

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2203

Ward: Bounds Green

Date received: 07/11/2008

Last amended date: N / A

Drawing number of plans: 1158.PSC.001 rev B, 002 rev B, 003 rev B, 004 rev A, 005 rev A; B501 rev 3, B502 rev 3, B600 rev 3, B601 rev 3, B602 rev 3, B603 rev 3; P001, P002, P003, P013 rev 4, P014 rev 4, P050, P051, P052 & P100.

Address: Pupil Support Centre, Commerce Road, N22

Proposal: Extension, alterations and refurbishment to existing school building.

Existing Use: School

Proposed Use: School

Applicant: Mr Peter Smedmor, Haringey Council

Ownership: Public

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Robin Campbell

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The Young People's Centre (YPC) (previously called the Pupil Support Centre) is located to the south of Commerce Road, and effectively splits Finsbury Road, which runs to the north and to the south of the site, linking with Trinity Road. The site is 'L' shaped in nature and is 0.5 ha in size. It contains the YPC building itself, which is a single-storey building, dating from the 1970's. In addition to this, the site contains a Multi Use Games Area and four temporary prefabricated units, which are currently in use by the school. Parts of the site, particularly on the west side, are unused and are generally unmaintained. The predominant use surrounding the site is residential in nature, however, there is also open space to the west and south, and also church buildings to the south west and south east of the site.

PLANNING HISTORY

HGY/1990/0685 - Erection of prefabricated classroom – Nightingale School Finsbury Road London - Granted, 19/07/90.

HGY/1992/0851 - Erection of a prefabricated classroom unit with disabled access facility - Former Nightingale School Finsbury Road London – Granted, 04/08/92.

HGY/1992/1029 - Use of the site for residential purposes (Outline) - Former Nightingale School Finsbury Road London – Granted, 24/11/92.

HGY/1999/1039 - Erection of a temporary portable building for educational use - Nightingale School Finsbury Road London – Granted, 30/11/99.

HGY/2002/1026 - The erection of 3 temporary classroom buildings - Former Nightingale School Finsbury Road London – Granted, 03/09/02.

DETAILS OF PROPOSAL

The proposal consists of two primary components; being an extension to the west wing and an extension to the east wing. The details of each are summarised below:

West Wing

Two storey extension which shall accommodate 8 x General Teaching Rooms (approx 55sqm each), 2 x staff rooms and 1 lift access.

East Wing

Single storey extension which shall accommodate a Games Hall / Physical Education facility (129 sqm), changing facilities, storage and plant room.

CONSULTATION

12/12/2008

Neighbour Notification

35 – 49 (odd) Commerce Road, N22
75 – 83 (odd) Commerce Road, N22
51 – 73 (odd) Commerce Road, N22
22 – 70 (even) Partridge Way, N22
Flat 1 – 33 (c) Rosecroft, Finsbury Road, N22
1, 2 Finsbury Road, N22
St. Barnabas Greek Orthodox Church, Finsbury Road, N22
22 – 26 (even) Trinity Road, N22
St Mary's Greek Cathedral, Trinity Road, N22
10 – 42 (even) Finsbury Road, N22
25A, 23 & 25 Trinity Road, N22
1 – 85 (c) John Keats House, Commerce Road, N22
29 A&B Finsbury Road, N22

45A, B, C & D Finsbury Road, N22
49A, 51A Finsbury Road, N22

Internal / External Consultation

LBH Transportation Group
LBH Cleansing
LBH EH Noise and Pollution
LBH Arboriculturalist
LBH Parks
LBH Policy
LBH Nature Conservation
LBH Design / Conservation Team

Ward Councillors
Bowes Park Community Association
English Nature
Arriva Buses
Metropolitan Police

RESPONSES

Neighbour Notification

None

LBH Design / Conservation Group

The Pupil Support Centre borders two conservation areas, Wood Green Conservation Area to the south-west and Bowes Park to the north-west. The site occupies a small L-shaped level site to the west of the High Road in Wood Green. The main frontage is on Commerce Road and there is a secondary entrance to the rear of the site on Finsbury Road. Most of the surrounding development is residential, terraced housing and multi-storey blocks, there are two churches nearby, St Barnabas bounds the site to the south-west on Finsbury Road and the Greek Orthodox cathedral is located to the south-east on Trinity Road.

The existing building is a single-storey structure c. 1970 with a complex plan incorporating an 'octagon within a hexagon' circulation feature. The plan lacks coherence overall, but is tied together by the octagon, which provides the building with a focal point. Whilst typical of its time, the building is of little architectural merit. There are four modular units in the grounds and a play court. These are poor quality units, which contribute to the disjointed appearance of the site.

Two extensions are proposed to house the new teaching facilities. A two-storey triangular extension to the west of the octagon containing 8 classrooms and ancillary accommodation arranged around a small courtyard, and to the east a single-storey hall with clerestory window to north elevation orientated towards the games court. The space within the existing building and the extensions is

conceived as one; with the octagonal circulation feature providing access to both extensions.

