

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2123

Ward: Bruce Grove

Date received: 16/12/2009

Last amended date: N / A

Drawing number of plans: 231 003D, 065A, 100D, 101D, 102C, 150B, 151B, 152B, 153B, 155; 10110001-101D, 101A, 105A, 106A, 107A, 108A, 109A; CD9807B PL-01, 02, 03; CD9807B; 29248 1, 2

Address: Land between Moira Close & Adams Road N17 6HZ

Proposal: Demolition of Broadwater Farm Primary School and William C Harvey Special School, and redevelopment of the site to provide a purpose-built two storey inclusive learning centre (520 places, primary age) to incorporate Broadwater Farm Primary, William C Harvey and Moselle School Special Schools with associated car parking, external landscaping and new pedestrian and vehicle access from Adams Road

Existing Use: D1 Education

Proposed Use: D1 Education

Applicant: Ms Laura Smeaton- Haringey Council, Children's Services

Ownership: Haringey Council

PLANNING DESIGNATIONS

Retrieved from GIS on 1
8/12/2009 UNKNOWN
Road Network: B Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is a large site measuring 2.3ha in size located to the north of the Broadwater Farm Estate. The site is occupied by two schools: Broadwater Farm Primary, William C Harvey and also includes part of Moselle schools (the section of the site along Adams Road). All three schools have principal public frontage and access points onto Adams Road which runs East West along the southern boundary of the site. Moira Close runs along the eastern boundary of the site, while Broadwater Farm Children's

Centre adjoins the South-West corner of the site. Broadwater Farm Children's Centre is a modern building (complete in 2005 and a RIBA award winning scheme) which provides an inclusive nursery, a drop-in centre and in addition makes provision for children with special needs. This formed the first phase of the wider Inclusive Learning Campus.

To the north, east and west the site adjoins residential properties: 2- 3 storeys in height (Somerset Close and Lido Square). To the south of the site (on the southern side of Adams Road) are the tower blocks which make up Broadwater Farm Estate; which consist of 12 interconnected buildings named after a different World War II RAF aerodrome and which accommodate approximately 4000 people .The estate was built in the late 1960s.

Lordship Recreation Ground is located to the west of the site. The river Moselle runs through the centre of the parks and in addition cuts through a corner of the application site (Moselle school) where is culverted.

Within the application site itself, is an area of scrub woodland located along the North West corner of the site. This has been fenced off and partly managed as a habitat resource for the primary school, and is referred to as the 'Fox Forest'.

PLANNING HISTORY

HGY/1991/1373 - Erection of a single storey building for use as a day nursery for 3-5 year olds. – Approved 10-02-92

HGY/1992/0763 - Approval of building materials pursuant to planning permission dated 30th February 1991 for the erection of a classroom block. – Approved 21-07-92

DETAILS OF PROPOSAL

The proposal is for the demolition of Broadwater Farm Primary School (BWF) and William C Harvey Special School, and redevelopment of the site to provide a purpose-built two-storey inclusive learning centre with a gross internal floorspace of 5790sq.m to provide 520 places. The proposal will also provide associated car parking, external landscaping and new pedestrian and vehicle access from Adams Road.

The site boundary excludes the majority of the Moselle school site and its Annex (formerly the caretakers house), but includes a section of the site along Adams Road, which will provide car and minibus parking and service vehicle access for the new campus. The future use of the Moselle school building/ site is at this stage unclear.

The objective of the project is to create an inclusive learning centre for primary children, which will combine the existing Broadwater Farm mainstream school and the two adjacent special needs schools; William C Harvey and Moselle School. The secondary element of Moselle and WC Harvey are due to relocate to Woodside High by September 2011.

The accommodation schedule for the campus has been developed with reference to the Department for Children, Schools and Families (DCSF) building bulletins BB99 and BB102, which separately cover the Primary and special needs aspects of the accommodation respectively. The proposal will provide 420 primary school places (designed to meet BB99) and 100 special need's places (designed to meet BB102).

The number of special needs places will grow to 100 in total and it is intended to make places available for children who currently travel to schools outside Haringey. There will be approximately 160 staff.

