

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1.0 APPLICATION DETAILS

Reference No: HGY/2018/3112

Ward: Woodside

Address: Earlham Primary School Earlham Grove N22 5HJ

Proposal: Demolition of existing main school block, and construction of replacement part one, part two-storey school block with associated hard and soft landscaping. Construction of temporary school playground during the course of the construction period only.

Applicant: Spatial Initiative Ltd

Ownership: Council

Case Officer Contact: Tobias Finlayson

Date received: 18/10/2018

1.1 The application has been referred to the Planning Sub-committee for a decision as it is a major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.2.1 The proposed development, subject to appropriate conditions, is in accordance with national, regional and local planning policies as:

- The principle of educational use is clearly supported at national, regional and local levels;
- The design and appearance of the proposed development is on balance acceptable;
- The proposed development would considerably improve as well as increase the amount of hard and soft playspace;
- The proposed development would not materially harm the residential amenities of neighbouring occupants;
- The proposed development would result in no significant impact on parking or highway safety as well as providing increased cycle parking;
- The proposed development would be acceptable in sustainability terms and the risk of overheating has been appropriately mitigated; and
- Overall, the application is in accordance with the development plan.

2.0 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the recommended conditions and informatives as set out in this report.

2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended conditions and or informatives as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-committee.

2.3 Conditions summary (the full text of recommended conditions is contained in section 9 of this report):

- 1) COMPLIANCE: Time limit for implementation (LBH Development Management)
- 2) COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)
- 3) COMPLIANCE: Land use (LBH Development Management)
- 4) COMPLIANCE: Construction Management Plan (LBH Transportation)
- 5) COMPLIANCE: NRMM inventory (LBH Pollution)
- 6) PRE-COMMENCEMENT: Considerate Constructors Scheme registration (LBH Pollution)
- 7) PRE-COMMENCEMENT: NRMM details (LBH Pollution)
- 8) PRIOR TO ABOVE GROUND WORKS COMMENCING: Air Quality Neutral Assessment (LBH Pollution)
- 9) PRIOR TO FIRST OCCUPATION: Bat boxes (LPA Sustainability)
- 10) PRIOR TO FIRST OCCUPATION: BREEAM rating (LBH Carbon Management)
- 11) POST-REMOVAL OF TEMPORARY FACILITIES: (Sport England)

2.4 Informatives summary (the full text of recommended informatives is contained in section 9 of this report):

- 1) Co-operation (LBH Development Management)
- 2) Hours of construction (LBH Development Management)
- 3) Wildlife Act 1981 (LBH Sustainability)
- 4) Asbestos (LBH Environmental Services)

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3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Background

3.1 Earlham Primary School is a mixed gender, two form entry (2FE) primary school catering for pupils between the ages of 3-11 years. It currently has a school roll of 387 pupils with a capacity for 420 pupils. Current staff numbers are 74 with 43 full time.

3.1.2 The Department for Education (DfE) has committed to funding the upgrading of existing school facilities across the United Kingdom as part of the DfE Construction Framework. Earlham Primary School has been identified as one of the schools to receive such facilities.

3.1.3 Redevelopment of the school is overdue as the existing block is failing and will ensure that pupils and staff are provided with modern teaching facilities which meet national teaching standards and also result in an increased amount of play space.

3.1 Proposed development

3.1.1. The application is for a replacement part one, part two storey flat roofed school building to the southern part of site. Pupil and staff numbers are unaffected with capacity retained at 420 pupils and 74 staff.

3.1.2 The replacement school block comprises new classrooms, dining hall, food/science room, main hall, offices and ancillary facilities. This will result in a more consolidated and efficient form on the southern half of the school site and provide greater opportunities for outdoor play and landscaping to the north. Specifically, there is an increase of over 400sqm in hard outdoor formal PE playspace including a MUGA with an increase of over 1,300sqm in hard and soft informal playspace.

3.1.3 It is also important to note that the way in which demolition and construction has been carefully planned and staged will allow the continued operation of the school during that period.

3.2 Site and surroundings

3.2.1 Earlham Primary School is a mixed gender Two Form Entry (2FE) primary school that caters for pupils between the ages of 3-11 years. In total, there are 387 on the school roll with a capacity for 420 pupils in total.

3.2.2 The school site is broadly rectangular in shape located at the end of a residential street in Wood Green, N22. The entrance gates are located at the end of Earlham Grove on the western site boundary and the site exit gates are

located at the end of Newnham Road in the south-western corner of the site. There is limited car parking for approximately 25 cars between these two gates along the western boundary.

- 3.2.3 The school site comprises one main school block, which covers the majority of the school site and two secondary buildings, a kitchen and dining hall and year 6 building, both of which hug the southern boundary. None of the buildings on the application site are statutorily or locally listed.
- 3.2.4 The site is bordered to the north by a secondary school, St Thomas More Catholic School, comprising a complex of buildings, hardstanding car parking areas and sports pitches.
- 3.2.5 To the east and south-east is the White Hart Lane Recreation Ground, a public park consisting of sports pitches and open grassed areas. The red line application site area also includes a part of the White Hart Lane Recreation Ground to the east in order to accommodate for a temporary period, a playground and construction compound, both of which are discussed in further detail at section 6.2.
- 3.2.6 Also to the south-east of the school is Woodside Children's Centre, which offers a range of services for children under five and their families, such as family support, health and education.
- 3.2.7 To the south and south-west are residential streets lined with terraces of houses and private gardens. To the north-west is Woodside Park, a public park with grassed areas, trees and public footpaths.

3.3 Relevant planning history

- 3.3.1 2007: Planning permission (ref: HGY/2008/1528) granted for Provision of 2 x external doors positioned in existing window opening and construction of external canopy.
- 3.3.2 It is also noted that schools benefit from permitted development rights allowing for a range of development that does not require planning permission.

4.0 CONSULTATION

4.1 Pre-submission engagement/consultation

- 4.1.1 The applicant has submitted a Statement of Community Involvement, which sets out in detail the pre-application engagement undertaken with the Council, the public and other bodies such as Sport England.

4.1.2 In summary, over the last approximately two years, the emerging scheme has been discussed in detail with officers through the pre-application process several times and also presented to the Quality Review Panel.

4.1.3 The scheme was presented to the **Haringey Quality Review Panel** on 12 September 2018. The report of the meeting is set out in Appendix 3 of this report. The issues raised and how they have been addressed by the applicant are set out in the Design and appearance section (6.2) of this report.

