

# ST EDWARD'S SCHOOL

Extention of Temporary Planning for a small building  
used for a range of school purposes.

## DESIGN AND ACCESS STATEMENT

OCTOBER 2023

PREPARED BY TSH ARCHITECTS



# Planning Statement

---

## 1.0 This Application:

This application seeks the grant of **temporary planning permission** for a small building within the grounds of St Edward's School. The single storey timber clad building was constructed in 2014 as a building with a limited life span and has been the subject of four planning permissions for temporary periods since that date. The current permission 20/01538/FUL is due to expire on 23rd October 2023.

This application seeks the grant of **temporary planning permission for a period of three years from 23/10/23**. Three years is considered to be a reasonable period of time to be able to design, obtain planning consent and construct a suitable building which can contain the classrooms currently being used in the temporary building and reinstate the landscape plan for the site.

## 2.0 Most recent application (23/01390/FUL) – withdrawn August 2023.

Further to discussions with Tobias Fett, a planning Officer with Oxford City Council about extending the temporary permission of the building, the applicant submitted a planning application for the **permanent** retention of the building in June 2023. The case for the building retention was focused on its continued dependence as a teaching facility and the environmental impact of a replacement permanent building.

This application was withdrawn in August 2023 after communications with Joanna Lishman, Senior Planning Officer at Oxford City Council, when it became clear that the application would be refused.

The reasons for refusal are Quoted directly from The City Council response:

**2.1** Firstly, despite identifying that the temporary building lies within the setting of the Grade II listed School buildings and in proximity to the Grade II listed North House School (23 South Parade) within the DAS, **a heritage statement has not been provided as part of the application**. This is a requirement of policy DH3 of the Local Plan and paragraph 194 of the NPPF. This is important in this instance as there are several buildings on the site that may not form part of the listing but appear to be of some age and may warrant consideration as non-designated heritage assets/curtilage listed structures.

**2.2** Notwithstanding this, it is evident that the temporary building – a large, timber-clad portacabin type structure – **falls short of the high quality of design that would be expected of a permanent development in this sensitive location and is required under policy DH1 of the Local Plan**. The building is not visible from the main quadrangle, but appears in views of the apse of the listed Chapel from the northern part of the school site, featuring as a detracting element of its setting, and causing less than substantial harm.

**2.3. That the building is harmful to the listed building has been recognised when the previous temporary permissions were granted (see delegated report for 19/01154/FUL). On these occasions permission was granted as there were considered to be extenuating circumstances (a 'transitional period' of re-development of the school's building stock) and because the harm would be temporary.** Neither of these justifications are true for the current application (the Statement of Need contained within the DAS makes it clear that they've simply incorporated the building into standard teaching use, rather than requiring it for uses displaced from other buildings temporarily closed for refurbishment/redevelopment).

**2.4** The application argues that 'any perceived harm to the context and listed building has already taken place'. However, **I point you to the fact that the building was only allowed because the harm caused would be temporary.** The supposed 10-15yr remaining lifespan cannot be considered 'temporary' in the same way.

**2.5** Also of concern is the precedent that would be set by granting permanent permission for this building should the school wish to re-develop the site with another building when this one comes to the end of its life. Furthermore, the argument that it wouldn't be environmentally friendly to remove the existing building (only to replace it with something permanent) also doesn't justify the harm caused/permitting a building of poor design. This logic would result in numerous unacceptable unauthorised development on the basis of it being a waste to knock them down

## 3.0 Planning History

The following planning permissions have been granted to date.

- 20/01538/FUL
- 19/01154/FUL
- 16/02943/FUL
- 14/00770/FUL

These permissions have all been granted following justification for further temporary needs over time. The permission from 2019, includes a temporary walkway to the Old San, an adjacent building, which is still in place.





# The Application

---

## 5.0 Reasons why the City Council should support this application:

### 5.1 The NPPF requires the Council to support the school in planning matters

Page 4 of the NPPF states: *'The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.'*

#### **NPPF part 8. Promoting healthy and safe communities**

95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

28 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

### 5.2 The application for temporary permission makes a positive response to all 5 reasons given for refusal of the permanent permission above.

