

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1937

Ward: Alexandra

Date received: 30/09/2008

Last amended date: N / A

Drawing number of plans: S5235G0100, 0101, 0201, 0301, 0401, 1100, 2100, 2101, 2102, 2103; S5235H1000, 1101, 1102 & 1103.

Address: Alexandra Park School, Bidwell Gardens N11

Proposal: Erection of a two storey building to provide new sixth form study and common room space, and training space.

Existing Use: Secondary School

Proposed Use: Secondary School

Applicant: Haringey Council, Children And Young People's Services

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Borough Road

Contaminated Land

Unkown Filled Ground (Pit, Quarry etc)

Quarrying of sand and clay, operations of sand and gravel pits

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Alexandra Park School is located on the south side of Bidwell Gardens, N11. The main access to the school grounds is via Albert Road and Rhodes Avenue. The school is a mixed 11-18 comprehensive school providing spaces for up to 1350 pupils including students with special needs.

Alexandra Park School is a mid-late twentieth century school, consisting of a mix of two, three and four storey buildings of varying ages plus green space, games courts and car parking areas. The school was originally established in the 1960's and has had several additions and alterations since that time so that there are now seven buildings on the site, divided among three main blocks.

The school site itself is not designated as open space but does provide a degree of openness due to its areas of green space and grassed play areas. The adjoining Muswell Hill Golf Course, Albert Road Recreation Ground and allotment gardens are designated as Metropolitan Open Land and the golf course and recreation ground are sites of ecological value. Further to the south and west are residential properties. The site is not within a conservation area nor does it contain any listed buildings.

PLANNING HISTORY

Council records indicate that a range of planning applications, for alterations and additions to the school, date back to the 1980s.

DETAILS OF PROPOSAL

This application seeks planning permission for improvements to Alexandra Park School. The proposal is part of a Haringey-wide Building Schools for the Future (BSF) program, a government initiative to rebuild or renew nearly every secondary school in England. Haringey's BSF programme will see more than £200m invested in improving schools in the borough.

The works to the school include the erection of a two-storey building to provide a new sixth form common room and study space, teacher training space and associated office and storage spaces. The new building will enable the spaces within the existing school buildings to be rationalised and refurbished to provide space for other curriculum areas such as music, drama and business studies. The new building would be located near the school's northern boundary with the golf course and provide a total of 524m². The relocation of the existing 'snack shack' will be required as a result of the new building. The works also involve refurbishment of existing internal spaces enabling existing spaces for special needs students to be enlarged and modernized.

CONSULTATION

Internal and External Consultation

Ward Councilors
Transportation Group
Building Control
Council Cleansing

Local Residents

Bounds Green and District Residents Association
Rhodes Avenue Primary School, Rhodes Avenue, N22
Blanche Neville School, Rhodes Avenue, N22
4 – 14 (e) Rhodes Avenue, N22
52 – 80 (even) Bidwell Gardens
35 Windermere Rd, N10
Muswell Hill Golf Club

RESPONSES

LFEPA

The London Fire and Emergency Planning Authority (LFEPA) advised that the plans did not show Fire Brigade vehicle access to existing and proposed new premises in accordance with Approved Document B, section B5.

The applicant has since provided two plans, including a “Fire Brigade Vehicle Access Site Plan” and a “Fire Hose Route Plan”. THE LFEPA have not had adequate time to respond and therefore a condition of consent will be used to address the issue.

Haringey – Building Control

No comments to make re Building Regulations B5 (Fire Brigade Access)

Local Residents

Nil

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

G1 Environment
G2 Development and Urban Design
G9 Community Wellbeing
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
ENV9 Mitigating Climate Change: Energy Efficiency
M10 Parking and Development
OS5 Development Adjacent to Open Spaces
OS17 Tree Protection, Tree Masses and Spines
CW1 New Community/Health Facilities

ASSESSMENT OF THE APPLICATION

Key Issues for Consideration

1. Principle of Development
2. Design and Materials
3. Landscaping, Trees and Open Space
4. Metropolitan Open Land (MOL)
5. Sustainability
6. Traffic Generation, Parking and Access
7. Residential Amenity

1) Principle of Development

Policy G9 'Community Well Being' states that development should meet the borough's needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities. Policy CW1 'New Community / Health Facilities' of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible by walking or public transport and where it can be used for more than one community purpose. The proposed development is to add a small new building and refurbish an existing secondary school. Since the site is already being used for education purposes, the principle of the use has been established. The location of the facilities will enable the school to improve existing learning spaces particularly for sixth form students and students with special needs. The school currently provides spaces for 1350 pupils. There will be no increase in the capacity of the school created as a result of the proposed works which are aimed to improve the existing facilities for existing students. Therefore, the principle of the proposal is considered to be acceptable and in line with Council policy.