4.2 Formal consultation (post-submission)

4.2.1 The following were consulted regarding the application:

Internal:

- LBH Design
- LBH Head of Carbon Management
- LBH Nature Conservation
- LBH Arborist
- LBH Parks
- LBH EHS – Pollution, Air Quality, Contaminated Land
- LBH Emergency Planning and Business Continuity
- LBH Building Control
- LBH Education
- LBH Flood, Surface Water and Drainage
- LBH Transportation Group

External:

- Crossrail 2 Safeguarding Team
- London Fire Brigade
- Greater London Authority
- Thames Water Utilities
- Sport England

4.2.2 Fuller text of comments from internal and external consultees that responded to consultation is contained in Appendix 1. A summary of the consultation responses received is below:

Internal:

- LBH Design: No objection
- LBH Head of Carbon Management: No objection
- LBH EHS – Pollution, Air Quality, Contaminated Land: No objection subject to conditions and informative
- LBH Education: Welcomes the overhaul and re-design of a local primary school
- LBH Flood, Surface Water and Drainage: No objection

- LBH Transportation Group: No objection

External:

- Crossrail 2 Safeguarding Team: No comment
- Greater London Authority: Confirms application not referable
- Thames Water Utilities: No objection and furthermore, supports the re-arrangement of the misconnected foul drain via new connection into foul water public system.
- Sport England: No objection subject to condition and informative

5.0 LOCAL REPRESENTATIONS

5.1 The following were consulted:

406 neighbouring properties
4 site notices were erected close to the site
1 press notice

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 1

5.3 The issues raised in representations in response to neighbour consultation of the application are set out in Appendix 1 and summarised as follows:

- Possible congestion and construction traffic impact on Earham Grove

6.0 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

- Principle of the development
- Design and appearance
- Impact on amenity of residential occupiers
- Parking and highway safety
- Sustainability

6.2 Principal of development

6.2.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which

should be seen as a golden thread running through both plan-making and decision-taking.”

Demolition

- 6.2.2 The application proposes the redevelopment of the majority of the site, including the demolition of the main school buildings. It is noted that the QRP questioned the loss of the existing buildings, however, the existing buildings are not subject to protection such as being statutorily listed or within a conservation area. As a result, there is no current policy basis to retain the existing buildings on the site.

Educational use

- 6.2.3 Paragraph 94 of the NPPF states that local planning authorities should “give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications” and that it “is important that a sufficient choice of school places is available to meet the needs of existing and new communities. In addition, it states that “local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.”
- 6.2.4 This stance is supported by the London Plan 2016, which, under policy 3.16 seeks to protect and enhance existing social infrastructure, and provide additional infrastructure to provide for the growing and diverse population. London Plan policy 3.18 further states that “The Mayor will support provision of childcare, primary and secondary school, and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, including in parts of London with poor educational performance.”
- 6.2.5 Furthermore, a school would be described as a “Community Facility” within the Haringey Strategic Policies Document and policy SP16 states that the Council will “Promote the efficient use of community facilities and the provision of multi-purpose community facilities.” Policy DM49 of the Development Management DPD supports this policy position.
- 6.2.6 It is considered that the existing school has come to the end of its functional life. This is because rooms are oversized, under heated and are leaking with parts of the roof at risk of falling in. Furthermore, the brickwork on the outside of the building is failing at various locations. In addition, as the teaching space is predominantly spread across one floor, this leaves only a small amount of play space for the potential 420 pupils. It is also noted that the school is also not step-free for pupils who need level access across the site.

- 6.2.7 The proposal will enhance an existing community facility, allowing it to continue to thrive in the community. The education use will continue to function across the site and the opportunity to upgrade the school's facilities is supported in all levels of planning policy.

Metropolitan Open Land

- 6.2.8 The school site itself is not within Metropolitan Open Land (MOL) however, the area to the immediate east (White Hart Lane Recreation Ground) is designated MOL and therefore requires consideration, particularly against London Plan 2016 policy 7.17, Local Plan Strategic Plan policy SP13 and Development Management DPD policy DM20
- 6.2.9 Whilst the proposed school is not located on MOL, new development adjacent to open space should seek to protect and enhance the value and visual character of the open land. In this regard, the school building is considered acceptable as:
- The school will be set back from the boundary by approximately 4m to minimise visual impact;
 - The elevation facing the park is the school hall and whilst it has a larger floor to ceiling height, it is single storey, measuring between 5.1m and 6.2m in height, which is equivalent to less than 2 storeys of a domestic house.
 - The existing year 6 building (immediately south of the proposed new school building) and the houses of 4-12 Highfield Close will have a more dominant appearance than the set back, relatively low level eastern elevation of the new permanent school building.
- 6.2.10 The proposed site/construction compound and access route within the MOL is considered to fall within the criteria of Schedule 2, Part 4, Class A of the General Permitted Development Order 2015. The fact that there are no additional special controls regarding land designations demonstrates that central government accept that temporary development/buildings must occur on such land in order to bring a planning permission about. Provided the temporary development is removed and the land is afterwards reinstated to its previous state, there are no other conditions with which to comply. Whilst arguably permitted development, it is also noted that the impact of a site compound on MOL will be for a brief period, and it will result in a greater good of achieving a new major school development, all the while keeping the existing school in operation.
- 6.2.11 The provision of the temporary playground on MOL is considered acceptable particularly given paragraph 89 of the NPPF, which states that "provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt [or MOL] and does not conflict with the purposes of including land within it". In this regard, the temporary playground is considered likely to meet this criteria as firstly, the proposed use is for outdoor recreation. Secondly, the retention of grass and

laying of hardstanding for a temporary period will not have any impact on openness.

Conclusion

6.2.12 Given the above, the principle of the development is acceptable and complies with the NPPF, London Plan 2016 policies 3.16, 3.18 and 7.17, Local Plan 2017 Strategic Plan policies SP13 and SP16 and Development Management DPD 2017 policies DM20 and DM49.

6.3 Design and appearance

6.3.1 Development Management DPD 2017 Policy DM1 states that development proposals should relate positively to their locality, having regard to, building heights, form, scale and massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan 2017 Policy SP11 states that all new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity, which is supported by London Plan 2016 policies 7.4 and 7.6.

6.3.2 The Quality Review Panel (QRP) has reviewed the proposal with the full report set out in full at Appendix 3 and certain specific comments detailed below. The applicant has, bearing in mind the proposal is for redevelopment of the site and not refurbishment, sought to constructively respond to these points as below:

QRP comment	Response
Reconsider the demolition of the existing building and consider refurbishment	<p>While we respect the views of the Panel, the decision by the DfE and school to proceed with this option was made a significant time ago.</p> <p>The contractor for the rebuild now appointed. The existing building is not protected through any policy and is demonstrably in a poor structural condition. A refurbishment would cost more than a total rebuild, would disrupt pupils, residents and staff, and would not be provided with the same</p>

	<p>level of efficient design, including increased area for playspace.</p> <p>With specific regard to playspace, there is an increase of over 400sqm in hard outdoor formal PE playspace with an increase of over 1,300sqm in hard and soft informal playspace. The addition of a MUGA to the school is also a positive feature of the proposal. It is also noted that approximately half of the existing playground in the central courtyard has recently had to be closed due to subsidence issues and this will be resolved through the re-development.</p> <p>A total refurbishment was considered in the early stages of this project but was discounted for the reasons set out above.</p> <p>It is also important to note that the DfE PSBP2 programme assesses each school block condition before committing to funding its refurbishment or demolition and rebuild. The two blocks to the south were assessed and it was confirmed that these did not require any funding from the PSBP programme, as they were in a reasonably good condition to meet modern education standards. Only the main school block was in such a poor condition that it qualified for funding under the PSBP2 programme. The two retained buildings are the Year 6 building and the dining hall, so both buildings can function relatively independently from the main school block. The Year 6 block in the south-east corners is also a relatively nice building architecturally.</p>
The internal circulation space lacks	Hallways will be for movements to and