The proposed contemporary design is suitable for the use it contains and is appropriate for the site, respecting the scale of the existing building. The composition is of single-pitched roofs, rectangular planes, clerestory windows and projecting sunshading to the south elevation of the two-storey extension. The extensions reflect a domestic scale in keeping with the existing building and those of the neighbouring structures.

The two-storey triangular extension relates well to the site, it is appropriate in terms of height, bulk and massing, and does not over-dominate the existing building or neighbouring structures. Its bulk is reduced by the single-pitched roof, which slopes down on the façade facing St Barnabas Church, reducing the scale of this elevation, which lessens its impact on the church. Furthermore, this extension is set back at an angle from St Barnabas Church and will not adversely affect its setting.

The proposed façades reflect a good composition of solid to void ratio, which relates well to the existing building. There are interesting contrasts in terms of the proposed and existing plans, roof forms and materials, which work well together creating interesting visual relationships and textural contrasts between materials within the overall scheme. In addition to render and glass considerable use is made of brick. This relates it in colour as well as material to the neighbouring buildings.

There are changes in height between the proposed extensions and existing buildings, however these are handled carefully and creatively resulting in an interesting, varied roofline with single-pitched roofs to the extensions 'book-ending' the existing building to east and west.

The proposed design will improve both the appearance of the dilapidated existing building, and the site overall. The design is carefully considered, respects the form of the existing building, and responds well to the limitations and context of the site.

The Haringey approach to securing good design is based on Government Guidance as set out in Planning Policy Guidance note PPS 1 and the principles of good design as set out in the Cabe publication By Design Urban design in the planning system: towards better practice.

'Planning authorities should have regard to good practice set out in By Design – Urban design in the planning system: towards better practice'. (ODPM, CABE 2000) (Para 37)

LBH Nature Conservation

No objection. Comments that it would appear there is going to be some loss of trees and a hedge so there will be some loss of biodiversity value on site. Unfortunately there does not seem to be any mitigation for this. Considers there is

greater room for biodiversity enhancement in this scheme through the construction of green roofs.

LBH Arboricultural Officer

The following comments and observations relate to the proposed re-development of the Pupil Support Centre, Commerce Road, N22. No Tree Survey, Arboricultural Implication Assessment or Tree Protection Plan was produced, to support this planning application.

Tree cover

There are numerous trees on the site which are predominantly located around the boundary. The trees are mixed species consisting mainly of Silver birch and Norway maple. There are also two significant Horse chestnuts adjacent to the eastern boundary. All the trees appear healthy for their age and species. They are of significant amenity value being clearly visible to local residents and helping to screen the site.

Proposed Site layout

The proposed site layout would appear to have little impact on the boundary trees apart from two small Cherry trees of low quality and value, which will have to be removed.

Tree protection measures

The lack of an Arboricultural Implication Assessment and Tree Protection Plan means I cannot comment on tree protection measures. As the vast majority of trees around the boundary site are of significant amenity value, it is of the utmost importance that an Arboricultural Implication Assessment and Tree Protection Plan are produced as soon as is possible. The documents must be prepared by an experienced and qualified Arboriculturalist as required in accordance with BS 5837: 2005 Trees in relation to construction. An Arboricultural method statement must also be produced. It must include details of all construction works that may impact on the trees. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed. The Tree Protection Plan must include a specification for protective fencing and ground protection where necessary.

Planning conditions to ensure tree protection.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees and that appropriate enforcement action can be taken, if necessary. The following are minimum requirements:

An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.

Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

Conclusions

In my opinion, the proposed new development could be constructed without any detrimental effects on the existing trees within the site. However, this is on the condition that they are robustly protected by adherence to the method statement produced by an Arboriculturist and approved by the Council.

Metropolitan Police

We have already been consulted on this project by the Project Manager and the Architect and we have no objection to the proposals.

We ask that this consultation continues throughout the life of the scheme to ensure that the principles of designing out crime are incorporated. The key challenges for this site will be controlling access to the site and door and window standards. We can be contacted on 020 8345 2167 and will give our time and advice freely.

Natural England

We do not have detailed comments to make with regards this application other than we would recommend that should the Council be minded to grant permission for this application, measures to enhance the biodiversity of the site are secured from the applicant. This is in accordance with Paragraph 14 of PPS9. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

LBH Transportation Group

The site is located in an area with medium public transport accessibility level, located with the Wood Green outer Control Parking Zone. In addition the site is within walking distance of High Road Wood Green which provides some 59 buses per hour (two ways) for journeys to: Wood Green, Tottenham High, Muswell Hill, Edmonton, and Enfield.

Our interrogation with TRAVL database suggests that based on comparable sites (Wimbledon House School SW19 3EY, Aylward School, N18 1NB and Coleridge Primary School, N8 8 AT), this proposed development, with an increase in of some 1051 sqm GFA; would generate a combined traffic inflow and outflow of some 39 vehicles during the critical morning peak hour. However taken into consideration that the school has an active travel plan which indicates that over 90 % of students travelling to this school by sustainable transport during the morning peak, the above trip rate predicted by travel is slightly higher than that that would be generated by the proposed extension.

