The existing build zone is currently 5.72ha, which is above the minimum 4ha required for an 8FE school. There is limited scope, if any, for extending the existing buildings due to the conservation area designation and the locally listed main building, and the need to respect its setting. The greatest potential is likely to be for the replacement of existing buildings within the complex – possible some of the 1950's and 60's buildings. | |

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| | <p>Playing fields: The school has existing playing fields of 5.65ha, which is below the minimum required for an 8FE school.</p> <p>Proposed access (vehicular/pedestrian): as existing (subject to technical investigations)</p> <p>A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants identifies several inadequacies in the existing highway network particularly in relation to footway widths and visibility on the two adjacent railway crossings on Sun Lane and Hollybush Lane. There were increased traffic flows during the peak period and the junction between Sun Lane and Carlton Road became difficult to negotiate. This junction would need to be improved (at considerable cost); potential for on site parent drop off facility would need to be investigated; and pedestrian crossing improvements on Ox Lane would need to be investigated. The report concludes that expansion of the school would be problematic unless effective improvements could be made to the adjacent highway network.</p> |
| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school site with educational use • School is located centrally within the Harpenden Secondary Planning Area • Existing access could be utilised (subject to technical investigations) • Some of the modern existing buildings could be replaced <p>Disadvantages</p> <ul style="list-style-type: none"> • Conservation Area designation covering the site • Locally listed building • Limited scope for expanding building area due to Conservation Area status and locally listed building • Junction improvements (Sun Lane/Carlton Road) would be required at considerable cost which could result in the loss of a number of mature trees and could adversely affect the Conservation Area and also the setting of the locally listed buildings • Parent drop off facility may be difficult to accommodate due to existing trees and implications for Conservation Area and locally listed buildings • Improvements to pedestrian crossing facilities would be required at additional cost |
| SUMMARY/RECOMMENDATION | <p>The site is subject to a significant highway and planning policy constraints; the site is in the Conservation Area; the main building is locally listed; there is a potential requirement for extensive highway improvements. All of these constraints are likely to restrict the potential for expansion.</p> <p>Therefore there is limited scope for extending the existing building area and the main opportunity is likely to be expansion within existing buildings and the potential replacement of some modern existing buildings.</p> <p>It is unlikely, given the above, that there is potential for expansion up to 8FE.</p> |

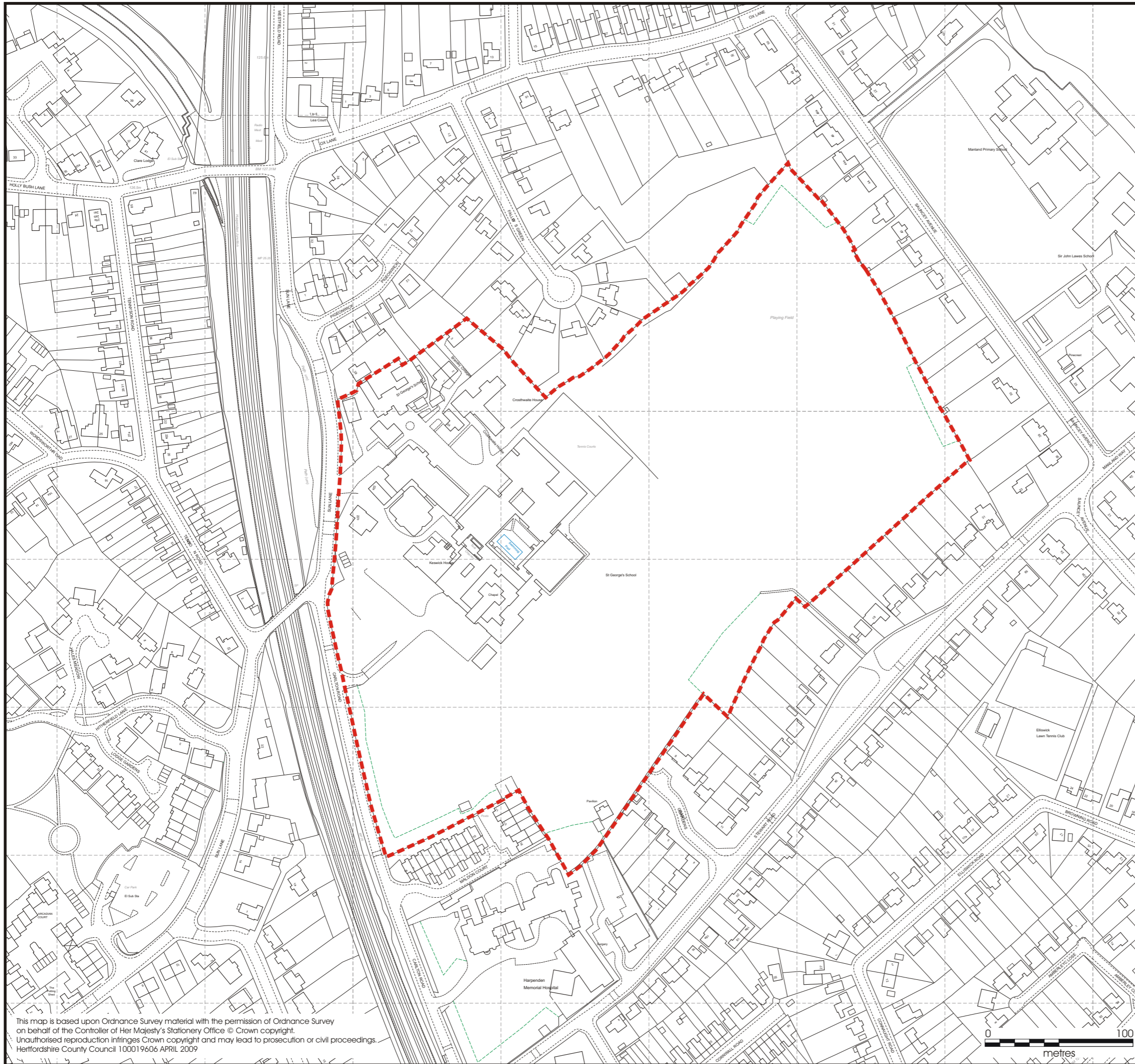
Given the potential town planning and highway constraints is considered more likely that the school site may have capacity for a more limited expansion of up to 0.6FE.