2.1 a heritage statement has not been provided as part of the application. It should not be required for a building that already has planning permission.

2.2 – falls short of the high quality of design that would be expected of a permanent development in this sensitive location and is required under policy DH1 of the Local Plan. This is a temporary situation which will end in three years and as such the concern is quashed.

2.3 That the building is harmful to the listed building has been recognised when the previous temporary permissions were granted (see delegated report for 19/01154/FUL). On these occasions permission was granted as there were considered to be extenuating circumstances (a 'transitional period' of re-development of the school's building stock) and because the harm would be temporary. The school have demonstrated extenuating circumstances in this case and the harm will be temporary and therefore the concern is quashed.

2.4 the building was only allowed because the harm caused would be temporary. This application is for a temporary building and the concern is quashed.

2.5 of concern is the precedent that would be set by granting permanent permission for this building should the school wish to re-develop the site with another building when this one comes to the end of its life. This application is for a temporary building and the concern is quashed.

5.3 The School has enjoyed a good relationship with Oxford City Council planning department. The Council has generally supported the school's ambition and after discussions with planning officers recently submitted all plans on the table as background to the planning application 22/03051/FUL, so that the Council could understand the wider context of various proposals.

5.4 The City planning Officers have thus far supported the continued use of the temporary building, for good reasons, for many years after the original date set for removal of the building. The response to the permanent application has however "drawn a line in the sand" and the school now recognise that this period of grace has come to an end and a permanent solution for their accommodation requirements should be sought. Given that the building has been there for 14 years and is not considered to be offensive or dangerous, it would be reasonable to grant a further 3 years use to enable the school to arrange an alternative as described above.



# Existing Site

## Site Context

1 The immediate site of the classroom building is situated within the grounds of St. Edward's School. The surrounding school buildings are a mixture of listed and non-listed buildings of differing ages and characters used for school teaching and residential activities.

2 The site lies close to the school's northerly boundary flanked by South Parade.

3 As well as St. Edward's School itself, Northern School House, on the opposite side of South Parade, stands as another notable, listed building in the vicinity.

4 The site boundary is defined by a number of school buildings including the Old San, formerly known as Cooper Lodge.

Of particular significance amongst the site's surrounding buildings is the listed school Chapel, which forms the south westerly corner of the site boundary.

## Existing Building



## Site Plan



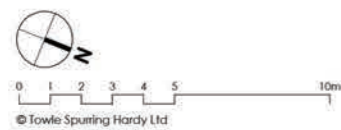
■ - Temporary teaching building shown in orange



