

Planning Committee 13 January 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2160

Ward: Woodside

Date received: 30/10/2008

Last amended date: N/A

Drawing number of plans: 660/AL(0) 001, 010, 011, 012, 013, 020, 021, 022, 023, 024, 025 & 030.

Address: St Thomas More RC School, Glendale Avenue N22

Proposal: Erection of two storey building providing 1582 sqm. of additional teaching / learning accommodation for music, drama and media studies. Erection of single storey extension to the Learning Resources Centre (Library). Provision of new visitors entrance to school, new lift, new main stairs and remodelling of 205 sqm. of existing space.

Existing Use: Secondary School

Proposed Use: Secondary School

Applicant: Haringey Council

Ownership: London Borough of Haringey

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact:

Michelle Bradshaw

P: 020 8489 5280

E: michelle.bradshaw@haringey.gov.uk

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

St Thomas More School is located to the southern end of Glendale Avenue, immediately opposite Woodside Park. It is bounded to the north by two-storey residential properties along Crofts Lane and to the south by Earlham Junior School. The site is not within a conservation area however block A of the Thomas More School is a locally listed building. Woodside Park is designated as Significant Local Open Land and a Historic Park. To the east is the White Hart Lane Recreation ground, an area designated as Metropolitan Open Land.

DETAILS OF PROPOSAL

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 proposed development to St Thomas More School comprises two main elements, the first being a new building to the northern boundary of the site, adjacent to Crofts Lane. The building would be a two storey block, providing teaching and learning accommodation for Music, Drama, Media Studies, IT Studies as well as a new visitor's entrance with reception area, accessible toilet and other ancillary areas. The new north block would be largely constructed of terra cotta coloured brick. Stairwells and lift shafts would be finished in a pale purple coloured render. The gross floor area of the new building would be 1582m².

The second element is an extension to the existing Learning Resource Centre (LRC). The expansion of the LRC is to form a glazed extension to the rear of the Edwardian Building (Block A). The extension would be single storey and involve knocking through the rear wall of Block A at ground floor level and constructing a curved frontage to a landscaped courtyard to the rear of the new building. Louvers would be provided at roof level to allow for solar shading of the extension. A continuous glazed roof light strip would separate the new roof from the existing fabric to allow additional sunlight penetration into the extended space. A walkway would be constructed at ground and first floor levels to directly connect the rear of the Edwardian building to the new block to the north of the site.

The existing access road would be extended to meet Crofts Lane closer to the junction with Glendale Avenue. A new car parking area would be created to the northern side of block A, adjacent to Crofts Lane, to allow parking for 12 vehicles. Works would also include hard and soft landscaping of the new car park and land next to the access road as well as the new internal courtyard.

PLANNING HISTORY

HGY/1992/0805 - Conversion from Secondary to Primary School, provision of a nursery unit and alterations to the existing building including the creation of an external covered play area and a new play terrace (APPROVED - 01/09/1992)

HGY/2008/1535 - Installation of new floodlighting to existing netball courts (APPROVED - 11/09/08)

CONSULTATION

London Fire & Emergency Planning Authority

Haringey Building Control Team
Haringey Conservation Team
Haringey Transportation Team
Haringey Environmental Health

Ward Councillors

Chitts Hill Residents Association
Friends of Woodside Park
1-13 (c) Crofts Lane, N22
Bungalow, Glendale Avenue, N22
Earlham Junior and Infants School, Earlham Grove, N22
9 -15 (o) Glendale Avenue, N22
1 – 61 (o) Woodside Road, N22

A Development Control Forum was held on 4 December 2008. However no local residents attended.

RESPONSES

London Fire & Emergency Planning Authority

The Brigade is satisfied with the proposal

Haringey Building Control

Access for fire brigade vehicles to this development is considered acceptable. Means of escape will be dealt with upon receipt of a formal building regulations application.

Haringey Conservation Team

St Thomas More RC School (Block A) is a local listed building.

The proposed extension (learning resource centre) to the rear of the local listed building is sensitively designed to be unobtrusive and sympathetic to the context and nature of the site. The glazed curtain walling system means that there will be a minimal visual impact to the rear elevation, the rhythm of the proposed glazed panels reflects the rhythm of the ground floor fenestration, providing a degree of continuity between existing design and new.

The proposed two storey building and new visitors entrance are similarly designed to a high standard with due consideration of context and setting. The new designs, in terms of height, bulk, massing, details and materials integrate well with the existing buildings.

As such, there are no objections to the proposal.

Haringey Waste Management Team

There are no comments to provide on this application

Haringey – Scientific Officer

Condition to provide a site investigation report, risk assessment and details of any remediation required.

