



**PLANNING, POLICY & DEVELOPMENT
DEVELOPMENT CONTROL DIVISION**

MINUTES

Meeting : **Development Control Forum - Heartlands School – Wood Green**
Date : **17 July 2008**
Place : **Civic Centre, Wood Green, N22**
Present : **Paul Smith (Chair), Cllr Hare, Newton, Engert, Bevan, 20 Local residents (approx), BSF Team**

Minutes by : **Tay Makoon**

Distribution :

1.	<p>Paul Smith opened the meeting by welcoming everyone to the meeting, introduced officers, members and the applicant’s representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.</p>	
2.	<p>Proposal Erection of a Secondary School arranged over three to five floor levels (gross floor area 10,930 sq metres), for approx. 1,100 students; formation of pedestrian access in wall facing Wood Green Common, and vehicular access from Western and Station Roads; provision of 39 car parking spaces, 60 cycle spaces, hard and soft landscaping, multi-use games areas, 6 roof-mounted wind turbines, new fencing to Station Road and Wood Green Common; installation of LED media screen to North elevation of South wing.</p>	
3.	<p>Presentation from BSF Team</p> <p>The presentation was given by using very detailed illustrations of the scheme covering</p> <ul style="list-style-type: none">• the history of the site• site layout• proposed layout• Access• Student movement• design• Landscaping• Sustainability	

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Question from the floor:

Q1: How have you protected the school from the noise of the railway line?

Answer 1: Resident was satisfied that the question had been fully answered in the presentation

Q2: Resident: The flow of pupils into the site, you talked about the flow through the Edwardian Wall, one mile radius a third or slightly more of the catchment flows from the South West side will flow onto a narrow footpath where they will be competing with commuters. The commuters flood across. Access to the school - How safely will pupils get into the school?

Answer 2: We will best know pupil flow when we have done the recruitment of pupils, we recognise we will have in the first year in Alexandra park as an example in the first year the catchment was wide and catchment reduce in size. We expect in the early years to come from Haringey, the Ladder, High Road, Campbourne Side, Use the pedestrian Tunnel, Western side crossing Station Road will be a major crossing point and crossing Mayes Road where it goes round the shopping city talks to Highways to talk about to see what can be done to make the route safer to create a safer access to the school. Not there yet , meeting with Transport for London looking at transport– a walk to school plan, a cycle route but a little out of scope with what we are talking about now. It is In the scope of the dialogue we are having with Highways.

Q3: Governor of Alexandra Park School,
I can see that you want to minimise the car parking on the site I can see a conflict in attracting staff as some may feel they need transport to the school, if they can't park, then they will to park on the site, park on surrounding areas which will cause a conflict and that has CPZ, you could loose staff because they can't get into work or park in surrounding areas?

Answer 3: We had thought of having a bigger car park, we as a Council are trying to encourage all staff to use public transport, the pattern of development you have to strike a balance between the two and we feel we have done that. We have 39 car park spaces for about half the staff and we feel we have a balance. The location is well served and we don't see a reason to have more parking.

ASD students will be dropped off by taxi and buses and there will be 2/3 parking spaces will be for visitors, If staff want to drive there are facilities in the area in Wood Green in the shopping city.

Q4: Cllr Hare - Wind turbind, they tend not to provide a high level of energy and they are very visible on site.

Answer 4: They will deliver 2 or 3 percent will be from the Voltaic the rest will be from the heat source pump, the school can be an educator, it wants to be a beacon of sustainability. The people in the community will know that the building is sustainable building, Sustainable energy are becoming more efficient as other sources of energy becomes expensive.

Q5: Cllr Hare - Green Roof – environmentally it is probably better to have a brown roof. Can you have a greater depth of material to allow more interesting plants to develop?

Answer 5: It would need to be a lot heavier to have a brown roof and has a big impact on the size of the building and the strength of the building to support it. We felt given the amount of green open space we are creating around the building we felt it would be better to have the green roof as it would be lighter.

Q6: Cllr Hare – Can you say how the brown roof would have an impact on the height of the building?

Answer 6: The depth of soil would need to be very deep and the structure would need to be deep as well to be able to support it. Wet soil weight a lot more and would be very heavy.

Comment from Cllr Hare: I am not sure it would you would need as much depth as you are explaining but I can see how the strength would be an issue.

Q7: Cllr Hare: Can you explain the technical details to planting on the rail side wall?