# Existing Ground Floor Plan in Context



- Existing Plan in Context

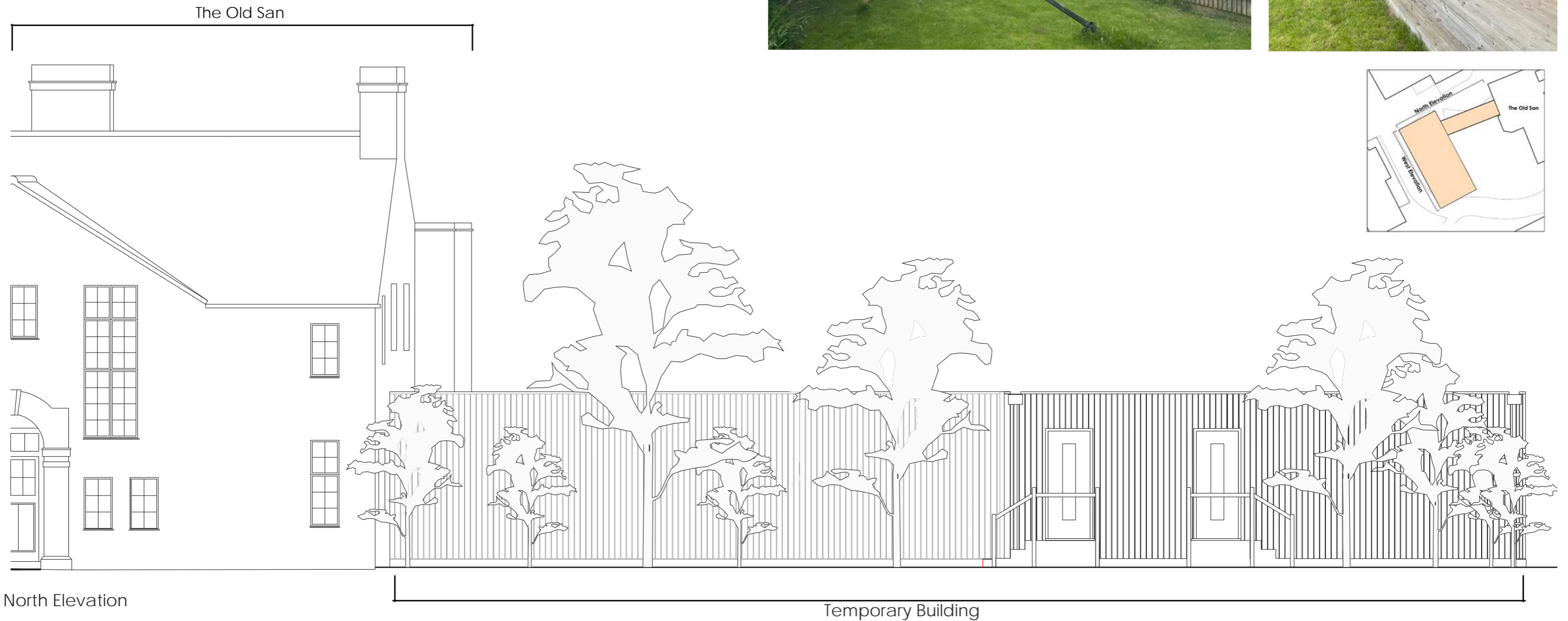
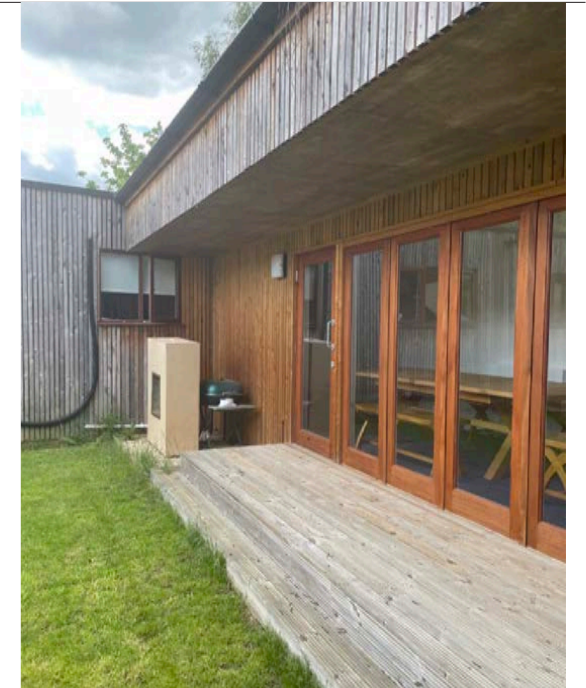


Tel: 01865 861281  
sharchitects.co.uk

Rev	Date	Description	Date	Scale	Status	Drawn	Revision
A	27/06/23	Scale Amended					
			23/05/05	1:1000A1	Planning	ID	A
St Edward's School		Temporary Classrooms		Existing Drawing		Site Plan	
2023009 - A-03-010							

# The Building

The building sits adjacent to The Old San with a walkway connecting the two. There is a green space between the buildings and an eating area with benches.