<p>generosity and has little or no natural lighting. A more generous layout should be planned that allows daylight to penetrate into the heart of the building and creates a sense of joy and community.</p>	<p>from classes, the primary spaces are the classrooms which are all well-lit naturally. Classrooms took priority with regard natural lighting, as it makes a more energy efficient building, requiring less artificial lighting.</p>
<p>Potential overheating of the single aspect south facing classrooms will be a serious problem given future climate change over the life of the building. Mitigation measures could include brise soleil and/or mechanical ventilation, together with reflective glass. The lightweight modular construction of the building will also making overheating more likely throughout the building.</p>	<p>Further measures have now been agreed to address the overheating issues.</p>
<p>The decision to locate a row of toilets opening directly into the sole access corridor to the playground is unacceptable. It will inevitably have a negative impact on the whole character and environment of the communal space within the building.</p>	<p>With regard to the toilets, the corridor is 1.82m wide with cubicle doors opening inwards. This allows clear and easy circulation. Having a layout such as this allows for passive security and reduced risk of bullying. These cubicles could also be used by the public using the school hall outside of school times, so these spaces are multi-functional. This is not an uncommon feature for a school.</p>
<p>There needs to be a comprehensive landscape and movement strategy for the site that embraces the new and retained buildings. The space between the new building and the retained dining facilities and Year 6 building is cramped and will be subject to significant pressure during break periods. A careful landscape strategy will be required to ensure that movement can be effectively managed.</p>	<p>The landscape strategy submitted addresses these matters. The car parking provision and access arrangements for all modes remains unchanged and is acceptable in parking and highway safety terms.</p>

<p>The landscape strategy also needs to consider the enlarged playground on the north side of the building.</p> <p>The public approach to the school is currently confused and cluttered with parked cars. The landscape strategy should make proposals to show how the approach to the school can be more welcoming, with careful consideration – and containment – of car parking.</p>	
<p>The architectural expression of the proposed block is generic in its nature, and lacks the distinctive character that should be expected of a school, as a significant public building.</p>	<p>The school’s volume is dictated by the space needed to be provided internally. Additional efforts have been made to improve the west facing elevation, the only elevation clearly visible from the street. The colour scheme is lighter than that previously put forward, with light blue and yellows creating a lighter, more visually pleasing appearance.</p>
<p>The panel considers that render should be avoided, as it will quickly deteriorate.</p>	<p>While rendered schemes have failed in the last decade, these have often been painted rendered solutions applied to traditional builds. With this being a modular build, the structure is erected in factory controlled conditions, meaning less room for human error, unsavoury building conditions or poor on-site workmanship. Through-Colour render adds the colour to the render as it is being manufactured, meaning that there will be no fading of the colour over time. While we agree that some rendered schemes have failed historically, this should not discount render from all schemes in perpetuity. This approach is necessary given the modular build.</p>
<p>Whilst a pastiche approach is not appropriate, clues to the</p>	<p>The materiality proposed is reflective of the area, with a London stock brick</p>

<p>contemporary design and character of the new building could be taken from the rich brick detailing of the former Caretaker's House. The street frontage proposed is particularly uninspiring. This should be more prominent and welcoming, perhaps with a canopy over the entrance, and carefully integrated with the associated hard landscaping.</p>	<p>and light render (amended since the QRP) strongly represented in the locality (see London Stock and rendered buildings on Earlam Grove).</p> <p>Secondly, the use of render allows the design to become more playful and reminiscent of a school with muted, yet colourful blue and yellow tones to compliment the London Stock brick proposed.</p> <p>Finally, a generous canopy has been added since QRP to the entrance to create more significance to the school entrance.</p>
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- 6.3.3 Whilst there remain weaknesses in the quality and generosity of internal layout, elevations and materials, it has to be borne in mind that there are significant cost and procurement method constraints placed by central Government (local finance considerations) that affect these matters. In terms of general planning balance, the public benefit of the provision of improved, modern school facilities considerably offsets the weaknesses of the design.
- 6.3.4 At the same time, whilst some aspects of the design have weaknesses, most aspects are a considerable improvement and a benefit over the current situation, particularly the layout leading to significantly increased open space on the site for play, sport, trees and biodiversity, and thanks to the layout that also improves connectivity between neighbouring open spaces. The school entrance will be clear and visible, and located appropriately within its urban context, to which the retained buildings will continue to contribute and the new building will not significantly impinge upon.
- 6.3.5 Overall, the proposed development is considered to be acceptable in design and appearance terms and in general accordance with London Plan 2016 Policies 3.5, 7.4 and 7.6, Local Plan 2017 Strategic Policy SP11 and Development Management DPD 2017 Policy DM1.

6.4 Impact on the amenity of neighbouring residential occupiers

- 6.4.1 London Plan 2016 Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Development Management DPD 2017 policy DM1 states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that

provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

- 6.4.2 There are no residential properties adjoining the site to the east as this is the White Hart Lane Recreation Ground. In addition, there are no residential properties adjoining the development site to the north as this is the St Thomas More Catholic School. Therefore, it follows that the only residential properties requiring assessment in terms of potential harm to amenity are those to the south and west.
- 6.4.3 The new school block will be located north of the existing dining block and year 6 building, which will screen the majority of the new building from the residential buildings of Highfield Close to the south. This will ensure that in conjunction with the separation distance, that the replacement building, although taller than that which it replaces, will not result in unacceptable dominance, overbearing or enclosure for the residents of those properties. Furthermore, the Highfield Close properties do not have windows on the side elevation. Therefore, in accordance with BRE guidelines, the development will not have any harmful daylight or sunlight impact on these properties.
- 6.4.4 With regard to the adjoining residential properties to the west, there is a window of 29 Newnham Road facing the application site however, given the acceptable separation distance (approximately 29 metres) between it and the proposed development, that it will not intersect the BRE guidelines 25 degree line and is therefore considered acceptable in terms of daylight and sunlight impact. For the same reason it is considered that the additional height (1storey) of the proposed building, when compared to the existing building, will not have an adverse impact in terms of dominance, overbearingness or enclosure for the residents of this property.
- 6.4.5 Overall, the proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with London Plan 2016 policies 7.6 and 7.15 and Development Management DPD 2017 Policy DM1.

6.5 Parking and highway safety

- 6.5.1 Local Plan 2017 Strategic Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm and environmental and transport quality and safety by promoting public transport,

walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by Development Management DPD 2017 policy DM31.