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

ENV3 Water Conservation

ENV9 Mitigating Climate Change: Energy Efficiency

ENV10 Mitigating Climate Change: Renewable Energy

M4 Pedestrians and Cyclists

M10 Parking and Development

OS2 Metropolitan Open Land (MOL)

OS3 Significant Local Open Land (SLOL)

OS5 Development Adjacent to Open Spaces

CW1 New Community/Health Facilities

CSV2 Listed Buildings

CSV4 Alterations and Extensions to Listed Buildings

Haringey Supplementary Planning Guidance (October 2006)

SPG1a Design Guidance

SPG2 Conservation and Archaeology

SPG3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight

SPG7a Vehicle and Pedestrian Movement

SPG8b Materials

SPG8c Environmental Performance

SPG8d Biodiversity, Landscaping & Trees

ANALYSIS/ASSESSMENT OF THE APPLICATION

Key Issues for Consideration

1. Principle of Development
2. Design and Materials and Impact on the Listed Building
3. Impact on the Amenity of Neighbours
4. Impact on Adjacent Open Spaces
5. Sustainability
6. Traffic Generation and Parking

1) Principle of Development

Policy G9 'Community Well Being' states that development should meet the boroughs 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' 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 for the erection of a two storey class room building to provide additional teaching / learning accommodation for music, drama and media studies. In addition, an extension to the existing Learning Resources Centre (Library) is proposed.

Since the site is already being used for education purposes, the principle of the use has been established. The location of the facilities including improved performing arts spaces will enable the school to offer these for community use outside of school hours. In addition, the site is serviced by bus routes along Wood Green High Road and White Hart Lane. Therefore, the principle of the proposal is considered to be acceptable and in line with Council policy.

2) Design and Materials and Impact on the Locally Listed Building

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 and SPG1a Design Guidance states that any proposal, which requires planning permission, will be expected to be of high design quality.

The proposed development to St Thomas More School comprises two main elements, the first being a new building to the northern boundary of the site, adjacent to Crofts Lane. The building would be a two storey block, providing teaching and learning accommodation for Music, Drama, Media Studies, IT

Studies as well as a new visitor's entrance with reception area, accessible toilet and other ancillary areas. The gross floor area of the new building would be 1522m².

The second element is an extension to the existing Learning Resource Centre (LRC). The expansion of the LRC is to form a glazed extension to the rear of the Edwardian Building (Block A). The extension would be single storey and involve knocking through the rear wall of Block A at ground floor level and constructing a curved frontage to a landscaped courtyard to the rear of the new building. Louvers will be provided at roof level to allow for solar shading of the extension. A continuous glazed roof light strip would separate the new roof from the existing fabric to allow additional sunlight penetration into the extended space. A walkway would be constructed at ground and first floor levels to directly connect the rear of the Edwardian building to the new block.

The original design of the new northern block was to be a very modern building, finished in a salmon coloured render and the main elevation perforated by irregularly placed openings. The design was seen to be incompatible with the surrounding buildings. As such, the design was modified prior to the submission of the planning application. The new north block is now to be largely constructed of terra cotta coloured brick which will fit within the context of the Edwardian building and the other school blocks within the site. The window patterns have also been amended slightly to give a more regular fenestration pattern. However the northern façade does not reflect the highly regular rhythm of window positions evident in the two adjacent blocks, this is partially due to the nature of the internal spaces which are to be used for drama and performing arts uses, as well as a plant room. The stairwells and lift shafts are to be finished in a pale purple coloured render, which will contrast with the existing materials. Conditions of consent will require material samples and full details of fencing/boundary treatment be submitted to and approved in writing by the local planning authority prior to the commencement of works in order to retain control over the external appearance of the development in the interest of the visual amenity of the area. In addition, a detailed Hard and Soft Landscape Plan shall be required as a condition of consent. It is recommended that a condition of consent require any proposed paving be constructed of a material or designed in a way to allow permeability.

The Edwardian building (Block A) is a locally listed building of particular architectural merit and aesthetic quality. The Haringey Conservation Team have been consulted and provided the following comments: "The proposed extension (learning resource centre) to the rear of the local listed building is sensitively designed to be unobtrusive and sympathetic to the context and nature of the site. The glazed curtain walling system means that there will be a minimal visual impact to the rear elevation, the rhythm of the proposed glazed panels reflects the rhythm of the ground floor fenestration, providing a degree of continuity between existing design and new. The proposed two storey building and new visitors entrance are similarly designed to a high standard with due consideration of context and setting. The new designs, in terms of height, bulk, massing, details and materials integrate well with the existing buildings. As such, there are no objections to the proposal".

Overall, the proposal is deemed to comply with policy G2 'Development and Urban Design', UD4 'Quality Design', CSV2 'Listed Buildings', CSV4 'Alterations and Extensions to Listed Buildings', SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology'.

3) Impact on the Amenity of Neighbours

Policy UD3 and SPG3b address issues of privacy, overlooking, aspect, outlook and daylight. The new build element of the scheme will be located directly across the road from existing two-storey residential terraces and semi-detached dwellings. The new block has been set back from the road to reflect the general building line of the two adjacent blocks. The new north block extends westward at an angle, following the line of the access road, and therefore results in the building being set slightly closer to the residential buildings at the western end. The block maintains a separation of approximately 12.5 meters at its closest point. As such, the impact of the new building in terms of sunlight, daylight and general outlook would not be significantly greater than a two storey residential development constructed in the same location. The new access road will separate the new building from Crofts Lane and a landscaping strip will further reduce the visual impact of the new building. High traffic movement corridors have been located internally to the southern elevation to minimise noise disturbance from students moving between classes and congregating prior to class commencement. The windows to the northern elevation are to be double glazed units which will provide sound insulation. Overlooking to and from the new building will be limited and not pose any unacceptable loss of privacy for neighbouring residents. The extension to the Learning Resource Centre will be within the school site and hidden behind the new building to the north. As such, there will be no impact on amenity as a result of this aspect of the scheme. Overall, it is not anticipated that there will be any significant issues relating to impact on residential amenity, in line with policy UD3 'General Principles' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight'.