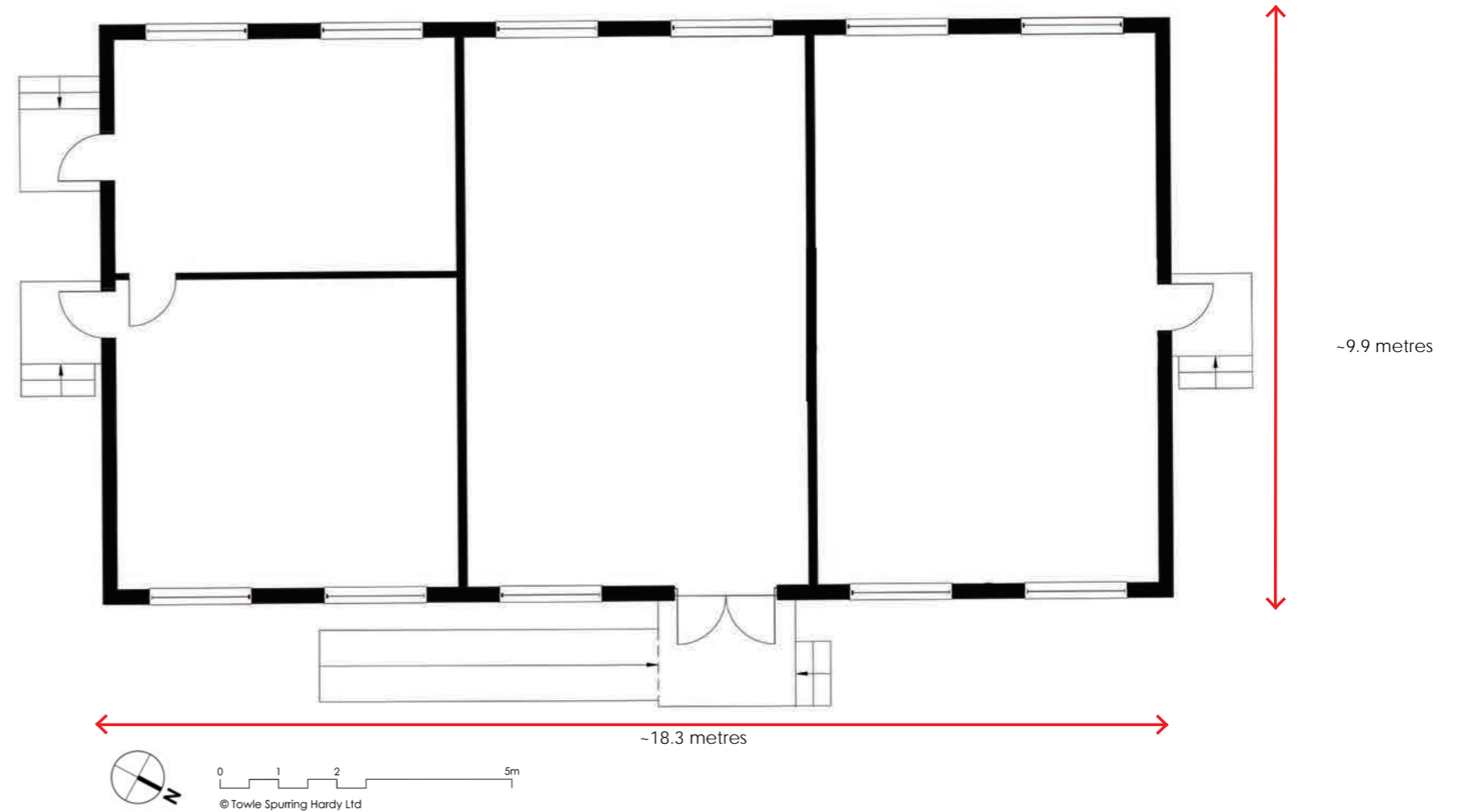




# Proposed Elevations

## The Annex

The Annex provides seven rooms for the school to make use of. As said in the statement of need: "The number of pupils has increased, as have the range of subjects which they wish to study. As a result, the school has become increasingly dependent on the timber building for teaching space".