- 6.5.2 The proposal entails the rationalisation of the existing student and staff school facilities and does not increase the pupil and staff numbers. The car parking provision and access arrangements for all modes remains unchanged. Therefore, no material impacts on the adjoining road and public transport networks will be created. No adverse road safety impacts will result from the proposal. The additional cycle parking is welcomed and ensures that the development is compliant with the London Plan. The submitted CMP is welcome and considered to be acceptable particularly with the inclusion of a banksman who will manage access and egress onto White Hart Lane.
- 6.5.3 Given the above, the proposed development is acceptable in parking and highway safety terms and in accordance with London Plan 2016 Policy 6.9, Local Plan 2017 Strategic Policy SP7 and Development Management DPD 2017 policies DM31, DM32 and DM33.

6.6 Sustainability

- 6.6.1 The NPPF, London Plan 2016 policies 5.1, 5.2, 5.3, 5.7, 5.8 and 5.9, Local Plan 2017 Strategic policy SP4, SPG 'Sustainable Design & Construction' and Development Management DPD policy DM21.set out the sustainable objectives in order to tackle climate change.
- 6.6.2 On initial assessment of the proposed development, Council's Head of Carbon Management advised as follows:
- The scheme achieves a BREEAM Very Good Outcome (New Construction 2018), which is a positive and in line with policy expectation. Recommends conditioning this standard and requiring a post construction certificate.
 - The scheme delivers a 29% reduction in carbon emission through the use of energy efficiency measures (better insulation) and through the inclusion of renewable energy measures (Solar PV panels). Recommended requiring submission of a roof plan for the solar PV panels (which the applicant has subsequent provided).
 - The common pipistrelle bat was identified on the site. Recommended a condition requiring the installation of bat boxes for the common pipistrelle bat on the southern/south west facing wall of the development, noting that these could be fitted on to the existing building if more appropriate.
 - An overheating report has been submitted. It shows the development is at risk of overheating.
- 6.6.3 Subsequent to the applicant being advised of the concern at the possibility of the proposed development overheating, in consultation with council officers, they provided a revised overheating strategy.

- 6.6.4 Council's Head of Carbon Management has reviewed the revised Overheating Strategy and confirmed that the applicant has increased the number of passive measures that will be installed and reduce the overheating risk on the building. The new measures that are now confirmed on the scheme include:
- Further increasing the Glazing Specification (Lower G Value) of the windows. This will reduce the amount of the solar heat gain going into the educational space.
 - Increasing the number of Openable Windows (from 3 to 5 per classroom) to increase air flows into education space.
 - Increasing the number of roof lights, and making them openable roof lights rather than locked.
 - Including High Performance non-removable Blinds (Shading coefficient of 0.3 was 0.61) to add an extra layer of protection to reduce sunlight heating.
 - Increasing the ability to boost ventilation rates by 25% with the air equipment.
 - Introduction of linear grilles into the false ceiling, this will increase the room volumes and move heat into ceiling voids rather than the class rooms.
 - Installing feature External Shading (brise soleil) to the southern elevations at first floor level which will benefit 5 of the 7 at risk class rooms.
 - Enhancing the landscaping in the courtyard to the south. With additional trees that will offer shading to the building and the use of a lighter palette of materials (to reflect light rather than absorb it). This will benefit the south facing classrooms that draw fresh air in from this external space.
 - Finally, the building has been future proofed for the retrofitting of cooling installations which may be necessary if global temperatures continue to rise unabated
- 6.6.5 Alongside these hard measures, the applicant has confirmed that a school guide will be given to the school on how best to manage overheating risk, so that staff can understand how best to cool the building and a simple to use air movement system (red/yellow/green display) to manage the air movement system in each class room.
- 6.6.6 Based on the inclusion of all these measures the applicant has re-run the overheating model (TM52 using the TM49 weather files – current and future weather files). This shows that the building under current weather patterns does not over heat, and comfortably passes. When using future weather patterns (2050 predictions) these new measures reduce the number of rooms at risk from overheating from 15 to 7. This outcome is positive and if the rooms do overheat the mechanical cooling systems that has been designed in (but not delivered) can then be installed.
- 6.6.7 Given the above, the proposed development is in accordance with the NPPF, London Plan 2016 policies 5.1, 5.2, 5.3, 5.7, 5.8 and 5.9, Local Plan 2017

Strategic policy SP4 and SPG 'Sustainable Design & Construction' and Development Management DPD policy DM21.

6.7 Conclusion

6.7.1 The proposed development, subject to appropriate conditions, is in accordance with national, regional and local planning policies as:

- The principle of educational use is clearly supported at national, regional and local levels;
- The design and appearance of the proposed development is on balance acceptable;
- The proposed development would not materially harm the residential amenities of neighbouring occupants;
- The proposed development would result in no significant impact on parking or highway safety as well as providing increased cycle parking;
- The proposed development would be acceptable in sustainability terms and the risk of overheating has been appropriately mitigated; and
- Overall, the application is in accordance with the development plan.

6.7.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

7.1 School/educational use has a nil rate for both mayoral and local CIL and therefore, the proposal is not liable for either the mayoral or local CIL charge.

8.0 RECOMMENDATION

8.1 GRANT PERMISSION subject to conditions.

9.0 CONDITIONS AND INFORMATIVES

9.1 Conditions:

- COMPLIANCE: Time limit for implementation (LBH Development Management)
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.

COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)

2. The approved plans comprise drawing numbers and documents:

Drawings:

131478EFAA-JMA-01-00-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-00-DR-A-PL0002 P01 S2; 131478EFAA-JMA-01-01-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-01-DR-A-PL0002 P01 S2; 131478EFAA-JMA-01-02-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-02-DR-A-PL1001 S2 P01; 131478EFAA-JMA-01-XX-DR-A-PL0003 P01; 131478EFAA-JMA-01-XX-DR-A-PL0005 P01; 131478EFAA-JMA-01-XX-DR-A-PL0006 P01; 131478EFAA-JMA-01-XX-DR-A-PL0007 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL0001 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL1003 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL2001 S2 P01; 131478EFAA-JMA-01-ZZ-VS-A-PL8002 S2 P02; 131478EFAA-JMA-01-ZZ-VS-A-PL8003 S2 P02; 131478EFAA-JMA-01-ZZ-VS-A-PL8004 S2 P02; 131478-CAU-XX-XX-DR-C-1400 Rev P1.0; 131478-CAU-XX-XX-DR-C-1401 Rev S4 P2 131478-CAU-XX-XX-DR-C-1600 Rev P1.0; 131478-CAU-XX-XX-DR-C-1601 Rev P1.0; 131478-CAU-XX-XX-DR-C-1602 Rev P1.0; 131478-CAU-XX-XX-DR-D-5400 Rev P1.0; 131478-CAU-XX-XX-DR-D-5600 Rev P1.0; 131478-CAU-XX-XX-DR-D-5601 Rev P1.0; 131478-CAU-XX-XX-DR-D-5602 Rev P1.0; 131478-CAU-XX-XX-SK-C-0500.P1-S1; 131478EFM-rS-XX-XX-SCH-001 Rev C; 131478EFM-rS-XX-XX-DR-L-90-100 Rev N; 131478EFAA-rS-XX-XX-DR-L-90-101 Rev I; 131478EFAA-rS-XX-XX-DR-L-90-102 Rev E; 131478EFM-rS-XX-XX-DR-L-90-103 Rev F; 131478EFM-rS-XX-XX-DR-L-90-104 Rev E; 131478EFM-rS-XX-XX-DR-L-90-108 Rev D; 102007-rS-XX-XX-DR-L90-112; 131478EFM-rS-XX-XX-DR-L-90-113 Rev G; 131478EFM-rS-XX-XX-DR-L-90-114 Rev A; 131478EFM-rS-XX-XX-DR-L-90-116 Rev B; D7145.002 Rev A