2) Design and Materials

Policy G2 'Development and Urban Design' states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development. Policy UD4 – Quality Design of the Haringey UDP 2006 states that any proposal for developments and alterations or extensions, which require planning permission, will be expected to be of high design quality.

The subject site is typical of schools outside central London, consisting of a central block and a number of later additions of varying heights and architectural styles.

The proposed new block would be a two-storey structure with a small second floor plant room. The height of the proposed building would be generally lower than the established heights of the other buildings on the site.

The elevational design and fenestration is modern and simple, consistent with the other modern buildings in the school. Materials for the proposed building include Powerwall – Honeycomb cassette walling system with acrylic render, Corium brick cladding system. Windows are to be aluminium framed glazing panels and fixed louvres

The plans indicate that the brick cladding system would consist of blue brick tiles and various glazed brick tiles. Conditions of consent should require the colour scheme to be neutral (i.e. consisting of dark greens, greys, taupes or creams) so as to be consistent with the surrounding buildings and therefore ensure the new development relates positively to the existing school buildings and has minimal impact on the visual amenity of nearby open spaces. Overall, the development is considered to comply with policy G2 and UD4.

3) Landscaping / Trees and Open Space

The site of the proposed new building is currently occupied by an area of grass and seven recently planted tree saplings which would require removal. There is scope within the school site for these trees to be replanted and a condition of consent could be implemented to ensure the trees are retained on site, if desired. There are no mature trees likely to be affected by the construction works. The proposal does not include any large scale landscaping other than making good of the ground surrounding the proposed new building, which would be surrounded by a grassed area. The proposal is deemed to comply with policy OS17 'Tree Protection, Tree Masses and Spines'

4) Metropolitan Open Land (MOL)

The Alexandra Park Academy site itself is not designated as open space however the adjoining Muswell Hill Golf Course, Albert Road Recreation Ground and allotments are designated as Metropolitan Open Land (MOL). The school redevelopment is located within the existing school boundaries and therefore will not impinge directly on the MOL. The new building is to be located close to the northern boundary which borders the Golf Course. The building would also be visible from the allotments. As such the colour scheme of the buildings will be quite important to ensure minimal impact on the visual amenity of these adjoining green spaces. As such, a condition of consent regarding colour will be attached. Furthermore, a condition requiring full details of fencing/boundary treatment to be submitted to and approved in writing by the Local Planning Authority to ensure this does not have any significant detrimental impact on the adjacent open space, inline with policy OS5 "Development Adjacent to Open Spaces".

5) Sustainability

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. Further to this, policy UD2 of the UDP contains the Council’s sustainability objectives. Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems, reuse/refurbishment versus new build, allocated composting areas and provision for alternative fuelling.

Policies ENV9 and SPG8c relate to sustainability and energy efficiency. The key objectives of policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development. Under guidelines in the Haringey Better Schools for the Future Design Brief 2007, the school should aim for a BREEAM rating of ‘excellent’ for new-build projects and ‘very good’ for major remodeling and as high as possible in refurbishment projects.

An initial BREEAM Assessment has been carried out and indicates a score of ‘good’ would be achieved, however the assessment shows areas where the additional points can be achieved to reach a ‘very good’ rating. A condition of consent will require the submission of details of the final BREEAM assessment, prior to the commencement of construction to verify that a score of ‘very good’ or better will be achieved and ensure compliance with policy G1, UD2, ENV9, ENV10 and SPG8c.

Land Contamination

Site investigation information shall be required through condition, to identify any potential areas of contamination within the site, in line with policy ENV11. Reference should also be made to SPG8f ‘Land Contamination’.

Waste Storage and Recycling

Policy UD7 ‘Waste Storage’ requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. Composting areas are encouraged by the Council. The existing bin storage area will not be altered by the proposed development. The school can achieve additional BREEAM credits if governor endorsed recycling policies are implemented for items such as paper, print cartridges, toner cartridges and plastics.