- Photograph of West Elevation

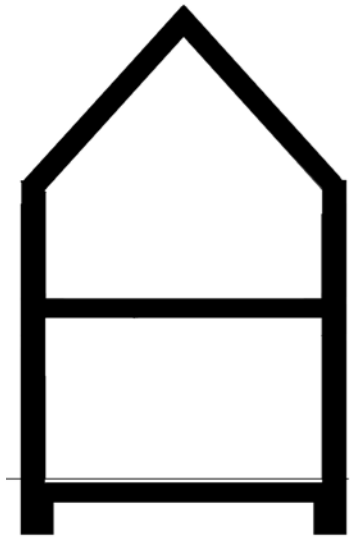


- West Elevation as proposed

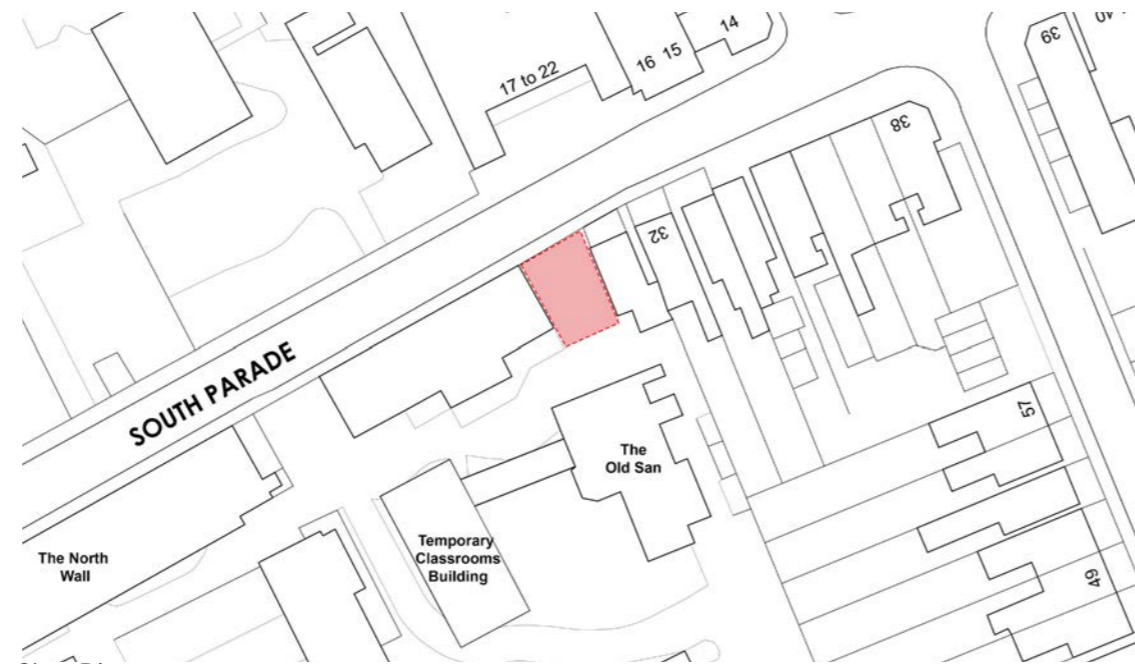


# New Maths Building Initial Design

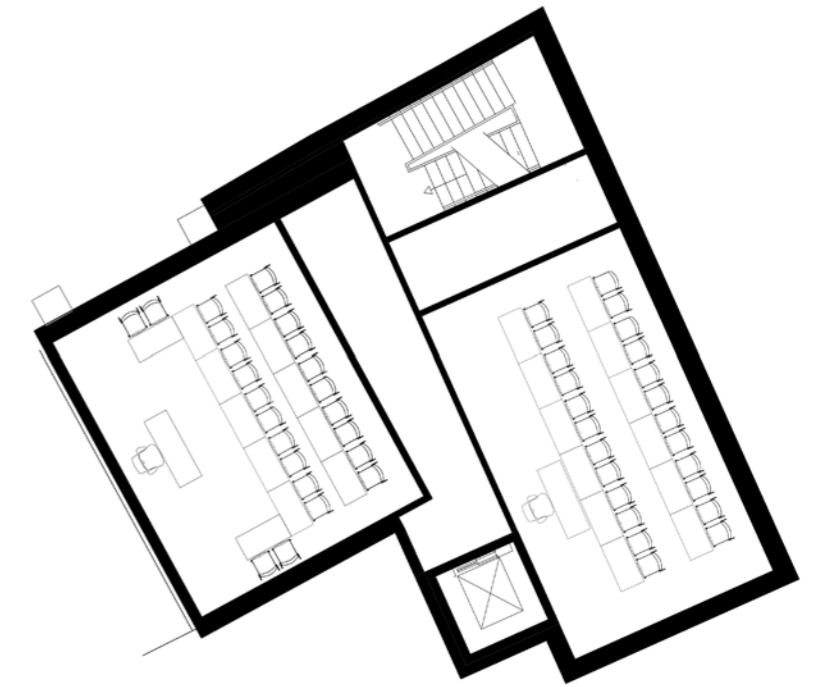
To tackle the maths department being so stretched for classroom space, early designs for a new maths building have begun. The work to date would suggest that we can fit four maths classrooms on the site.