Answer7: The planting will grow out of the ground and would not be a great burden in sustaining and maintaining it. It would be a trellis across the back of the building.

Q8: Cllr Hare: I can see the trees you are proposing to plant are small species and I wonder whether you would have any objections to larger species as a way of managing the building itself which stands so high above the park.

Answer 8: The images shown in our presentation show what the trees might look like in 5/10 years time and they would be the same sort of trees running alongside Station Road. They will grow up to be the same size trees as currently there now, but that take some time.

Q9: Cllr Hare: Solar gain on the rail side potentially quite high

Answer 9: On the rail side we have a very small proportion of windows the main concern for solar gain is on the southern side. There we will have external solar shading to all of the windows to minimise solar gain within the building. All of the windows will be sheltered.

Q10 – Simon Fedida – Windmills – they are ugly probably noisy, I live round there and I know that the landscape that any noise generated by the building will be heard by the houses opposite. I am concerned about the noise, I am concerned about the height of the windmills and I studied the plans correctly and the height of the building goes up to 45 metres and the windmills an extra 3/5 metres on top of that. 50 metres in total from top to bottom. When you look at the windmills your design statement says is costs £38,000 each and you are going to have 6 that are ¼ of a million pounds and they generated seven to ten thousand kilo watts a year. My energy bill is 10kw an hour so that means each windmill will generate £1,000 a year. Your literature says the windmill will last 25 years. The net revenue for 25 years without discount will be 25,000 which is less than £38,000. This is pointless energy bling. We

look further into the Windmill detail it turns out they save 4/6 thousand kw of carbon a year. The current price for carbon offset is about £10 a ton and the EU thinks this is too low and wants £30 a ton. Basically each windmill is going to save in today's price £60 a year in carbon offset for the price of £38,000 each. It is clear that the windmills are not going to save energy they are just an energy bling. They are going to add to the height of the building. This is not an energy saving building as we are being told it is. They are not cheap to make. They will be noisy and will affect residents sleeping.

Answer 10: In terms of value of energy produced the design team said that they will produce a good level of energy and help this building be a sustainable building. We will look into the detail of this and get back to you.

We cannot offset the amount of wind turbine generated energy we have against the energy of the voltaic on the roof, we could alter the amount of voltex in the roof to then take over part or the entire windmill. In terms of the height of the wind turbine they are 7/8 metres above the top of the building. The levels given of the buildings are the datum given of the building and not the actual height of the building. The embankment is 35 metres above sea level.

Q11: Simon Fedida raised the issue of noise

Answer 11: Cannot give an answer now will be looked and come back with a response

Comment: Vivienne Cuming : Purpose of the meeting is to provide information about the scheme. I find it insulting that you are wasting our time by not having the basic data to hand to be able to answer our question this evening. You cannot fob us off with it will not be noisy and it will have low decibels.

Q12: Simon Fedida - Various plans merely illustrate what an inappropriate site that is for a secondary school. The site is long thin right next to the east coast main railway line sandwich between the park and the corner of the Victorian two storey houses all around is an inappropriate.

Answer 12: No appropriation of Wood Green common or the Palace.

Comment: Kate Huddle: That is what Woodside School tried to do take over the pond limit public access to the Palace. I want a commitment that there won't be any appropriation of the Common or the school for exclusive school access and keep to the public act.

Q13: Vivienne Cuming: I want a commitment that no essential user permits for teachers will be issued, we have had wide spread abuse of Council workers parking free all day outside Council offices and streets near by. It is creeping back and we don't want it back. I have a number of points to raise:

Amphitheatre - I am horrified of your proposal for this outdoor theatre, the noise is high there and will come down; you want to have outdoor concerts drowning local residents. You have a huge building which I think is too big and massive and an outdoor amphitheatre. You are protecting the school from noise, how about protecting the residents from

the noise and have the theatre inside.

Floodlighting – You said there will be floodlighting on the football pitch and that won't be a problem. I want to see some figures and facts before I take your word for it that it is not going to be a problem. It is going to be quite high and the last thing you want is floodlight which is very irritating.

Not in the presentation and not on any drawings – installation of the LED media screen to the North elevation of south wing. Can you tell us what is being proposed and how big, where, whose going to see it, where are the details on this?

On slide 33 of the presentation – I would like to know the total length of the building from left to right - I don't see the building in small blocks but I see the whole building from left to right. I am still not convinced that by having the building split it makes it look smaller but infact it doesn't I can still see left to right I want to know the width of the building. This is an ugly building, it's out of character of the area, and 5 storeys are too high.