Documents:

External Works Outline Specification ref: 131478EFM-rS-XX-XX-SP-L-90---1 Rev K; Preventing Overheating – Statement for Planning ref: 190221 Rev 3 dated 21 February 2019; Demolition Method Statement dated 11 October 2018; Transport Statement ref: 131478-CAU-XX-XX-RP-C-7700.P1 dated August 2018; Flood Risk Assessment and Drainage Strategy ref: 3600-CAU-XX-XX-RP-V-0300.A0-C1 dated September 2018; Surface Water Drainage Management Plan ref: 131478-CAU-XX-XX-RP-C-0355.S4-P1 dated January 2019; Design and Access Statement dated 15 October 2018; Bat Appendix ref: 7145.001 dated August 2018; Energy Assessment for Planning ref: 181015 Earlham – LZC Report.doc dated 15 October 2018; Arboricultural Survey ref: CAB/J-M3932.02 (ER02) dated January 2017; BREEAM New Construction 2018 Pre Assessment ref: BREEAM-0076-7269; Planning Statement dated ref: O/R: 833 Rev A dated October 2018; Ecological Assessment ref: 7145.005 dated November 2018; Logistics Option Appraisal dated 18 October 2018;

Construction Management Plan Rev T3 dated 8 January 2019; Output Specification Compliance Report ref: 131478-BAN-00-XX-DC-C-2201-P5 dated 17 January 2019

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

COMPLIANCE: Land use (LBH Development Management)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the building shall only be for educational D1 and ancillary uses.

Reason: To ensure the benefits of the education and community facility are retained.

COMPLIANCE: Construction Management Plan (LBH Transportation)

4. The development shall be built in accordance with the hereby approved Construction Method Statement Revision T3 by Spatial Initiative dated 8 January 2019 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with policies 6.3, 6.11 and 7.15 of the London Plan 2016, policies SP0 of the Haringey Local Plan 2017 and policy DM1 of The Development Management DPD 2017.

COMPLIANCE: NRMM inventory (LBH Pollution)

5. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

PRE-COMMENCEMENT: Considerate Constructors Scheme registration (LBH Pollution)

6. Prior to the commencement of any works the site, the applicant or Contractor Company is to register with the Considerate Constructors Scheme and provide proof of registration to the Local Planning Authority.

Reason: To Comply with Policy 7.14 of the London Plan

PRE-COMMENCEMENT: NRMM details (LBH Pollution)

7. No works shall commence on the site until details of all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

PRIOR TO ABOVE GROUND WORKS COMMENCING: Air Quality Neutral Assessment (LBH Pollution)

8. Prior to above ground works commencing, an Air Quality Neutral Assessment, taking into account emissions from boilers and combustion plant and road transport sources must be undertaken and submitted for approval by the Local Planning Authority.

Reason: To comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

PRIOR TO FIRST OCCUPATION: Bat boxes (LPA Sustainability)

9. Prior to first occupation of the proposed development hereby approved, bat boxes for the common pipistrelle bat shall be installed on the southern/south west facing wall of the development and maintained as such thereafter.

Reason: In the interest of nature conservation.

PRIOR TO FIRST OCCUPATION: BREEAM rating (LBH Carbon Management)

10. The building hereby approved shall achieve a minimum BREEAM Rating of 'Very Good'. Prior to first occupation of the building hereby approved, evidence shall be submitted to the Local Planning Authority in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with this standard.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan 2016 polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

POST-REMOVAL OF TEMPORARY FACILITIES: (Sport England)

11. Within three months of the removal of the temporary facilities, the playing field land shall be reinstated to a playing field of a quality of at least equivalent to the quality of the playing field immediately before the temporary facilities were erected.

It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.

9.2 Informatives:

Working with the applicant (LBH Development Management)

1. INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

Hours of construction (LBH Development Management)

2. INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays

Wildlife Act 1981 (LBH Sustainability)

3. INNFORMATIVE: You are reminded of the requirements of the Wildlife Act 1981. It is a criminal offence to deliberately kill, injure or capture protected species such as bats, or to deliberately disturb them or to damage or destroy their breeding sites and resting places. Should such species be encountered you are advised to seek specialist advice.

Asbestos (LBH Environmental Services)

4. INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed

of in accordance with the correct procedure prior to any demolition or construction works carried out.

Appendix 1: Summary consultation responses

Stakeholder	Question/comment	Response
INTERNAL		
Schools Places Planning Lead	Have no comments from a planning perspective but welcome the overhaul and re-design of a local primary school.	<p>Noted and no further action required.</p> <p>Assessment of the principle of educational use undertaken at section 6.2 of this report.</p>
Transport Planning	<p>The proposal entails the rationalisation of the existing student and staff facilities and does not increased the pupil and staff number. The car parking provision and access arrangement for all modes remains unchanged. Therefore, no material impacts on the adjoining road and public transport networks will be created. No adverse road safety impacts will result from the proposal. The additional cycle parking is welcomed and ensures that the development is compliant with the London Plan. The submitted CMP is welcome and considered to be broadly acceptable but the final CMP will need to be submitted following appointment of the contractor. The proposal is acceptable in transport terms.</p> <p>Author’s note: Additional comments received as below subsequent to further information being provided by the applicant:</p> <p>As I expected, the swept path of HGVs takes up the width of the carriageway and therefore encroaches on oncoming traffic. This is not uncommon for construction sites but any disruption will need to be minimised with the assistance of a banksman who will need to manage access and egress. We can approve the CMP on this basis.</p>	<p>Noted and no further action required as the requested updated CMP has been provided and considered acceptable, negating the need for a condition requiring submission prior to works commencing.</p> <p>Assessment of parking and highway safety undertaken at section 6.5 of this report.</p>

Stakeholder	Question/comment	Response
Environmental Health	<p>Recommends that conditions relating to air quality assessment, combustion and energy plant, management and control of dust and NRMM and an asbestos informative be attached in the event planning permission is granted.</p> <p>Author's note: The recommended condition relating to plant NOx refers to domestic use and is therefore not applicable. Subsequent to these comments, control of dust measures have been included in the revised Construction Management Plan (CMP) and therefore this condition is no longer required.</p>	Noted and conditions and informative duly recommended where appropriate.
Design Officer:	<p>Overall, whilst there are disappointments in the quality and generosity of internal layout, elevations and materials, it has to be borne in mind that there are significant cost and procurement method constraints placed, by central government decision, on this sort of school investment, that make these compromises inevitable. The public benefit of the provision of improved, modern school facilities considerably offsets the disappointments of the design. At the same time, whilst some aspects of the design are disappointing, other aspects are an improvement and a benefit, particularly the layout leading to significantly increased open space on the site for play, sport, trees and biodiversity, and thanks to the layout that also improves connectivity between neighbouring open spaces. The school entrance will be clear and visible, and located appropriately within its urban context, to which the retained buildings will continue to contribute and the new building will not significantly impinge upon.</p>	<p>Noted and no further action required.</p> <p>Assessment of design and appearance undertaken at section 6.3 of this report.</p>
Drainage Engineer	Received the attachments and supporting email regarding the comments made earlier. Can now confirm the attachments satisfy the LLFA for this application to proceed.	Noted and no further action required.
Head or Carbon	The scheme achieves a BREEAM Very Good Outcome (New	Noted and conditions