The applicant has proposed providing 15 off street car parking spaces, however there is concern, that the applicant has not provide cycle parking. We would therefore ask that the applicant provides 15 (fifteen) cycle parking racks, which shall be enclosed within a secure lockable shelter.

The applicant has proposed improving the safety of pedestrians accessing the site, by providing a pedestrian only access on Commerce Road, vehicular access through Finsbury Road. Hence it is deemed that this would reduce pedestrian/vehicular conflict.

Refuse will be collected via Finsbury Road vehicular access which is within 25m of the carriageway.

Consequently, the transportation and highways authority would not object to this application subject to the following conditions.

- 1) The applicant submits a revised travel plan for the proposed development to the School Travel Plan Team.
Reason: To promote sustainable travel to and from the site;*
- 2) The applicant provides 15 secure sheltered cycle parking stand.
Reason: To promote cycling as part of the School Travel Plan.*

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Sustainable Development & Climate Change / PPG 4: Industrial and Commercial
PPS 9: Biodiversity and Geological Conservation / PPS 10: Waste Management
PPG 13: Transport / PPG 15: Historic Environment / PPG 17: Sports and Recreation
PPS 22: Renewable Energy / PPS 23: Pollution Control / PPG 24: Planning and Noise
PPS 25: Development and Flood Risk

The London Plan - 2004

Policies 2A.1 / 2A.3 / 2A.7 / 3C.1 / 3C.2 / 3B.5 / 4B.3 / 4B.6 / 4A.6 / 4A.7 / 4A.8 /
4A.9 / 4A.10 / 4A.11 / 4A.12 / 4A.13 / 4A.14 / 4A.15 / 4B.4 / 4B.5 / 4B.7 / 5E.1 /
5E.3

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy G4 Employment
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
Policy ENV2 Surface Water Runoff
Policy ENV3 Water Conservation
Policy ENV6 Noise Pollution
Policy ENV7 Air, Water and Light Pollution
Policy ENV9 Mitigating Climate Change: Energy Efficiency
Policy ENV10 Mitigating Climate Change: Renewable Energy
Policy ENV11 Contaminated Land
Policy ENV13 Sustainable Waste Management
Policy M2 Public Transport Network
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
Policy M10 Parking for Development
Policy OS15 Open space deficiency and development

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements / SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight / SPG4 Access for All – Mobility Standards / SPG5 Safety by Design / SPG7a Vehicle and Pedestrian Movement / SPG7b Travel Plan / SPG7c Transport Assessment / SPG8b Materials / SPG8c

Environmental Performance / SPG8e Light Pollution / SPG8f Land Contamination / SPG8i Air Quality / SPG9 Sustainability Statement Guidance / SPG10e Improvements to public transport infrastructure and services

Other

CABE Design and Access Statements.

The Mayor's Energy Strategy (February 2004)

ANALYSIS/ASSESSMENT OF THE APPLICATION

1.0 CONTEXT

1.1 Need for School Extension / Upgrading Works

The development proposal is for the extension, alteration and refurbishment at the Young People's Centre (YPC) (previously called the Pupil Support Centre). This is part of Haringey's Building Schools for the Future programme. The Design & Access Statement submitted by the applicant identifies the need for the proposed works at the Centre. The YPC caters for pupils between the age groups of 11 - 16, with behavioural, emotional and social difficulties. There is currently 100 pupils enrolled with the school, however, at present many of these pupils attend other centres. At present, there are 15 full-time staff, 20 part-time staff and 4 freelance consultants working within the school. The proposed development shall provide 80 pupil places. It is understood that at present, the staff numbers are being revised. The planning application form indicates there shall be 10 additional part-time staff position created, as a result of the proposal. The current accommodation and facilities are inadequate and remodelling of the YPC is required to meet the specialised requirements of the children who attend the school. Based on this, the proposed extension and refurbishment are considered necessary.

The applicant has provided the following statement with respect to the function of the YPC within the local community and identifies the importance of this facility:

"The YPC is Haringey's provision for permanently excluded young people from Haringey's mainstream schools and Haringey residents who attend out of borough schools. The YPC forms a partnership with the local secondary schools to intervene in order to prevent permanent exclusion. The centre also provides short term placement for new arrivals without a school place and for students with special educational needs who are in need of support to manage their behaviour."

1.2 The Site

Existing site.

The existing buildings on the site consist of the YPC building itself and four prefabricated temporary single storey class room units (numbered A – D). The site area is 5088 sqm, of which 1270 sqm is covered by the existing buildings, referred to above. Two of these units are located on the west side of the site, one on the south side and one east side. The main pupil entrance to the YPC is from Commerce Road, on the north boundary. The existing car parking and waste storage area are located in the south section of the site, accessed from Finsbury Road. The majority of the west section of the site is currently unused, and is in fact over grown and un-maintained. The site has a scattering of existing trees, predominantly along the north and east boundaries, with conifer and beech hedges lining the north boundary.