Answer13: First of all why the site? We previously ran a session at the Decorum about the plans for the school which I believe you attended. We did do a site analysis across several sites in the area where we needed to build a school and concluded this was the best option this is why we used this particular site.

The appropriation of Wood Green Common and the Park – Playing field we are working with Alexandra Palace Cricket and Football Club and to have access to playing field at Alexandra Palace and negotiations are still taking place that will give us access to football, cricket netball additionally we are working with leisure services to gain access to athletic field at White hart Lane. In terms of Wood Green Common itself it is a Common and is bound by Statutory laws and we are working with the Guardians of Wood Green Common. I can categorically say we will not appropriate Wood Green Common. Our children might want to play on Wood Green Common that is what happens at the moment.

The area we want to use for playing field is bound by a lease with the football and cricket club and we working to get a sub lease on those grounds, there will be grounds person employed in the school in order to maintain the site and provide additional grounds work to the pitches on the playing fields on the other side we are working in partnership with that club to be able to provide that for us.

Parking permits – I don't know the answer to that and we can take away and come back with the answer.

Flood lighting – we will come back to you

Amphitheatre – External learning spaces to be used in the summer they tend to be used during the school day and evening. Not rock concerts only outside learning. It is dependant on the learning activities going on at the time; I would anticipate happening is that when the head teacher is appointed that the Head and staff will have continuous dialogue with local residents about movement of student.

PS said that conditions can be put on the application as to when the amphitheatre can be used, for how long etc and for the question to be taken away and confirm what this will be used in the future.

Q14: Alexandra Palace and Park Conservation Area Advisory Committee- No mock up of how the building would look like from the Park only one image from right up the palace but a lot of people who use the park don't use the palace but the lower part of the palace, walk thorough the park everyday and it looks very forbidding despite the green wall coming up. The use of the park as sports facility where that will be and how often lead to greater formalisation of that space. Cricket place – there are large amounts of wild spaces around there is this going to remain wild or is possible to make it possible for the school to use it.

Answer: The amounts the cricket and football pitch will be used, will be very little as 6th forms starts up little a period of right up to 2014 and it will change will time and when it becomes full we might expect a school children on parts of the day around 2.5hours per day per pitches (2 pitches). This is the one within the club in the circle. Of the club. Pond area – we have no intention of affecting that area. We might want the youngsters to use it as a source of study of wildlife and conservation limited use currently at the same rate as primary school do at present such as Campsbourne and don't envisage using the areas by the school The benefits of having youngsters around the space teaching making use of the park during the day to reduce the difficulties parks experience with people doing undesirable things.

Comments: Wood Green Common is historical it's a conservation area it seems it is not going to be greatly affected by the school. You make a clear point about how this area will be preserved. However I do want to point out that the building at this site presents a brilliant opportunity for future developments of the area. I am a little concerned that you picked this location to site the school however I do think it will affect the character of the area , I do think it causes disruption to the eye a huge building and you have put it in one of the greenest areas of Wood Green and it is not very attractive . This upsets me as there is very little to look at in Wood Green and to put a school in the only ecological area left and have more children taking over the park leaving very little for local residents and this does make me worry as it will affect the community maybe not in a positive way. The view from Station Road will be affected; I am not completely supportive to your design. I will be very amazed if you get planning permission for this.

Why is the school there? In terms of appearance of the area this will have an impact on the appearance of the area. It could be mistaken for thinking you have a green idle but you haven't. You have a big yard there which is the contractor's yard, also scaffolding yard, screened off by a series of unattractive advertising boards. The trees are in bad condition are generally dying. The lower part of the site is used for storing containers. Our proposal will make this area greener with the landscaping being proposed and Woodlands to be maintained.

Comment from Simon Fedida: The railway line has been assessed as being a very important ecological site.

Answer: The ecological area on the embankment will be allowed to spread across much more of the site as a result of the development. The entire woodland will be allowed to remain.

Q15: Cllr Engert: I have three points to raise, the ecological site contains species like bats and if you put floodlighting it will disturb the wild like specially the bats as they need darkness and not light that seems contradiction in terms. I would like to know what happens at lunch time because if you are to disburse the children on the common, the common will not look as it does in the picture. Are the pupils going to be kept in at lunch times? You have not clarified what the LED media screen is for?