Stakeholder	Question/comment	Response
Management	<p>Construction 2018). This is a positive and in line with policy expectation.</p> <p>Action: To condition this standard and require a post construction certificate.</p> <p>The scheme delivers a 29% reduction in carbon emission through the use of energy efficiency measures (better insulation) and through the inclusion of renewable energy measures (Solar PV panels). The policy requirement is a 35% reduction in carbon emissions.</p> <p>There are no drawings on the roof plan that demonstrate the location and impact of the solar PV panels on the development.</p> <p>Action: To submit the roof plan for the solar PV panels and confirm that an area of at least 120m² array can be delivered and will be delivered on the scheme.</p> <p>The common pipistrelle bat (<i>Pipistrellus pipistrellus</i>) was identified on the site. We recommend that bat boxes are installed onto the southern aspect of the development for bat communities. Ideally these should be permeant fixtures and integrated into the brick work.</p> <p>Action: To condition the installation of bat boxes for the common pipistrelle bat on the southern / south west facing wall of the development. These could be fitted on to the existing building if more appropriate.</p> <p>An overheating report has been submitted. It shows the development is at risk of overheating. This overheating assessment assumes some factors on occupancy and internal heat generation that need clarification. And the assessment</p>	<p>duly recommended.</p> <p>Noted and no further action required as the requested updated CMP has been provided and considered acceptable, negating the need for a conditions requiring submission prior to works commencing.</p> <p>Assessment of sustainability (including overheating) undertaken at section 6.6 of this report.</p>

Stakeholder	Question/comment	Response
	<p>methodology is not in line with policy guidance as it does not use London Weather files, and does not model expected future weather patterns.</p> <p>Action: To redo the overheating analysis for the school using the above criteria. And to address some of the assumptions.</p> <p>Author's note: Additional comments received as below subsequent to further overheating information being provided by the applicant:</p> <p>We have reviewed the new Overheating Strategy for Earlham School (dated 21/02/19). The applicants design team have now increased the number of passive measures that will be installed and reduce the overheating risk on the building. The new measures that are now confirmed on the scheme include:</p> <ul style="list-style-type: none"> • Further increasing the Glazing Specification (Lower G Value) of the windows. This will reduce the amount of the solar heat gain going into the educational space. • Increasing the number of Openable Windows (from 3 to 5 per classroom) to increase air flows into education space. • Increasing the number of roof lights, and making them openable roof lights rather than locked. • Including High Performance non-removable Blinds (Shading coefficient of 0.3 was 0.61) to add an extra layer of protection to reduce sunlight heating. • Increasing the ability to boost ventilation rates by 25% with the air equipment. • Introduction of linear grilles into the false ceiling, this will increase the room volumes and move heat into ceiling voids rather than the class rooms. • Installing feature External Shading (brise soleil) to the 	

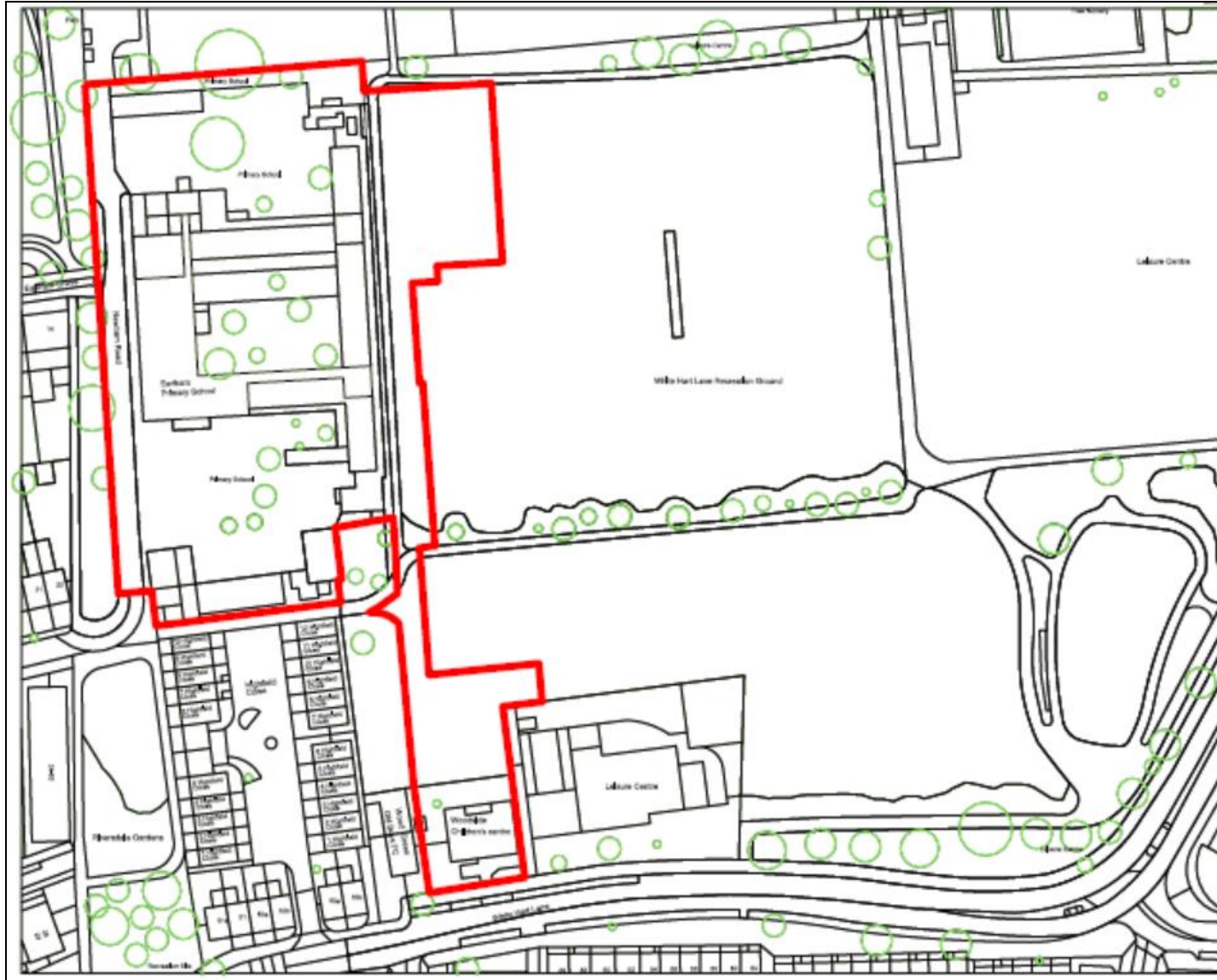
Stakeholder	Question/comment	Response
	<p>southern elevations at first floor level which will benefit 5 of the 7 at risk class rooms.</p> <ul style="list-style-type: none"> • Enhancing the landscaping in the courtyard to the south. With additional trees that will offer shading to the building and the use of a lighter palate of materials (to reflect light rather than absorb it). This will benefit the south facing classrooms that draw fresh air in from this external space. • Finally, the building has been future proofed for the retrofitting of cooling installations which may be necessary if global temperatures continue to rise unabated <p>Alongside these hard measures the applicant has confirmed that a school guide will be given to the school on how best to manage overheating risk, so that staff can understand how best to cool the building. And a simple to use air movement system (red/yellow/green display) to manage the air movement system in each class room.</p> <p>Based on the inclusion of all these measures the applicant has re-run the overheating model (TM52 using the TM49 weather files – current and future weather files). This shows that the building under current weather patterns does not over heat, and comfortability passes. When using future weather patterns (2050 predictions) these new measures reduce the number of rooms at risk from overheating from 15 to 7. This outcome is a positive and if the rooms do overheat the mechanical cooling systems that has been designed in (but not delivered) can then installed.</p>	