Current operating school size: 6FE

Current site capacity: 6.6FE

Potential additional capacity: 0.6FE

Total forms of entry: 6.6FE



SITE BOUNDARY
(11.37ha 20.29ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 2 - St George's School
Site identification plan**

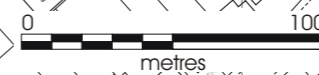
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VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 2 - St George's School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
| N/A | MAY 2010 | |
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VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

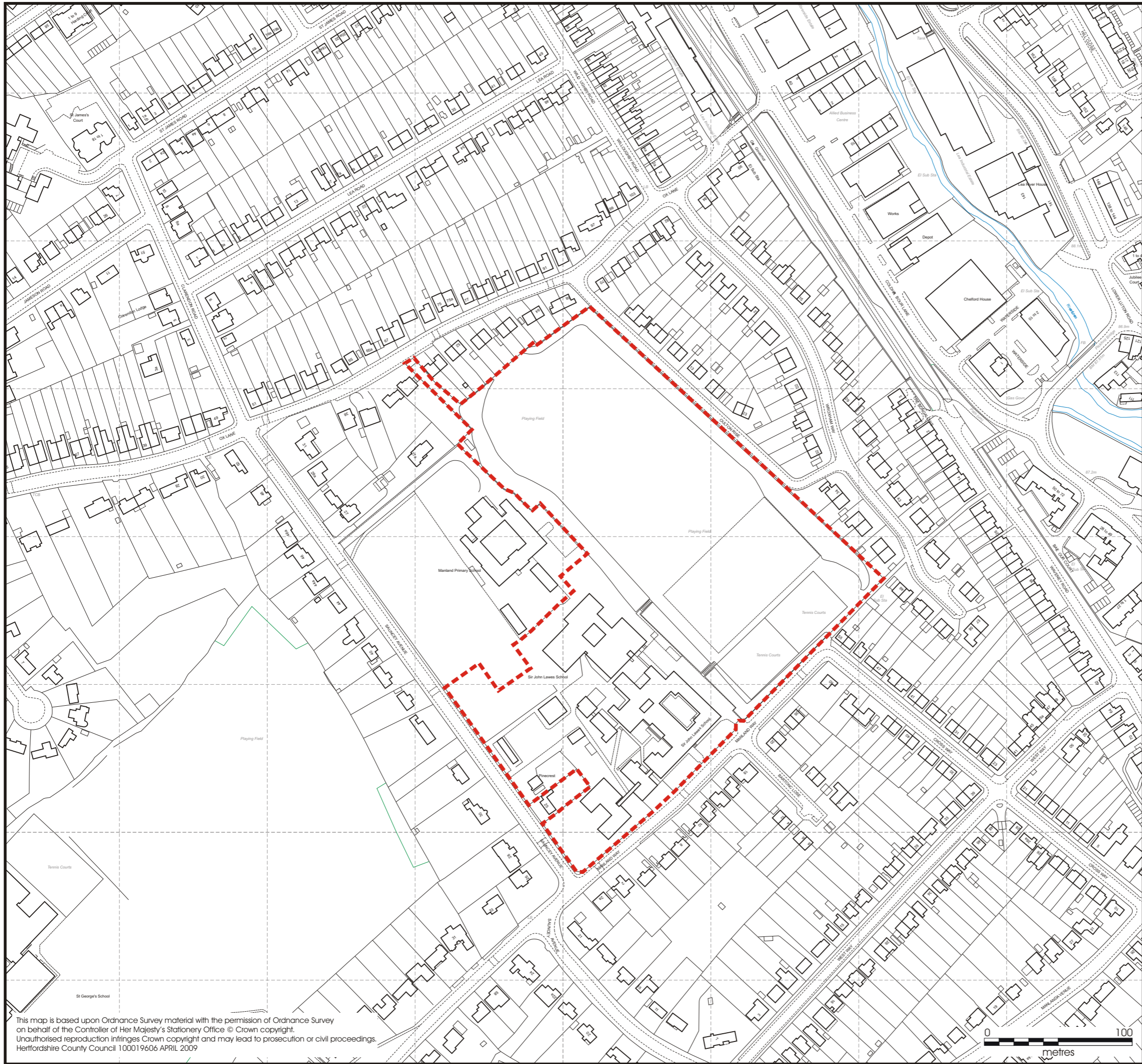
STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX: 01438 722035