Section



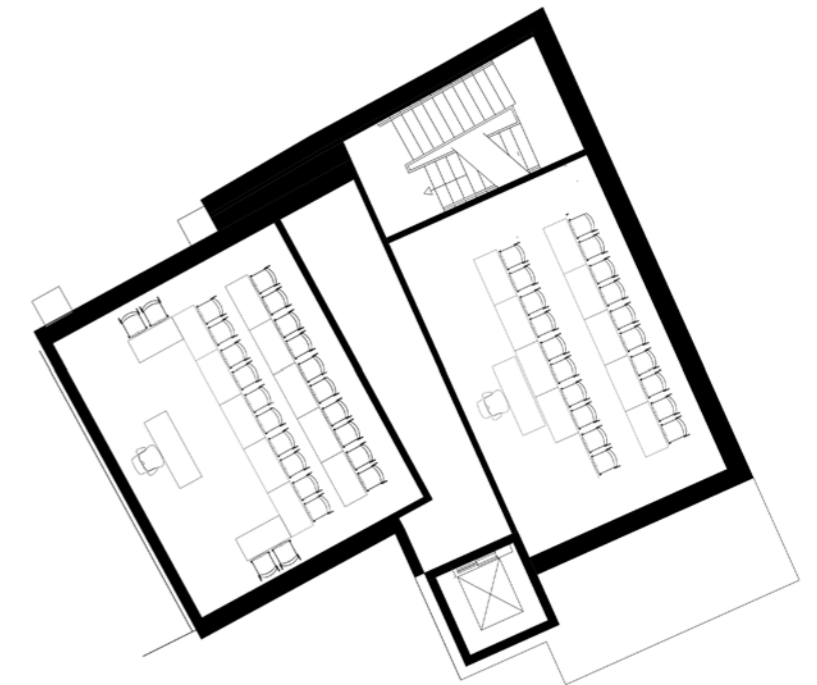
Site Plan



Ground Floor Plan



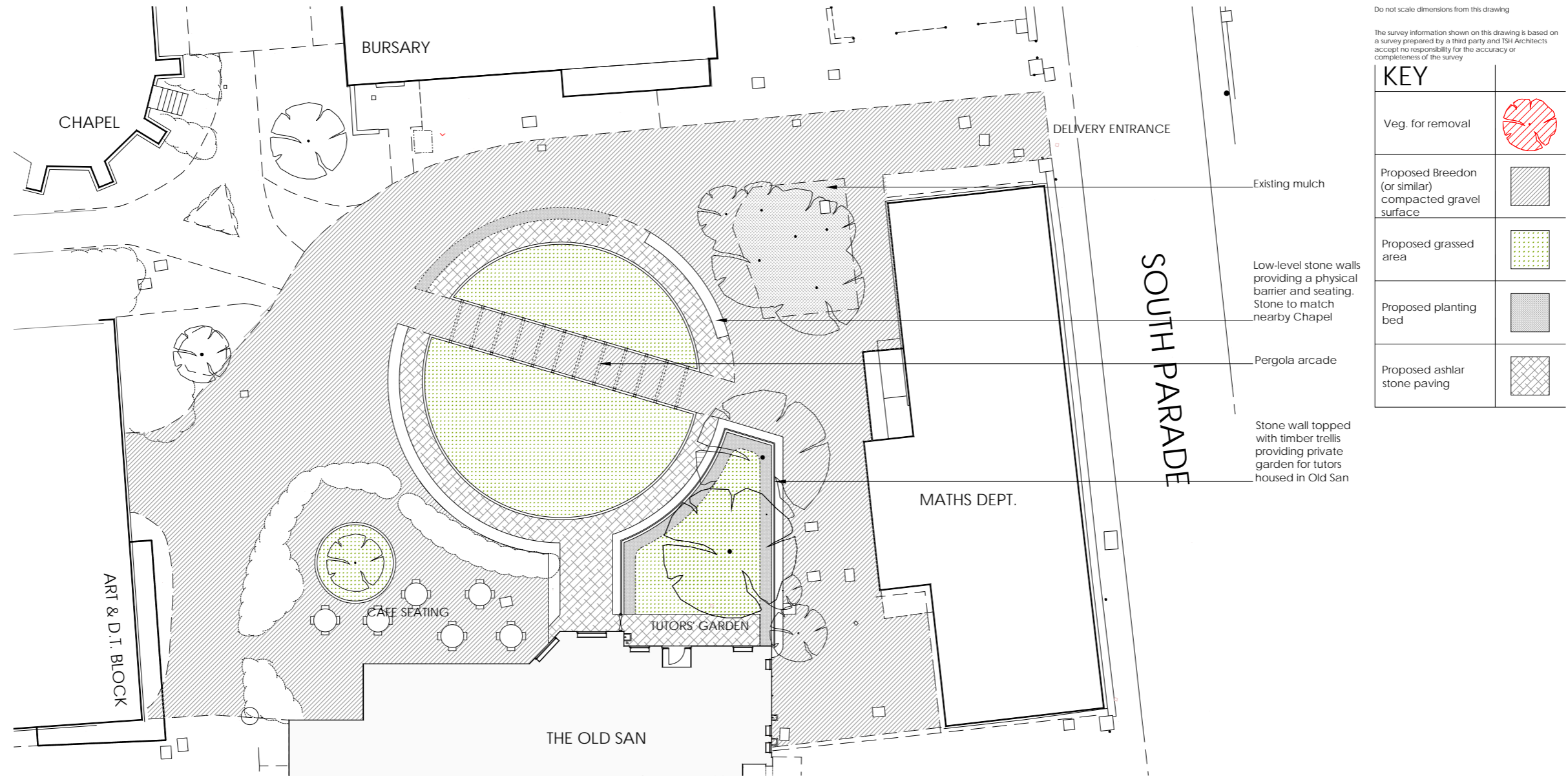
Initial Massing Study



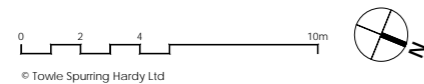
First Floor Plan

# Landscaping Proposal

Below is a plan for a landscaping proposal for the site after the temporary building is demolished.



ABOVE: Landscape proposals 1:100      BELOW: Perspectives



© Towle Spurring Hardy Ltd

P2	05/10/23	Planning Issue
/	29/04/19	Planning Issue
Rev	Date	Description



Tel: 01865 861281  
tsharchitects.co.uk

St Edward's School	Date:	26th Apr 2019
The Old San	Scale:	1:100@A1
Oxford	Status:	Planning
Proposed Landscaping	Drawn:	JR
Post Demolition		
2018043	03-020	Revision: /