It is intended that this new facility, along with other local services, will also benefit the whole community providing activities and services for local people of all ages. This might include breakfast clubs, homework clubs, all year-round childcare for children from 0 to 11, parenting support, employment, housing and benefit advice and new sports facilities.

CONSULTATION

Ward Councillors (Bruce Grove & West Green Road)
LBH - Building Control
LBH Arboricultural Officer
LBH - Cleansing
LBH - Transportation Group
LBH - Education - Children & Young Peoples Service
Crime Prevention Officer
Environment Agency
London Fire & Emergency Planning Authority
Flats 1-105 (c) Kenley, Gloucester Road
Flats 1-36 (c) Manston, Adams Road
Flats 1-29 (c) Marlesham, Adams Road
Flats 1-29 (c) Northolt, Griffin Road
9, 11, 15 Adams Road
157 Gloucester Road
1-8 (c) Grants Close
1-56 (c) Lido Square
257- 331 (o) Lordship Lane
1-60 (c) Moira Close
1-108 (c) Somerset Close

PRE-APPLICATION CONSULTATION

As outlined below a wide range of consultation exercises were carried out in 2009 to inform and consult those interested in the project and the broader community:

Tottenham and Seven Sisters Area Assembly (03/03/2009) - A consultation session was held as part of the area assembly and set out the proposals for the campus and sought views from local people on the broad concept of an Inclusive Learning Campus;

Drop-in sessions (on 05/05/2009 & 20/10/2009) held for parents and the local community;

Lordship Recreation Community Festival (12/09/2009) - Local community given the opportunity to see and comment on design;

Design Quality Indicator (DQI) workshops (26/02/2009 & 18/11/2009) with representatives from the schools and the community;

Dedicated web page (set up since early 2009) and dedicated e-mail address;

Broadwater Farm Neighbourhood Newsletter has been created and focuses primarily on the development of the Inclusive Learning Campus and has been used as a way of seeking views and feedback on the project (Three issues with the publication reaching more than 6,000 households);

MP & Members Briefings

Press Releases - to help publicise and promote the project, and engage local people;

Crime Prevention Design Officer (21/10/09) – Officer indicated that the scheme is well on its ways to achieving Secure by Design Certification.

Design Panel Presentation (2/11/2009) - The scheme was presented to the Design Panel who were generally supportive of the design approach and consider arrangement and approach successful in relation to site constraints. A summary of their comments is outlined below which are followed by a comment from the architect.

- Landscape - Careful handling of courtyard and transition spaces required
Comment: Areas already developed and will develop further with school input
- Sustainability - Community heating link insufficient
Comment: Planners support proposed approach of link, reduced CO2 and selected use of renewable.
- Roofs - green roof/modulation of roof for varied internal soffit.
Comment: Provision for future green roof to be made in design. Modulated roof no change proposed
- Query on internal circulation through central halls area
Comment: Layout meets school need for flexibility- no change proposed
- Borrowed light to ground floor corridors - develop approach
Comment: Already included and will develop further
- Materials - use of wider palette in addition to brick
Comment: Wider palette intended: including curtain walling, coloured glazing, cladding, brise soleil and sculptural elements to break up the building

RESPONSES

Environmental Agency - Remove their initial objection provided that the reviewed letter from Robert Cooper of Capita Symonds dated 27th January 2010, referenced RC/ag19958/cs/040815, forms part of this planning application, as an addendum to the Flood Risk Assessment (dated 10th December, referenced 2009CS/040815-001, Revision A) and provided their conditions are imposed on any planning permission granted.

Crime Prevention Officer – Has indicated that he has met with the Architects, Project Officer and School Staff and is impressed with their readiness to include the design principles and requirements contained within ACPO ‘Secured by Design’ (SBO) guidelines. Should this consultation and adherence to the security standards contained within SBD guidelines continue this project will achieve SBD certification.

London Fire & Emergency Planning Authority – Are satisfied with the proposal.

Transportation – To be reported at committee.