| ST ALBANS DISTRICT SECONDARY SCHOOLS: EXISTING SCHOOL SITES | | |
|--|---|--|
| SITE DETAILS | | |
| Site Reference and address: | Site 3: Sir John Lawes School, Manland Way, Harpenden, AL5 4QP Site identification plan: 4812/271 Aerial photograph: 4812/272 Development principles: 4812/273 | |
| Type/Category of school: | Secondary mixed / community | |
| Existing site area: | Total: | 5.63ha |
| | Playing fields: | 1.81ha |
| | Build zone: | 3.14ha (including informal recreation adjoining playing fields) |
| Current capacity (FE): | Current operating school size: | 6FE |
| | Current site capacity: | 3.1FE |
| | Difference between currently operating school size and current site capacity: | -2.9FE |
| Location within secondary planning area: | The site is located to the north of the centre of Harpenden which is at the centre of the Harpenden Secondary Planning Area. | |
| Proximity to area of deficit: | The Harpenden Secondary Planning Area is an area of deficit. The site located towards the centre of the area. | |
| Ownership: | Hertfordshire County Council | |
| Existing use/occupiers: | Education use | |
| Buildings: | Large complex of school buildings with an older part 1.5 / part 2, part 2.5 and part 3 storey 1930's/50's building fronting Manland Way to the east, a range of predominantly single storey, but including two storey, mainly flat roofed buildings which appear to dating from the 1960's to the south and west and a recent sports hall to the north. | |
| Adjoining uses: | North: | Residential development |
| | East: | Residential development |
| | South: | Residential development |
| | West: | Manland Primary School immediately to the west with low density residential development and St George's School beyond. |
| Topography: | Sloping land, sloping down from south west to north east, with a terraced playing field on the north eastern part of the site with steeply sloping banks to the south west and north east. | |

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| Water courses: | None evident from OS plan or aerial photograph |
| Vegetation: | Relatively few trees compared to other school sites. Trees mainly confined to the boundaries of the site, notably fronting Sauncey Avenue, a row between the older school buildings and the recent sports hall and a number of trees within the building complex. |
| ACCESSIBILITY | |
| Vehicular access: | Existing accesses from Manland Way and Sauncey Avenue. |
| Pedestrian/cycle access: | Existing accesses from Manland Way and Sauncey Avenue. |
| Public transport: | <p>There are bus stops on Manland Way and Sauncey Avenue near the site which are served by bus route HA1. There are bus stops on either side of High Street approximately 800m (crowfly distance) to the west of the site which are also served by a number of other bus services.</p> <p>The site is approximately 800m (crowfly distance) from Harpenden railway station.</p> |
| ENVIRONMENTAL IMPACT | |
| Landscape and visual impact: | The school is located within the built up area and so forms part of the townscape rather than the landscape. There are a number of distant views across the site from Sauncey Avenue, over the mainly single storey buildings to the rear of the site, towards residential areas on the opposite hillside to the north of the River Lea. Provided trees on the frontages of the site are retained any proposals would be likely to have limited visual impact. |
| Impact on residential amenities: | The school is immediately adjoined by residential properties so there is the potential to impact on residential amenities. |
| Ecology: | No Local Plan nature conservation designations. However, the existing trees and hedgerows on the boundaries of the school and within the site may have some ecological interest. |
| Historic Buildings/conservation: | <p>There are no statutory listed buildings on the site.</p> <p>Locally listed buildings – TBA.</p> |
| Tree Preservation Orders: | TBA |
| Archaeology: | There are no Scheduled Ancient Monuments or locally designated Areas of Archaeological Significance in the vicinity of the school. |
| Noise sources: | There are no significant sources of noise in the vicinity of the school. |
| Flood risk: | The school is not located in an area liable to flooding. |
| Groundwater source protection area: | The school is located in the 'total catchment' area of a Groundwater Source Protection Zone. |
| Air Quality: | There are no Air Quality Management Areas in the vicinity of the site and air quality is unlikely to be an issue. |