Answer 15: In terms of protecting the wild life from floodlighting modern floodlighting is very directional it goes just on the actual pitch and you don't get a lot of floodlight spillage plus it can be conditioned as part of the planning permission as to the hours of use. The bats will be in darkness when they need to be. The lunchtimes – the intention is to keep the children in at lunchtime. The LED display screen will be visible from Station Road and the intention is to have a changing display of students work within the school. It is 2.5 metres wide and 8/9 metres tall. This is to celebrate the students work and promote the school

Comment from Kate Huddie: Not happy about the LED screen as this will cause major disruptions by forcing local residents to look at it.

Q16: Chairman of Wood Green Common. We have been arguing to maintain Wood Green Common for 15 years. We have had a meeting with the authorities responsible for it, We insisted if there were going to be an opening in the wall then we would want a line of railings and possibly a row of hedge along the common so they can be separated. This is to make sure there is no direct access to the Common. The Common is registered as a Town Green that means it is illegal for anyone to build on the common or to destroy the surface of the common.

Answer16: We have agreed to put railings all around the common as shown on the plans.

Q17: Guardian of the Common – We have also been fighting the same battle for years. Can you confirm whether the hole in the wall is in the middle or to the right hand side?

Answer 17: The intention is to form the main school entrance in the wall the intention is to take out three brick panels between the brick piers and will probably need to rebuild the wall using the same brick and have three small holes to house iron gates to sit in there and will look as if it was part of the original wall. It will be discrete and respect what is important to local features. The playing area will be protected for local use.

Q18: Bounds Green Local Resident Association. Vegetation growing in between the cladding, this problem exists on the sixth form centre can this happen here? Has consideration been given to having a swimming pool at the school?

Answer 18: The type of planting being proposed would not cause growth on the side of the walls. We have trellis for it to grow on. A swimming pool has not been incorporated into the brief not looked at on this

scheme.

Comment from the floor: Bats rather like floodlights as they attract moths and bats like moths.

Comment on time for construction: How realistic is it to get this built by 2010?

Answer: It has been looked at in great detail and the building will be able to do the works by 2010 with the first phase of students to come in September 2010.

Cllr Hare 19: Alexandra Park If you are getting draining from the football Association does that require floodlighting in Alexander Park? Building materials by rail? Commuting potential students does that affect your calculations? New River is it open or fenced and could you use it for learning or is it separated? Bats there are a colony in Wood Green Common.

Answer: Bats – there will be great number of foliage area on the site which will provide habitat and feeding for them. New River will remain enclosed. Materials by rail – Needs to be looked at by the contractor in discussion with Network Rail as it is a busy railway line but it is a good idea. Alexandra Park is not been put as a condition by the football federation. Student recruitment – Parents can choose whatever school they want to and in the first year the single determinant. It starts off with special needs children, children needing looking after and then goes to distant. The demand is so high we do not anticipate students from outside the borough.

Q20: Simon Fedida - On the roof there are panels that go round the air handling equipment, air conditioning makes a lot of noise - What air conditioning are we taking about and how noisy it is going to be?

Answer 20: We will have to come back to you but just to say that conditions can be attached to the permission and the units will only be used in the day. The building will block a lot of the railway noise out from the common the level of noise will be nowhere near as loud as the railway.

Comment from Simon Fedida: What air conditioning or forced air cooling units you are going to use and I want to know how you are going to monitor the noise?

Comment from Local resident: Concern about the creation of a bully's alleyway with the wall and railings as in Highgate Wood School is proving to be a problem and here you have created two? Safety and security is an issue.

Answer: Tree planting will be designed to provide a more gaps. We have made an undertaking with the Guardian of the Common to continually meet and address their issues and this is what we are doing. It would be advantageous to have sightlines onto the common instead of shrubbery. We would want to do that with the Guardians and as far as the school is concerned there is always staff on the gates to avoid the bullying that goes on and this will be under the management of the school.

Summary of Questions requiring a response back to Simon Fedida and Vivienne Cuming

- 1) Details of energy production and costs of windmills
- 2) Noise Level associated with windmills
- 3) Allocation Parking permits
- 4) Details of spillage of floodlights
- 5) Noise levels re wind turbines and air conditioning
- 6) Hours of use for the amphitheatre and what it will be used for
- 7) What air condition or force air cooling units are going to be used – how is the noise going to be monitored.

Paul Smith advised everyone if not already done so to send their comments onto the Planning Service and advised that representation can also be made at Planning Committee when this scheme goes to Committee. He thanked everyone for attending and participating in the meeting.

End of meeting