1.3 Policy Basis / Principle of Development

Haringey UDP (2006)

The site has no specific policy designations within Haringey UDP (2006). There are several policies, which although do not specifically cover the site, are of relevance due to their proximity to the site. These are listed below:

- Trinity Gardens / Bowes Park Conservation Areas (CSV1, CSV5);
- Significant Local Open Land (OS3);
- Ecological Corridor (OS6);
- Conservation Area (CSV1) (east section of the site adjoining Wood Green Common);
- Blue Ribbon Network (Strategic policy – runs to the west of the site);

Core Policy CW1 of Haringey UDP (2006) identifies the position in relation to the development of new community / health facilities within the Borough. There is an existing education facility within the site, therefore, it is considered that the principle of continued education use is acceptable. The analysis of Core Policy CW1 is dealt with in section 3.1 below.

2.0 MAIN ISSUES

2.1 Scale, Design & Layout

Policy

Policy G2 and G10 of the UDP (2006) identify the need to protect and enhance Haringey's built environment. Policy UD4 'Quality Design' identifies the Council's expectations for high design quality and identifies that '*spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval.*

Height / Scale / Massing

The site area is 0.5 ha (5088 sqm), of which 1270 sqm is covered by existing buildings (the main building and the temporary class room units). The following are the key aspects of the building:

- Two storey west wing extension and single storey east wing (Total Net GIA 1051 sqm);
- Increase of parking spaces from 5 to 15;
- Creation of a new student plaza at the entrance from Finsbury Road;
- Creation of 'graffiti wall', horticultural area and outdoor performance area;
- Creation of new entrance courtyard;
- Creation of outdoor art and sculpture garden and staff quiet area;
- Insert details of hard and soft landscaping;
- Insert details of Renewable energy proposals.

The highest part of the proposed extension is measured at 9.25m, which is the 2 storey west wing section. The highest part of the east wing (Games Hall) extension is 6.75m. The west wing is setback 5.2m from Commerce Road and is approx 14.2m from the pedestrian walkway / open space to the west of the site. A minimum of 9.8m distance is to be retained between the south elevation of the west wing extension and the boundary with St Barnabas Church (to the south).

The east wing extension is proposed to be setback 4.6m from the west boundary of the site.

As detailed above, the existing properties on site consist of the YPC building (with the central octagonal section standing at a maximum of 7.2m) and the single storey temporary prefabricated buildings, which are proposed to be demolished as part of the new development. The surrounding properties in the immediate vicinity are predominantly 2/3 storey residential properties.

Taken in the context of the immediate setting, the proposed building is considered consistent with the scale of its neighbouring and surrounding properties.

It is considered that the scale and massing of the proposed extension is acceptable, in the way it addresses Commerce Road, and in the way which it does not dominate the open space walkway to the west of the site. It is considered of an appropriate and comparable scale to the surrounding properties. It is considered the proposed setback on the west extension on its north, south and west sides it appropriate in design terms.

Within the Design and Access Statement, the applicant identifies that the proposal results in an increase in site coverage by 21%. This is not of concern in planning terms, as this is an urban environment, and it is evident the site is underutilised, with several areas overgrown, therefore, it is considered appropriate to increase the site coverage and overall density of building within this site. In terms of the ratio of external open space / outdoor recreation areas versus built coverage and car parking area, the outdoor area accounts for approximately 60% of the site area.

Proposed Materials

Walls: Brick and render;
Roof: Metal composite panels;
Windows: Aluminium frame;
Doors: Metal and glass;
Boundaries: 1.8m high steel mesh fence;
Vehicle areas: Asphalt

The use of brick and render is considered appropriate as this shall relate to the existing building materials of brick and render. Due to the importance of materials with respect to this proposal, it is recommended that a condition be attached to require material specification to be agreed in writing by the Local Planning Authority (LPA) prior to commencement of development

Although the site is not within a Conservation Area, there are two Conservation Areas in close proximity to the site. As such, it is necessary to consider the impact on the proposed development on these areas. This has been considered in conjunction with the feedback from LBH Design / Conservation Team. Due to the modest scale and massing of the proposal, as well as the siting and use of materials, it is not considered there shall be a detrimental impact on the nearby Conservation Areas. In actual fact, it is considered the proposal shall enhance the environment of the site and shall contribute positively to the built environment of its immediate surrounds.

Taking into account the comments received from LBH Design / Conservation Team, it is considered that the proposed extension is well designed and that the scale, layout and siting are acceptable.

2.2 Impact on Residential Amenity

One of the key aspects of Policy UD3 of Haringey UDP (2006) relates to the requirement that development proposals demonstrate that there is '*no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance*'.

In terms of detrimental impact from loss of privacy due to overlooking, the area of primary concern would have related to the east wing extension, due to its proximity to the east boundary. However, by nature of the proposed use (Games Hall) and the design (i.e. no windows on the east elevation), no overlooking is anticipated from this aspect of the proposed development. It is considered that no unreasonable overlooking shall result from the west wing extension, due to its modest height (2 storeys) and the fact that it shall not directly overlook garden ground of neighbouring properties. It is considered appropriate setbacks have been designed into the west wing extension to avoid any issues of loss of privacy.