Large developments are generally required to produce a Waste Management Plan, however since the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site. It is considered that the

above satisfies the requirements of Policy UD7. Overall, the scheme is deemed to be inline with policy requirements.

6) Traffic Generation, Parking and Access

Policy M10 'Parking for Development' of the UDP 2006 identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. No specific standard is given for education use.

Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development. The school is within 400m of public transport links to bus routes along Albert Road. Alexandra Park railway station is 1200m and Bounds Green Tube Station is 1000m away.

The proposed development will increase the available floor area by 524m² however there will be no increase in the capacity of the school as a result of the proposed works. The existing traffic generated from the site and existing car parking allocation will not be altered as a result of the proposed scheme.

The development must provide appropriate access for both mainstream and Special Educational Needs (SEN/SEBD) students. The development is not intended to increase the capacity of the school or necessitate any increase in staff numbers over and above what is projected for the immediate future. Therefore the development will not affect the current demand for public transport or use of private motor vehicles. No alterations to the existing school access points or circulation areas are proposed. None of the refurbishment works to other parts of the school will require any significant alterations to circulation areas. Where minor changes to circulation spaces are required they will be made with regard to relevant building regulations to ensure access for all.

Emergency Access

The London Fire and Emergency Planning Authority advised that the plans did not show Fire Brigade vehicle access to existing and proposed new premises in accordance with Approved Document B, section B5.

The applicant has since provided two plan Fire Brigade Vehicle Access Site Plan and the Fire Hose Route Plan. THE LFEPA have not had adequate time to respond and therefore a condition of consent will be used to address this issue.

7) Residential Amenity

Policy UD3 'General Principles' and SPG3b address issues of privacy, overlooking, aspect, outlook and daylight. The new build element of the scheme will be located adjacent to the northern boundary. The Muswell Hill Golf Course would be the closest use to the new school building. Further north-east are allotment gardens. The nearest residential property is some 100m away from the new building. Due to the orientation of the dwellings on Bidwell Road the new

building will not be visible from the houses themselves. As such the new development will not result in any detrimental impact on the amenity of residents by reason of overlooking, loss of privacy or sunlight. In terms of noise impact on the residential properties the new building will be located far enough away to have no significant impact on the residential properties particularly given the uses within the building (i.e. study areas and offices). The refurbishment works will be predominantly internal and will therefore have no significant impact on the amenity of residents. There have been no objections received from local residents regarding the proposed development. Overall, the development is deemed to comply with policy requirements.

SUMMARY AND CONCLUSION

The proposed works at Alexandra Park School, including the erection of a two-storey building and refurbishment of existing buildings will improve existing facilities and allow enhanced opportunities for teaching and learning. The location and scale of the new building will result in no significant detrimental impact on neighbouring residential or the adjacent Metropolitan Open Land (MOL). The design and materials will be controlled via condition to ensure minimal impact on the visual amenity of adjacent green spaces. A final BREEAM assessment will be required prior to construction to ensure the development meets at a minimum the 'very good' standard. Overall, the development will provide a community benefit. It is therefore recommended that the application be granted planning permission subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2008/1937

Applicant's drawing No's: S5235G0100, 0101, 0201, 0301, 0401, 1100, 2100, 2101, 2102, 2103; S5235H1000, 1101, 1102, 1103,

Subject to the following conditions:

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. 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. The colour scheme for the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works. Materials should be neutral tones (i.e. greys, taupe, cream etc) and / or dark green as per adjacent school block.

Reason: To ensure the new building relates to the existing school buildings and has minimal impact on the visual amenity of the adjacent green spaces and Metropolitan Open Land (MOL)

5. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent adverse light pollution to neighbouring properties.

6. The existing school boundary fence is to be maintained in good order and repaired where necessary to ensure proper function. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure access and egress to the site is via the formal points and boundaries are maintained between the school premises and adjacent uses.

7. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating compliance BSF Design Brief 2007.

Reason: To ensure the development incorporates sustainability measures to minimise environmental impacts of the proposed development.

8. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

9. That a detailed plan for emergency access to the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the LFEPa 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 and LFEPa.

Reason: In order to comply with LFEPa requirements and ensure appropriate access to the site in the case of emergency

10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 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.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with Policies G1 'Environment', G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV9 'Mitigating Climate Change: Energy Efficiency', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces', OS17 'Tree Protection, Tree Masses and Spines', CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan (2006).