EXTERNAL		
Greater London Authority	We have received a consultation letter for the above application, however on reviewing the details it seems to me that it isn't referable to the Mayor. The floorspace of the new school is below the 15,000sqm floorspace threshold and whilst temporary development is proposed on MOL, this does not involve the construction of a building over 1,000sqm in floorspace.	Noted and no further action required.
Transport for London (Crossrail 2 Safeguarding)	Have no comment on this application	Noted and no further action required.
Sport England	<p>This being the case, Sport England does not wish to raise an objection to this application provided the following condition is applied:</p> <p>Within three months of the removal of the temporary facilities, the playing field land shall be reinstated to a playing field of a quality of at least equivalent to the quality of the playing field immediately before the temporary facilities were erected.</p> <p>Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.</p> <p>Informative: It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.</p>	Noted and condition and informative duly recommended
Thames Water	Confirm Thames Water do not envisage any capacity concerns to	Noted and no further

	<p>the waste water infrastructure at this stage of the development.</p> <p>Also, Thames Water support the re-arrangement of the misconnected foul drain via new connection into foul water public system.</p>	<p>action required.</p>
<p>NEIGHBOURING PROPERTIES</p>		
<p>Earlham Grove resident</p>	<p>As residents of Earlham Grove and writing to express our concerns regarding and objection to any possible congestion or problems on our narrow and already congested street.</p> <p>We already experience serious congestion and parking issues caused by parents dropping off and picking up their children from Earlham Primary School. Now we are very concerned about the implications of constructing a replacement block in the School. We would not be able to support the construction of a replacement block if the construction traffic is going to access Earlham Primary School via Earlham Grove.</p> <p>We can only support the construction if the construction traffic and disruption is going to be via another route.</p>	<p>Construction access is off White Hart Lane between Wood Green Old Boys FC and Woodside Children's Centre, not off Earlham Grove.</p> <p>Assessment of parking and highway safety matters undertaken at section 6.5 of this report.</p>

Appendix 2: Plans and images

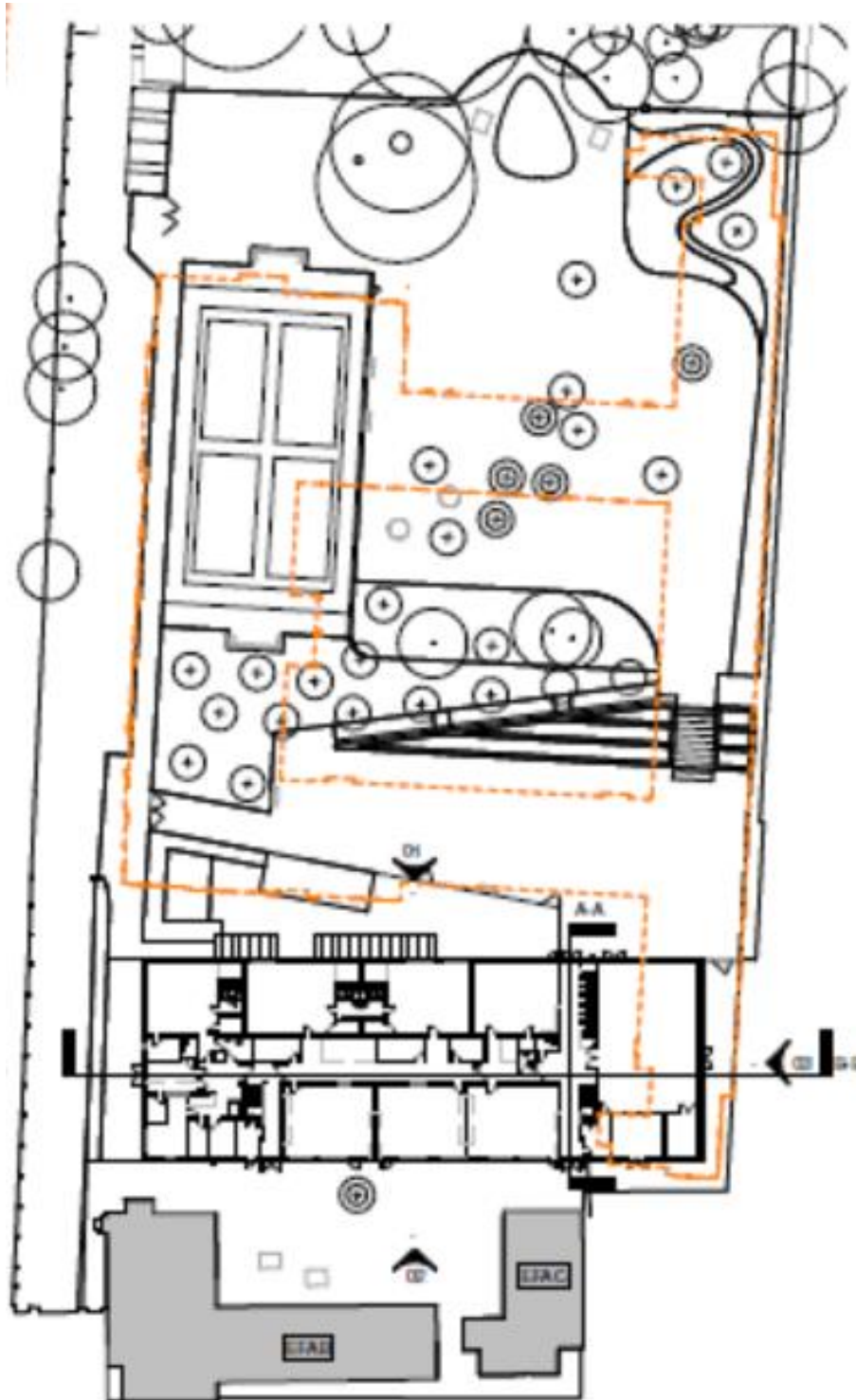
Site location plan:



Birds Eye View (looking east)



Proposed block plan:



Proposed elevation:

North:



North:



Proposed elevation:

East:



West:



External visualisations:

View from South West:



View from South East:



View from North:



Appendix 3: Quality Review Panel report

CONFIDENTIAL



Haringey Quality Review Panel

Report of Chair's Review Meeting: Earlham Primary School

Wednesday 12 September 2018

River Park House, 225 High Rd, Wood Green, London N22 8HQ

Panel

Peter Studdert (chair)
Joanna Sutherland

Attendees

Claire Barnes	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Elsabetta Tonazzi	London Borough of Haringey
Bruna Varante	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of the Haringey Quality Review Panel
12 September 2018
HQRP74_Earlham Primary School

1. Site address

Earlham Primary School, Earlham Grove, London N22 5HJ

2. Presenting team

Diletta Passaro	JM Architects
Christopher Benson	Spatial Initiative
Stuart Sands	Education and Skills Funding Agency

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

Earlham Primary School is a primary school that caters for pupils between the ages of three and eleven years. In total, there are 387 on the school roll, however, the school has capacity for 420 pupils in total.

The site is broadly rectangular in shape, located at the end of a residential street. The entrance gates are located at the end of Earlham Grove on the western site boundary and the site exit gates are located at the end of Newnham Road in the south-western corner of the site. The school site comprises one main school block, which covers the majority of the school site and two secondary buildings located on the southern boundary. The site is neither listed nor within a conservation area and is not subject to any other designations (an area of Metropolitan Open Land does adjoin the site immediately to the east). The general surrounding area comprises residential streets to the north, west, south and south-east and recreation grounds and sports pitches to the east and north-east. The site is well connected, with a PTAL rating of 4.

The principle of new educational provision is supported by the NPPF (paragraph 94), which highlights that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education, and should work with key stakeholders and partners to identify and resolve key planning issues before applications are submitted.

Overall, officers seek to support new and enhanced educational facilities in the borough wherever possible. Therefore, officers consider that the proposed development to improve and enhance the existing educational facility on site, in land use terms, is acceptable in principle, subject to complying with all other relevant planning policies and material planning considerations



5. Quality Review Panel's views

Summary

The Quality Review Panel is dismayed by the poor quality of the proposal to replace Earham Primary School. It believes that the decision to demolish the existing building should be reconsidered.

Although the building is undoubtedly quirky and has been poorly maintained, it has valuable features that would be lost in the proposed replacement, in particular the spacious single storey layout around generous courtyards and the large hall with a proscenium stage that is a valuable community asset and potential source of future income for the school. None of these assets has been replaced in the generic and unimaginative modular replacement.

However, if a generic replacement building is all that is deliverable under current financial constraints, the panel gives some suggestions as to how some of the design defects of the current proposal could be mitigated. Further details on the panel's views are provided below.

Strategic approach and project aspirations

- The panel feels that the decision to demolish the existing school should be reconsidered. Although the existing building is in a poorly-maintained condition and has a number of design flaws (including split level accommodation), the panel believes that with a creative and imaginative approach to refurbishment these can be overcome.
- No information was presented to demonstrate that a thorough feasibility study of the potential to remodel and refurbish the existing building has been carried out. The panel think this is essential, and that the outcome of such an approach could be far superior to the generic modular newbuild proposed.
- Whilst a refurbishment programme would undoubtedly pose difficult short term challenges around phasing and temporary decanting, the long term benefits of retaining and improving the current school would, in the panel's view, make this worthwhile.
- The main assets of the existing school identified by the panel include the single storey layout of the school set around generous courtyards, the mature trees within the courtyards, and the generous hall with its proscenium arch stage which should be viewed as an important asset not only to the school but also to the wider community. In this regard, the generously sized hall could also provide a significant income for the school.
- The panel would strongly recommend the appointment of an experienced architectural practice to devise a long term strategic plan for the refurbishment of the existing buildings.



Brief comments on the proposed replacement school

- Whilst the panel holds very strong views that a strategic re-think of the scheme is required, it offers the following brief comments on how the design defects of the modular proposal might be mitigated.

Internal layout

- The internal circulation space lacks generosity and has little or no natural lighting. A more generous layout should be planned that allows daylight to penetrate into the heart of the building and creates a sense of joy and community.
- Potential overheating of the single aspect south facing classrooms will be a serious problem given future climate change over the life of the building. Mitigation measures could include brise soleil and/or mechanical ventilation, together with reflective glass. The lightweight modular construction of the building will also making overheating more likely throughout the building.
- The decision to locate a row of toilets opening directly into the sole access corridor to the playground is unacceptable. It will inevitably have a negative impact on the whole character and environment of the communal space within the building.

External space and landscape design

- There needs to be a comprehensive landscape and movement strategy for the site that embraces the new and retained buildings. The space between the new building and the retained dining facilities and Year 6 building is cramped and will be subject to significant pressure during break periods. A careful landscape strategy will be required to ensure that movement can be effectively managed.
- The landscape strategy also needs to consider the enlarged playground on the north side of the building.
- The public approach to the school is currently confused and cluttered with parked cars. The landscape strategy should make proposals to show how the approach to the school can be more welcoming, with careful consideration – and containment – of car parking.

Architectural expression

- The architectural expression of the proposed block is generic in its nature, and lacks the distinctive character that should be expected of a school, as a significant public building.
- The panel considers that render should be avoided, as it will quickly deteriorate. Whilst a pastiche approach is not appropriate, clues to the contemporary design and character of the new building could be taken from the rich brick detailing of the former Caretaker's House.



- The street frontage proposed is particularly uninspiring. This should be more prominent and welcoming, perhaps with a canopy over the entrance, and carefully integrated with the associated hard landscaping.

Next steps

The panel recognises the difficult financial constraints within which the Education Authority is currently expected to operate. However, the panel strongly believes that a robust long term solution to the undoubted deficiencies within the existing school would be best addressed by a careful and creative refurbishment programme. It feels that the proposed modular building will provide only a limited short term solution, which would prove to be unsustainable and inflexible in the long term. The panel would welcome an opportunity for further review if a refurbishment strategy is pursued.

Appendix: Haringey Quality Charter

Policy DM1: Delivering High Quality Design

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;
- Confidently address feedback from local consultation;
- Demonstrate how the quality of the development will be secured when it is built; and
- Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development - development proposals should relate positively to their locality, having regard to:

- Building heights;
- Form, scale & massing prevailing around the site;
- Urban grain, and the framework of routes and spaces connecting locally and more widely;
- Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- Rhythm of any neighbouring or local regular plot and building widths;
- Active, lively frontages to the public realm; and
- Distinctive local architectural styles, detailing and materials.

Haringey Development Management DPD (2017)