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| Minerals: | The school is located outside the Minerals Consultation Area – Sand and Gravel Belt which covers the southern half of Hertfordshire. There are no existing or preferred areas for mineral extraction in the vicinity of the site, as identified in the Minerals local Plan. | |
| Agricultural land quality: | Land predominately in urban use | |
| Rights of way: | A public footpath adjoins the north eastern boundary of the site. | |
| EXISTING PLANNING CONSTRAINTS | | |
| Existing local plan site specific designations: | None | |
| Emerging local development framework site specific designations: | The local development framework has not reached a stage at which there are site specific designations. | |
| SITE DEVELOPMENT POTENTIAL | Expansion potential to 8FE | <p>On site: The existing school site is far too small to accommodate an expansion of the school to 8FE.</p> <p>Off site: In order to allow an expansion to 8Fe an additional 6.37 to 9.37ha of additional land would be required (assuming a site area of 12 to 15ha). There is no open land immediately adjoining the site or suitable open land of sufficient size within 400m of the school site.</p> <p>See note below.</p> |
| | | Build zone: The existing build zone is currently only 3.14ha, which is below the 4ha usually required for an 8FE school. There is limited scope for extending the building zone without reducing the already very limited amount of playing fields on the site. Drawing 4812/273 identifies a potential building zone extension which would enable the overall building zone to be extended to 4ha It would result in the loss of one of the two existing football pitches and may make it difficult to accommodate a cricket pitch. There is also a property (25 Sauncey Avenue) which appears to be in separate ownership which logically could be added to the school site, but this would only add 0.05ha (see 2 on drawing 4812/273). |
| | | Playing fields: The school has existing playing fields of 1.81ha, which is significantly below the minimum required for an 8FE school. |
| | | Proposed access (vehicular/pedestrian): A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concluded that Sir John Lawes would be suitable for moderate expansion providing that additional pupils are distributed within walking distance of the school in order to minimise additional car trips; provision of crossing facilities directly adjacent to the school on Manland Way; trimming back of existing vegetation at the junction with Sauncey Way; and consideration of extension of existing double yellow lines further along Cross Way deterring vehicles from parking close to the corner which obstructs visibility. |
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| CONCLUSIONS | <p>Advantages</p> <ul style="list-style-type: none"> • Existing school site with educational use • School is located centrally within the Harpenden Secondary Planning Area • Existing access could be utilised (subject to technical investigations) <p>Disadvantages</p> <ul style="list-style-type: none"> • No potential for expanding the school site or for detached playing fields within 400m of the site • Limited scope for expanding building area due to already limited amount of playing fields on the site. |
| SUMMARY/RECOMMENDATION | <p>The school site is currently too small or to have potential for expansion to 8FE. There is no land adjoining the school or within 400m which would enable the school to expand to 8FE.</p> <p>However, proposals are being progressed for detached playing fields for the school on HCC Rural Estate land adjacent to Roundwood Park School approximately 2km to the west. This would enable the school site to be enlarged so that it would have sufficient capacity to expand to 8FE, although the playing fields would be some distance from the school. Also, any extension to the existing building zone would reduce still further the already limited playing fields on the site.</p> <p>Expansion may be possible to 8FE subject to the provision of additional playing fields on land adjacent to Roundwood Park School.</p> <p>Current operating school size: 6FE</p> <p>Current site capacity: 3.1FE</p> <p>Potential additional capacity: 2FE</p> <p>Total potential forms of entry: 8FE</p> |



SITE BOUNDARY
(5.63ha 13.91ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 3 - Sir John Lawes School
Site identification plan**