In terms of loss of sunlight / daylight. Due to the relatively low height of the proposed extensions and the fact that they are not directly adjacent to any neighbouring garden ground, no issues of loss of sunlight / daylight are anticipated. In terms of outlook, it is considered the scale, massing and fenestration shall result in some visual interest for those viewing the site. Those residing to the east of the site, shall be impacted by the development of the Games Hall, as it is...m from the east boundary and at present there is no structure in this part of the site. It is not considered however, that the overall size and scale of the east extension shall result in an unreasonable detrimental impact on the outlook of these properties and it is recommended that the applicant submit details of additional planting on the east boundary to mitigate any impact, for example, a Green Wall could be considered.

Noise issues are considered in section 2.9 below.

2.3 Visual Amenity Grounds / Views Lines

The impact of the proposed development on views across and to the site have been considered. There are no protected strategic views which affect the site. Taking into account the existing building, the current condition of the site, as well as the relatively limited views to and across the site, it is not considered that there shall be a detrimental impact on surrounding visual amenity. On the contrary, it is considered that, on the whole, there shall be a positive visual impact as a result of the proposed development.

2.4 Ecological Impact / Loss of Trees

The site is not within the Ecological Corridor and is not considered to a site of significant ecological value, for example, in terms of wildlife habitat / protected species. This has been confirmed by LBH Nature Conservation Officer who has been consulted as part of the assessment.

The proposal shall result in the loss of 2 small Cherry trees, which are not considered of significant value by LBH Arboricultural Officer. There is limited replacement / additional planting proposed as part of the development. Some additional tree planting (5 trees) is proposed in the south west corner of the site, adjacent to the proposed horticultural area, however, additional information should be provided in relation to this.

An objective of strategic policy G7 of Haringey UDP (2006), identifies that flora and fauna, nature conservation value and environmental value should be protected and encouraged through development proposals. In the interests of promoting biodiversity and achieving ecological enhancements through the development process, it is considered that a condition be attached to the planning permission requiring details of a landscaping scheme, details of additional planting and ecological enhancement measures be submitted to and approved by the LPA prior to commencement of development. The following enhancement measures could be considered:

- Planting semi-mature replacement trees;
- Installing bird and bat roosting boxes;
- Green roof on the north and south wings of the development.

In addition, it is recommended that a condition be attached requiring an Arboricultural Implication Assessment, Tree Protection Plan and an Arboricultural Method Statement to be submitted to the LPA, to ensure appropriate measures are put in place for the protection of the existing trees on the site.

Due to the nature of the site, no Habitat Survey has been undertaken. The potential for bat roosts within the site has also been considered, however, there is very little potential for this. As such, it is not considered necessary to require a bat survey to be undertaken prior to commencement of development.

2.5 Open Space

As identified above, the majority of the west section of the site is unused at present and has a generally derelict / un-maintained appearance. The proposed development will result in this area being properly utilised and brought into use for the pupils, offering a range of outdoor activity areas.

The proportion of the site proposed to be utilised for outdoor open space / recreation use is approx 60% of the site area, therefore, although the overall site coverage is increasing as a result of the proposed development, a significant proportion of the site is to be retained for outdoor use for the pupils.

2.6 Transportation

No Transport Statement has been submitted with the planning application. The Key objectives of PPG13 relate to promoting sustainable transport; promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and also to reduce the need to travel, especially by car. London Plan policies 3C.1 / 3C.2 / 3C.3 / 3C.17 / 3C.23 are of relevance in terms of tackling congestion, parking and sustainable transport issues.

Policies M2, M3, M4, M5, M10 and Supplementary Planning Guidance 7b and 7c of Haringey UDP (2006) are also of relevance.

Parking

The proposed development includes the provision of an enlarged car parking area and service entrance from a separate gate on Finsbury Road. There are currently 5 parking spaces on site, with a total of 15 spaces proposed as part of the development. This shall represent an additional 10 parking spaces as part of the proposed development. Appropriate provision of disabled person parking spaces shall be required. The on-site parking shall be available to staff members and visitors only.

LBH Transportation Group have identified that this level of parking provision is considered acceptable, to accommodate the additional off-street parking requirement which the proposed extension shall result in.

Based on the information provided and the consultation responses received, the level of proposed parking provision is considered to be acceptable and to meet the requirements of Policy M10 of Haringey UDP (2006).

Public Transport

LBH Transportation Group have identified that the site is 'located in an area with medium public transport accessibility level, located with the Wood Green outer Control Parking Zone. In addition the site is within walking distance of High Road Wood Green which provides some 59 buses per hour (two ways) for journeys to: Wood Green, Tottenham High, Muswell Hill, Edmonton, and Enfield'.

Based on the above, it is considered that the site is well situated in relation to public transport provision, in order to serve the proposed development.