4) Impact on Adjacent Open Spaces

Policy OS2 and OS3 seek to safeguard and protect the character and quality of Metropolitan Open Land (MOL) and Significant Local Open Land (SLOL). Furthermore policy OS5 states that development close to the edge or Green Belt, Metropolitan Open Land, Significant Local Open Land or any other valuable open land will only be permitted if it protects or enhances the value and visual character of the open land.

St Thomas More School is located in close proximity to Woodside Park which is designated as Significant Local Open Land (SLOL) and the White Hart Lane Recreation ground, an area designated as Metropolitan Open Land (MOL). The location of the new building and LRC extension will be within the school grounds and not directly visible from either the SLOL or MOL. The Edwardian building which faces onto Woodside Park will not be altered on the front

façade. As such, the development will have not direct impact on the adjacent open spaces, in line with policy OS2, OS3 and OS5.

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 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. A Sustainability Statement is included with the planning application. The following issues are considered to be specifically relevant to this scheme:

Energy Efficiency / Renewable Energy

Policies ENV9, ENV10 and SPG8c relate to Energy Efficiency and Renewable Energy. 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. A condition of consent may be applied to ensure compliance with the Design Brief guidelines. The new building will be mechanically ventilated but the energy requirements for this will be partially offset by the installation of a biomass boiler. Overall, the development is considered to meet the intent of policy ENV9 Energy Efficiency.

Water

Policy ENV3 states that all new development should incorporate water conservation methods. The application has not provided any details of proposed water conservation initiatives within the development. It is recommended that any new toilet facilities, taps or showers within the new building and learning resource centre extension be fitted with water saving devices these may include spray taps or movement sensor taps, dual flush WC’s or low flow shower heads with movement sensor control etc.

Noise

The acoustic performance of the new building is particularly important given the proposed uses include music, drama and performing arts spaces. Double glazed window units are proposed in this block. It is recommended that a condition of consent be attached to require high grade insulation to this building for both noise and energy insulation purposes.

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'. Given the current use of the site as a playground area, caretakers house and access road, there is no reason to anticipate potential 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. The existing bin storage area will not be altered by the proposed development. The Haringey Waste Management team has no objection to the scheme. 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.

7) Traffic Generation and Parking

Policy M10 'Parking for Development' 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 site is in close proximity to both Wood Green High Road and White Hart Lane which are frequented by several bus routes. The Wood Green Tube station is also within walking distance of the site.

The development of the school will result in an overall increase in floor area of 1522m². However, this is to simply improve the existing facilities rather than support additional students. As such, it is anticipated that there will be the same number of net trips generated by the site. A new car parking area will be constructed to the northern side of Block A, providing spaces for 12 vehicles. Cycle parking exists on the site and will not be altered by the development. It is considered that the level of vehicular and cycle parking is suitable and consistent with policy requirements.

SUMMARY AND CONCLUSION

The proposed new build development and extension to the existing Learning Resources Centre (LRC) at the St Thomas More School will improve existing school facilities allowing enhanced opportunities for teaching and learning. These facilities would also be available for community use. The location and scale of the new build will result in no significant detrimental impact on

neighbouring residential properties or the adjacent Metropolitan Open Land (MOL) or Local Significant Open Land (LSOL). 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/2008/2160

Applicant's drawing No's: 660/AL(0)001, 010, 011, 012, 013, 020, 021, 022, 023, 024, 025 & 030.

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. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. 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.
5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. Hard landscaped areas shall be permeable in construction and/or design.

Reason: To allow water infiltration and thus reduce water runoff to the storm water system.

8. 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.

9. That details of all levels on the site in relation to the surrounding area shall be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

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

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development.

11. The following water conservation measures shall be implemented: Where sanitary fittings (taps, WC's, showers etc.) are being installed, low water use appliances shall be used. This will include spray taps, dual flush WC's, low flow shower heads with movement sensor control or similar.

Reason: To ensure the development incorporated water conservation measures, in order to contribute to efficient use of water by the development.

12. 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 access points and the boundary materials provide a positive contribution to the streetscape.

13. 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', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development', OS2 'Metropolitan Open Land (MOL)', OS3 'Significant Local Open Land (SLOL)', OS5 'Development Adjacent to Open Spaces', CW1 'New Community / Health Facilities', CSV2 'Listed Buildings', CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance and SPG8d 'Biodiversity Landscaping & Trees' of the Haringey Supplementary Planning Guidance (October 2006).