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| SCALE 1:2500 | DATE MAY 2010 | CHECKED |
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VINCENT AND GORBING
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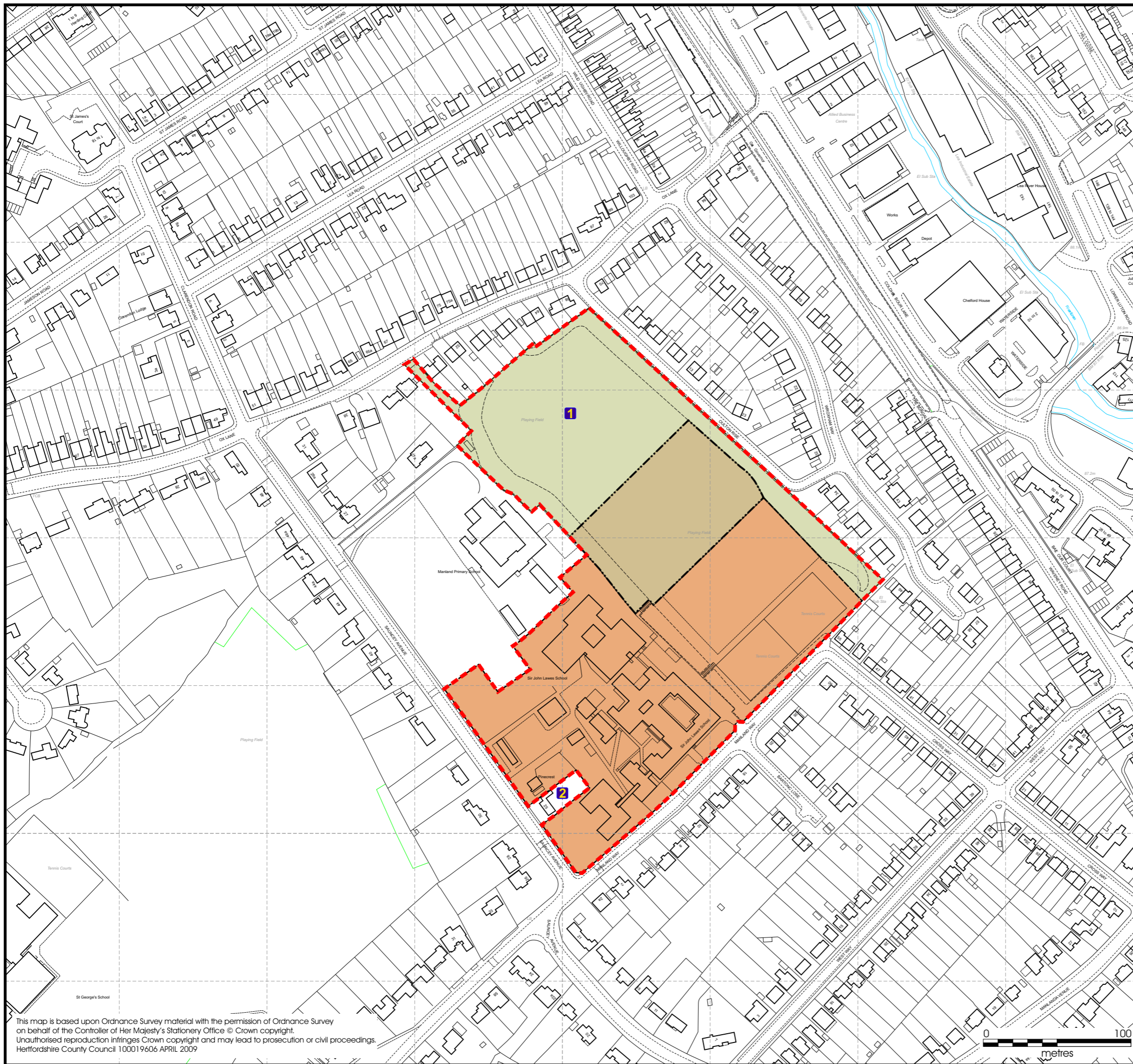
DRAWING TITLE
**Site 3 - Sir John Lawes School
 Aerial photograph**

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| SCALE | DATE | CHECKED |
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CHARTERED ARCHITECTS AND TOWN PLANNERS

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- SITE BOUNDARY**
(5.63ha 13.91ac)
- BUILDING ZONE**
(3.14ha 7.76ac)
- POTENTIAL BUILDING ZONE EXTENSION** (0.86ha 2.12ac)
- PLAYING FIELD AREA**
(1.63ha 4.03ac)

NOTES

- 1 Playing field area may not be able to accommodate cricket pitch
- 2 Area of 25 Sauncey Avenue = 0.05ha

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
**Site 3 - Sir John Lawes School
Development principles plan**

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