Travel Plan

It is understood that the existing Centre has an active Travel Plan in place. As identified by LBH Transportation, this Travel Plan shall be required to be revised, to take into account the proposed development. It is recommended that this be required by condition.

Cycle Parking

The applicant has not proposed any cycle parking provision. This is contrary to Council policy. As identified by LBH Transportation, in order to meet the Haringey's cycle parking standards, 15 (fifteen) cycle parking racks shall be required as part of the proposed development. These shall require to be enclosed within a secure lockable shelter.

In order to ensure the cycle parking provision is on place when the development is first occupied, it is recommended that a planning condition be attached to this effect.

Pedestrian Movement

The applicant has proposed improving the safety of pedestrians accessing the site, by providing a pedestrian only access on Commerce Road, vehicular access through Finsbury Road. It is considered this would reduce pedestrian/ vehicular conflict.

2.7 Access Statement

An access statement has been included within the Design and Access Statement. It identifies that the accommodation shall provide easy access for wheelchair users, with a lift proposed in the west elevation, which shall allow wheelchair access to the proposed upper level. Also to be incorporated within the reorganised learning areas is improved signage and colour co-ordination of specific areas for visually impaired students. Improved soundproofing and acoustics shall be undertaken to support students with hearing impairment.

It is considered that the following primary access features should be incorporated within the proposed development:

- Automatic opening doors at main access / circulation points;
- All external doors to have level thresholds.

Compliance with Approved Documents K and M of the current Building Regulations shall be required, in relation to meeting the appropriate access standards.

2.8 Blue Ribbon Network

There is a Blue Ribbon Network designation to the west of the development site. Policy 4C.3 of the London Plan relates to Blue Ribbon Network's and seeks to protect and enhance the biodiversity of these designated Network's through various policy guidelines. Policy 4C.11 seeks to increase access along Blue Ribbon Networks and states that borough's should 'protect and improve existing access points to, alongside and over the Blue Ribbon Network'. This relates to creating new walking and cycling routes alongside the Blue Ribbon Network as well as new access points.

Taking into account the proposed development, it is not considered there shall be any detrimental impact on the Blue Ribbon Network designation.

2.9 Environmental Health

PPG 24 'Noise' identifies that schools should generally be regarded as noise-sensitive development, and should generally be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development). Based on this, the proposed noise attenuation measures are of primary importance. London plan policies 4A.14 and 4B.6 are of relevance.

Policy ENV6 'Noise Pollution', states that the 'Council will ensure that new noise sensitive development is located away from existing, or planned sources of noise pollution. Policy ENV7 seeks to control potential pollution resulting from development.

It is not considered there are any sources of noise, in close proximity to the site, which would have a detrimental impact on the operation of the proposed development as an educational facility.

Noise from operation of School / Use of Outdoor Areas

The applicant has identified that the proposed development shall include an 'Outdoor Performance Space and Stage', to be located in the north west corner of the site, and also an 'Outdoor Teaching Area' to the south of the west wing extension. There is the potential for noise from the use of these areas to have a detrimental impact on adjoining properties. However, taking into account the fact that there are existing outdoor pupil areas, which appear to operate effectively, and without problem at present it is not considered the proposed out door areas would result in an unreasonable detrimental impact to residential amenity.

The use of the outdoor areas is considered reasonable during school hours. In order to ensure the residential amenity of neighbouring properties is respected, it is recommended that a condition be imposed on the hours of use of this area and on the use of amplified sound equipment in this part of the site.

Noise / Disruption from Construction

Information from the applicant has indicated that the construction period for the proposed development would be approximately 9 – 12 months in duration. The construction period shall result in a certain amount of disturbance, in terms of construction noise and vehicle movements, which may impact on neighbouring properties. As such, it is considered that a Construction Management Plan shall be required to be produced by the applicant prior to commencement of development and that conditions on hours of construction shall be applied, in order to reduce the impact of the construction period.

3.0 Sustainability / Renewable Energy

Policy ENV10 (Mitigating Climate Change: Renewable Energy) identifies that the Council will require all major development schemes to provide an energy assessment with their planning application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable resources.

Policy 4A.2 (Mitigating climate change) of the London Plan identifies the long-term target of the Mayor in terms of reducing carbon dioxide emissions. Policy 4A.7 (Renewable Energy) identifies the requirement that developments should achieve a 'reduction in carbon dioxide emissions of 20% from on site renewable energy generation'.

The applicant has submitted a 'Renewables Report' identifying that the new build of extension shall meet Haringey UDP (2006) Policy ENV10. The Renewables Report identifies that solar panels shall be proposed which shall provide 6% of the carbon emissions reduction. The report identifies that the remaining 4% of carbon emission reduction would be addressed through other low and zero carbon technologies (LZCT), specifically 25 sqm of photovoltaic panels.

It is considered that more detail in relation to location and design of any proposed renewable energy systems is required through a revised Renewables Report, to ensure they fit with the local context of this development. It is recommended that

a condition be attached to this effect. It is considered that the achievement of 10% of the predicated energy requirement to be achieved through on-site renewables shall be acceptable.