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Sustainable Development & Climate Change

PPS 9: Biodiversity and Geological Conservation

PPS 10: Waste Management

PPG 13: Transport

PPG 17: Sports and Recreation

PPS 22: Renewable Energy

PPG 24: Planning and Noise

PPS 25: Development and Flood Risk

The London Plan – 2008

2A.1 Sustainability Criteria

3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities

3A.24 Education Facilities

3A.25 Higher and Further Education

3C.21 Improving Conditions for Walking

3C.22 Improving Conditions for Cycling

3D.14 Biodiversity and Nature Conservation

4A.1 Tackling Climate Change

4A.2 Mitigating Climate Change

4A.3 Sustainable Design and Construction

4A.4 Energy Assessment

4A.5 Provision of Heating and Cooling Networks

4A.6 Decentralised Energy: Heating, Cooling and Power

4A.7 Renewable Energy

4A.11 Living Roofs and Walls

4A.12 Flooding
4A.13 Flood risk management
4B.15 Archaeology
4C.1 The strategic Importance of the Blue Ribbon Network

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy G9 Community Wellbeing
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
Policy ENV2 Surface Water Runoff
Policy ENV3 Water Conservation
Policy ENV6 Noise Pollution
Policy ENV7 Air, Water and Light Pollution
Policy ENV11 Contaminated Land
Policy ENV13 Sustainable Waste Management
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
Policy M10 Parking for Development
Policy OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Vehicle and Pedestrian Movement
SPG7b Travel Plan / SPG7c Transport Assessment
SPG8b Materials
SPG8c Environmental Performance
SPG9 Sustainability Statement Guidance

Other

CABE Design and Access Statements.
The Mayor's Energy Strategy (February 2004)

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of this application are considered to be: (1) the principle of development; (2) design, built form and layout; (3) trees, landscaping and open space; (4) transportation, parking and access (5) sustainability, renewable energy and environmental issues and (6) impact on residential amenity.

1 PRINCIPLE OF DEVELOPMENT

The site is well established for education purposes and has been used for such a purpose since the 1960s. However the original 1960s buildings on site are substandard and do not meet modern education needs. The original two-storey Broadwater Farm Primary School and William C Harvey (originally Broadwater Junior Training School) have many later single storey additions which have compromised the external circulation space in terms of management and use. Moselle school is distinctly separate and is single storey with the exception of a roof level greenhouse. Overall the existing building stock on site and the manner in which they are spread across the individual school sites provides a poor quality of environment with a lack of engagement with Adams Road and the Broadwater Farm Estate.

As outlined above the objective of the project is to create an inclusive learning centre for primary children, which will combine the existing Broadwater Farm mainstream school and the two adjacent special needs schools; as well as providing a link to the adjacent Children's centre.

This new learning campus through its layout and physical design will provide a high quality environment which will help stimulate, excite and inspire those attending the school with the additional benefit of providing a facility which can be used by the broader community. The proposed redevelopment of the site will provide a larger and more integrated area of external space to the rear of the site. The new building will also have a clear public frontage onto Adams Road.

The proposal will therefore be strongly in accordance with policy G9 'Community Well Being', which 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 facilities, especially in areas of shortage, and to improve existing facilities.

There will be an increase in the capacity of the school as a result of the proposed development; however this is not anticipated to be significant.

2 DESIGN, BUILT FORM & LAYOUT

Design & Built Form

Policy G2 'Development and Urban Design' and UD4 'Quality 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.

The proposal is to provide a purpose-built two-storey building, consisting of a central building with two x two-storey wings: one sitting at 90 degrees to the main entrance building and the other at an angle greater than 90 degrees.

This central building and two side wings will be sited to reinforce an established building line on the northern side of Adams Road, and also facilitates a direct link (by way of a covered walkway) with the existing Children's Centre to the west. The positioning of the buildings is also set back from Adams Road (by 19m) so as to allow a mini-bus drop-off/pick up area to be created to the front of the site.

The central building or central zone will contain the larger scale spaces such as the hall, gym, dining hall and, a hydrotherapy pool, a library and double height reception space; while the key stage 1 teaching areas will occupy the west wing and key stage 2 the east wing. The creation of two separate teaching wings allow for these parts of the school to be easily closed off so that after hours/ weekend uses can be limited to this central area if required. These three parts of the building will partly enclose a communal space.