3.1 Community Facility

Benefits which the development may bring to the community at large, is a material planning consideration, particularly taking into account the identified need and demand for the facility.

Policy G9 (Community Well Being) of the UDP states that development should meet the borough's needs for enhanced community facilities from population and household growth.

Policy CW1 (New Community/Health Facilities), within the UDP (2006) details the criteria against which proposals for the development of new community/health facilities will be assessed against. These are referred to below, with associated commentary.

Criteria a) the facility is appropriate to its location having regard to its size, purpose, use characteristics, and its relationship with adjoining and nearby development.

It is considered the proposed development is in an appropriate location as it is associated with an existing educational facility, which is well established in this location. In addition, the proposed development is of an acceptable size and scale, taking into account the surround built form and residential use. Based on the above, this requirement is considered to be satisfied.

Criteria b) the facility will meet a local need.

The applicant has identified that the existing YPC caters for pupils between the age groups of 11 - 16, with behavioural, emotional and social difficulties. It is understood that the existing facilities require to be improved to meet the specialised requirements of the children who attend the school. Information supplied by the applicant has confirmed that additional pupil places are required at the YPC, demonstrating local need and hence the requirement of the extension and refurbishment. As such, this requirement is considered to be satisfied.

Criteria c) the building is designed so that it can be used for more than one community purpose, where possible.

No specific information relating to additional community use of the facility (as opposed to its primary function) has been submitted with the planning application. It is considered that there is the potential for additional community uses to be accommodated with the proposed development (existing YPC), for example, Community use of the MUGA's / Games Hall, community use of the teaching rooms for after hours academic purposes.

The Renewables Report submitted with the application indicates that the Sports Hall / MUGA shall be used by members of the community during evenings and weekends, and also during the summer holidays. The applicant has confirmed that the design of the Games Hall would allow for independent use of it. It is considered that more detail is required, therefore, it is recommended that a condition be attached to the planning permission requiring a Community Use Plan to be submitted to the Local Planning Authority prior to occupation of the proposed development.

Criteria d) the facility is located where it can be easily reached by walking or public transport.

LBH Transportation Group have identified that the site is located within a 'medium' PTAL (Public Transport Accessibility Level) and that there is a significant number of bus routes within close proximity to the site, as well as Wood Green Underground station. As such, it is considered this requirement is satisfied.

3.2 Waste Storage / Collection

Policy UD7 (Waste Storage) of the UDP (2006) requires that the Council's waste management standards are adhered to.

The proposed development indicates the waste / recycling storage area on the south side of the main building, in a similar position as the present storage area. It would be accessed via the Finsbury Road, on the south side of the site. As this is an existing school site, with existing waste management procedures, it is not considered that confirmation of waste collection procedures shall be required. Despite this, it is recommended that a condition be attached requiring the submission of waste storage details to ensure appropriate capacity shall be provided to accommodate the proposed development.

It is proposed that waste will be collected via Finsbury Road vehicular access which is within 25m of the carriageway.

3.3 Contaminated Land

PPS23 'Pollution Control', identifies that the LPA should satisfy itself that the potential for contamination and any risks arising are properly assessed and that the development incorporates any necessary mitigation measures.

London Plan Policy 4A.33 'Bringing contaminated land into beneficial use', states that the Mayor 'will work with strategic partners to enhance remediation of contaminated sites and bring the land into beneficial use'.

Policy ENV11 of the UDP (Contaminated Land) identifies that 'development proposals on potentially contaminated land will be required to:

- a) follow a risk management based protocol to ensure contamination is properly addressed; and
- b) carry out investigations to remove or mitigate any risks to local receptors.

The LBH Scientific Officer has been consulted regarding this application. No Site Investigation or remediation details have been submitted with the planning application. As such, it is recommended that a condition be attached to the planning permission requiring a Site Investigation Report, Risk Assessment and Remediation Method Statement (if required) to be submitted to the LPA for approval, prior to commencement of development.

However, as the site has been in educational use for many years, there is no reason to anticipate any ground contamination problems.

SUMMARY AND CONCLUSION

The development proposal is for the extension, alteration and refurbishment at the Young People's Centre (YPC) (previously called the Pupil Support Centre). The YPC is Haringey's provision for permanently excluded young people from Haringey's mainstream schools and Haringey residents who attend out of borough schools. The current accommodation and facilities are inadequate and remodelling of the YPC is required to meet the specialised requirements of the children who attend the school. Based on this, the proposed extension and refurbishment are considered necessary and the principle of the proposed development is considered acceptable.

The proposed development is considered to be of an appropriate scale and massing, taking into account the existing YPC building and taking into account the surrounding built environment. It is not considered the two storey west section or the single storey east section shall be overly dominant within the site or shall have a detrimental impact on the residential amenity of adjoining. Additional screening should be considered on the east boundary of the site. No detrimental impact is anticipated on the character and setting of the two Conservation Area's in close proximity to the site. It is considered that the proposal development shall have a positive impact on the built environment of the existing site and its immediate surrounds.