The form and siting of the replacement building has been influenced by the requirement to build whilst the existing schools continue on the site, but also a wish to provide a more integrated and larger area of external space to the rear of the site; in addition to protect the habitat area, 'Fox Forest' located within the north-west corner of the site.

The form, siting and design of the replacement building, in particular the central zone, has been designed to give the school a clear public face with a more welcoming presence/ positive relationship with Adams Road and the wider estate. The teaching wings are more private and secure and are located next to the open space as well as secure play/ sheltered play areas to the rear of the site. Both of the teaching wings will also include a first floor roof terrace areas, which can offer future flexibility as secure play, breakout and learning resource.

Materials

The design of the external appearance of the building and its three individual parts is in part influenced by the function of the space internally. The external appearance of the building will be made up of a variety of materials and will include buff stock brickwork, coloured aluminium rainwater cladding, aluminium framed/ timber composite double framed windows, aluminium framed curtain railing and doors, brise soleil and sculptural elements to break up the building. The building will have a flat roof surrounded by a modulated parapet wall. The will have a series of projecting rooflights which will provide natural light to the floors below.

While at this stage it is not proposed to incorporate a green roof on this building, the architects state that the provision for such a feature in the future will be incorporated in the design/ construction of the building. The LPA would welcome the provision of a green roof as it would provide a pleasant aspect for the occupiers the flats within Broadwater Estate who view this property.

Access

The key building entrances will have level thresholds and the entrance doors (some automatic) will comply with Building Regulation Part M. All glass doors / glazed screens will include manifestation at two heights. There will be two entrances to either side of the school, which will have careful signposting to avoid confusion

The approach entrance doors will have a level shared surface with the road and car parking bays. The reception area will comply with Part M detailing in regards multi-height counters and induction loops/communication aids etc.

The central facilities area of the school will have open access along their corridor routes with doors held open on electro-magnetic catches, whilst the KS1 and KS2 teaching wings will have secure access due to the nature of the children's security needs. Corridor widths will comply with BB102 in teaching areas with routes over 2.7m wide, whilst short access routes into offices for staff/visitor only areas will comply with Part M with 1.2m corridor widths. All doors will have 300mm clearance beyond their leading edge. All single door widths into classrooms/offices will have clear opening widths of 900mm with double (corridor) doors having clear opening widths of 800mm per leaf.

The upper floor levels of the school will be connected by stairs and two. Both lifts will be fire protected for evacuation and measure 1400mm deep x 2000mm wide to enable use by 2 wheelchair users and carers simultaneously with a 1100mm clear opening door width.

There will be no security access barriers to the main entrance as the school's approach is to set the boundary fence back behind the building line to encourage a sense of openness and normality rather than high fencing. In terms of pedestrian access to the site there will be two main pedestrian/cycle access points controlled by gates.

3 TREES, LANDSCAPING & OPEN SPACE

Trees

The existing site has substantial vegetation cover with circa 100 existing mature trees including those within the Fox Forest area to the north-west of the site. Along the front of the three school sites there are a combination of trees and hedging, in particular a small semi circular grassed area which contains a number of semi mature trees. Along the back boundaries of the site there are a number of trees, in particular along the boundary with Moira Close. There are no protected trees (TPOs) on site but rather the majority of trees are semi mature – young with no 'A Category' trees according to the BFILC 'Ecological and Arboricultural Assessment' January 2009. A landscape masterplan (prepared by Chris Blandford) has been submitted with the planning application and indicates that as many of the existing trees as possible will be retained.

Landscaping

The landscaping plan proposes a number of different landscape elements and useable external spaces: such as a central community area which will include a community space amphitheatre and community space sensory garden; a wildlife pond and horticultural area; external teaching area directly adjacent to classrooms; hard and soft play areas sand and water play area; as well as a multi use games area (MUGA).

The MUGA will be 37m x18.5m and will be positioned in the north-east corner of the site, next to Moira Close. This space will be externally lit and will be used until 21:00. In addition screen planting is proposed between the MUGA and the boundary with Moira Close. A condition will be placed on this consent requiring further details in respect of the fencing, surface and lighting associated with this proposed MUGA.