It is considered that there is significant potential for the proposed development to offer benefits to the wider community, for example, through use of its facilities out of school hours. A condition is recommended requiring a Community Use Plan to be submitted to the LPA.

In terms of sustainable development and renewable energy, it is considered that compliance with policy ENV10 of Haringey UDP (2006) is acceptable. Additional information in relation to this is recommended to be required through a condition.

The applicant has provided limited information in relation to proposed landscaping, tree protection and ecological enhancement measures to be achieved through the proposed development. It is considered that this should be addressed through condition.

Overall, it is acknowledged that the existing facility requires to be investment in terms of extension and refurbishment, in order for it to appropriately meet its

specific educational requirements. Based on the points above, this planning application is considered consistent with policies UD3, UD4, UD7, ENV6, ENV7, ENV10, ENV11, M10 and CW1 of Haringey UDP (2006).

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/2203

Applicant's drawing No.(s) 1158.PSC.001 rev B, 002 rev B, 003 rev B, 004 rev A, 005 rev A; B501 rev 3, B502 rev 3, B600 rev 3, B601 rev 3, B602 rev 3, B603 rev 3; P001, P002, P003, P013 rev 4, P014 rev 4, P050, P051, P052 & P100.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Prior to the commencement of work the following details and information shall be submitted to and approved in writing by the Planning Authority;

- a. "Samples Panels of all facing materials;"
- b. Plans and elevations, fully annotated and dimensioned, showing the proposed detailed design, facing materials, colour and finishes, of the new front entrance gates in the existing brickwork boundary wall, at a scale of 1 ; 20.

Reason: To ensure a high quality development to preserve the character and appearance of Wood Green Common Conservation Area;

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. An Arboricultural Implication Assessment, Tree Protection Plan and an Arboricultural Method Statement shall be prepared in accordance with BS5837:2005. This shall be submitted to and agreed in writing by the LPA, prior to commencement of development.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

7. Robust protective fencing / ground protection shall be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

8. A pre-commencement site meeting must take place with the Architect, the local authority Arboriculturist, Consulting Arboriculturist, the Planning Officer and the Construction Site Manager, to confirm the protective measures to be implemented, not less than 28 days prior to commencement of development.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

9. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

10. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

11. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

12. A revised and updated School Travel Plan shall be submitted to the LPA within three months of the occupation of the development hereby permitted, and approved in writing by the Local Planning Authority.

Reason: To ensure sustainable transportation measures are put in place prior to occupation and to minimise the traffic impact of this development on the adjoining roads.

13. A total of 15 cycle spaces shall be implemented prior to occupation of the development hereby permitted.

Reason: To ensure appropriate cycle parking provision is available for the operation of the school, in the interests of sustainable transport objectives.

14. Prior to occupation of the development hereby permitted, a Community Use Plan shall be prepared and submitted to the Local Planning Authority, detailing the management strategy for the community uses of the development.

Reason: To ensure an appropriate strategy is in place for the operation of the community function of the school development, in the interests of the local residents.

15. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 10% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance

16. Teaching sessions or other organised events shall not be held within the outdoor Performance Area before 0800 or after 1800 hours Monday to Friday or before 0900 or after 1400 hours on Saturday and not at all on Sundays or Bank Holidays, unless approved writing by the Local Planning Authority.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

17. The use of amplified sound equipment within the amphitheatre area shall not be permitted unless agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

18. An Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: To maximise the ecological and biodiversity opportunities onsite.

REASONS FOR APPROVAL

By virtue of proposed nature, scale and location of the proposed development, the principle of proposed educational facility is considered acceptable, taking into account the existing educational facility and the need for the extension and refurbishment. As such, the proposed development is considered to be consistent with Policy CW1 'New Community / Health Facilities' of the Haringey UDP (2006).

By virtue of the proposed siting, design, scale and materials of the proposed development, it is considered to have fit appropriately within the site and its surrounds. It is considered the proposal shall have a beneficial impact on character and setting of the site itself and the surrounding built environment. No detrimental impact is anticipated on the character and setting of the two Conservation Areas in close proximity to the site. As such, the proposed development is considered acceptable in relation to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan.

By virtue of the proposed siting, scale, setbacks and soft landscaping, it is considered the proposed development shall not have an unreasonable detrimental impact on the residential amenity of neighbouring properties, in terms of loss of privacy from overlooking, loss of sunlight / daylight or impact on outlook / increased enclosure. As such, the proposed development is considered acceptable in relation to Policy UD3 'General Principles' of the Haringey UDP (2006).

By virtue of the proposed parking, access arrangements as well as the recommended conditions, it is considered the proposed development is consistent with Policy M10 'Parking for Development' of the Haringey UDP (2006).

By virtue of the proposed waste management details and commitment to achieving 10% of the projected energy requirement from on-site renewable resources, the proposed development is considered consistent with Policies ENV10 'Mitigating Climate Change: Renewable Energy' and UD7 'Waste Storage' of the Haringey UDP (2006).