The space to the front of the school will have soft landscaping, additional tree planting a shared surface with varied surface treatments. As shown on Landscape Masterplan Drawing some of the existing trees to the front of the site will be retained with additional tree and shrub planting to provide a green edge to the front of the site.

Impact on Ecology

As part of the Screening Opinion submitted to the LPA a Phase 1 Ecology and Arboricultural assessment was submitted. In this study it is stated that no evidence of bat activity was recorded on site during the daytime inspection. One ash tree in the north of the site and a small number of trees within 'Fox Forest' copse are identified to have low-level potential to support roosting bats. All are recommended to be retained, however, where felling or selective lopping cannot be avoided, precautionary advance elevated inspection by a bat worker is recommended.

This Phase 1 report makes the following recommendations:

- Checks for reptiles and amphibians to be carried out before clearing site vegetation;
- Checks for presence of bats before any felling or lopping of trees;
- Checks for presence of bats before demolition of eight structures identified as having low level potential to support roosting bats;
- Further investigations for reptiles/ great crested newt if there is encroachment into the 'Fox Forest' area.

Overall it is accepted that the scheme has been well designed to minimise the loss of habitats, in particular through the retention of a high number of trees on site and the siting of the building away from Fox Forest'.

4 TRANSPORTATION, CAR PARKING & ACCESS

In accordance with the requirements of SPG7c a Transport Assessment has been prepared by Colin Buchanan. The Traffic Assessment provides an assessment of the likely traffic generation associated with the proposed development, an assessment of the impact of the development on the local road network and an assessment of the accessibility of the site.

Public Transport Accessibility

The application site is located within a low PTAL area of (1b).

Vehicle Accesses and Parking:

There will be four access points along Adams Road to the new campus. The two western access will operate as the public entry and exit with space for parking seven mini buses to park and drop off children while still maintaining a flow of traffic through the 'Arrivals' space. There will also be provision for three disabled visitor parking spaces to the front of the school. The majority of children with special educational needs will be dropped off and collected each day via mini bus. Staff parking (30 spaces) will be provided to the east of the site in front of Moselle School. This car park will have its own separate 'in' and 'out' access from Adams Road. Given the school is not located within an area of high public transport accessibility this level of car parking is considered acceptable. The refuse bins will be sited in an area directly adjacent to the car park

Traffic Generation

The proposed 'Inclusive Learning Centre Campus' will accommodate a total of 420 pupils and 100 SEN (Special Educational Needs) children and 150 staff. This would slightly increase (3%) the number of pupils from 505 to 520 and reduce (29%) staff numbers from 193 to 150.

Bearing in mind the presence of three schools on this site and bearing in mind the new purpose build inclusive learning centre will only lead to a very marginal increase in public numbers, the expected level of projected increase in vehicular trips would be minimal.

The use of this building for community use may increase the numbers of visitors to the site, and therefore traffic and car parking demand, however the new staff/visitor car park could accommodate visitors when staff leave work in the evening and when it is free at the weekend. Any overspill parking could be accommodated on adjacent roads.

It is deemed therefore that because of the very low level of projected increase in pupil numbers, together with the adequate car parking provision on site and the provision of a dedicated dropped off/ pick up area, the traffic impact of this development on the adjoining roads will not be significant.

Walking/ Cycling

Approximately 15 cycle stands are proposed to be local in a cycle storage area (of approximately 20 sqm) between the arrivals area and the servicing/delivery area.

5 SUSTAINABILITY, RENEWABLE ENERGY & ENVIRONMENTAL ISSUES

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. The 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.

In accordance with the requirement of SPG9 a ‘Sustainability Statement and Checklist’ has been submitted with this application. The proposals scores high on the Council’s sustainability checklist as the scheme incorporates a number of sustainable measures: namely by:

- Solar Thermal preheating hot water and hydrotherapy pool;
- Rainwater harvesting for wc’s and watering;
- Heat recovery to pool air system and some minor ventilation systems;
- Natural ventilation via night venting and wind chimneys;
- Exposed thermal mass to internal surfaces;
- Controlling solar heat gain via shading;
- Voltage optimisation;
- recycled/recycled materials in construction;
- on site recycling and composting facilities;
- Low energy and LED light fittings.

It is proposed that the development shall achieve a BREEAM excellent rating at a minimum.

Building Fabric/ Insulation./ Ventilation

The proposed building, which will be a concrete structure with flat roof slabs, will prove a high thermal mass/ high value thermal insulation values, air tightness and overall will achieve a high standard of energy performance to meet compliance with the new Part L2A Building Regulation Approved Document 2010.

While it is accepted that thermal mass, in conjunction with natural ventilation only offers limited capacity to moderate summertime temperatures the building will be designed to avoid the need to install an energy-hungry air-conditioning system at the time of construction or to retro fit in the future.

The proposed development will seek to optimise natural ventilation through the use of automatic and manual opening lights used in conjunction with vertical shafts terminating in natural ventilation turrets extending above the roof parapet. In addition night time cooling module to cool the structure by using the lower night time ambient temperatures that can then be used the following day to provide passive cooling.

Such measures will contribute to creating a 'passive' building in terms of energy demand and this will help reduce the overall carbon footprint of the building.

Connection to BWF estate community heating system

The proposal is to connect to the Broadwater Farm community heating system (a 4 year old plant). The scope of works and costings of this proposal have been carried out with Homes for Haringey. The availability of the community heating system (within 100m and with one public road crossing), has been identified as the preferred heat energy supply method for the development. The 1.6MW capacity is understood to be less than 45% utilised at present, leaving over 800kW available for new loads. The estimated total heating and domestic hot water load for this development would be in the order of 650kW.

The central district plant would increase in efficiency as utilisation increases, and scale economies with the natural gas contract tariff may be possible. Furthermore, any future developments of the central facility (for example, combined heat and power, renewable provision etc.) would enable subscriber participation in centralised carbon reduction measures, without further investment in, or disruption to, individual sites. This connection to the system would also maximise return on the investment in this community heating infrastructure.

The anticipated electrical power capacity required for the development is currently estimated at 225kVA. This would require a chargeable substation upgrade costing approximately £50,000.

Use of Renewable Energy

In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. In line with the London Renewable Toolkit, published by the GLA.

A list of potential renewable technologies were considered, namely: wind, photovoltaics, solar hot water systems, solar photo-voltaics biomass heating, biomass combined heat and power, ground sourced heating and ground sourced cooling. It is accepted that the over-diversification of renewable technology on a single site can result in excessive complexity, commissioning difficulties, operational confusion and increased maintenance costs. The following technologies have been eliminated.

Biomass - With this development, the use of the central 'district' heating distribution system eliminates the need or the relevance of biomass as an on-site renewable energy source.

Solar Thermal - Panels are appropriate to situations where a consistently high domestic hot water demand can be predicted, or a consistent heating demand in summer periods exists.

Ground and Air Source Heat Pumps GSHP - Requires a very large area of suitable ground in which to install 'collector' pipes, and the capital cost of installation can be at least twice that of the equivalent capacity natural gas boiler plant.

Combined Heat and Power (CHP) - With this development, the use of the central 'district' heating distribution system eliminates any role for local, onsite CHP, and it may therefore be disregarded.

Wind - Wind velocity is unlikely to be sufficient to give a constant wind speed of about 12 m/s. The mean wind speed on the application site measured at 10m above ground is 4.5 m/s.

The following technologies have been included.

Voltage Optimisation (VO) - This is electrical energy saving technique, whereby a specialist optimisation device is installed in series with the mains electricity supply to site to give an optimum supply voltage for the site's equipment. This is an emerging technology in the UK.

Solar Photo-Voltaics ('PV') - The provision of PV solar panels for on-site renewable micro-generation will be incorporated in the proposal. However, as outlined in the energy report for this application, PV arrays and the associated controls remain expensive; even after receiving a 50% grant under one of the government sponsored finance schemes. As stated in the energy report accompanying this application further investigations, including an assessment of the shading effect of nearby buildings and trees, it is proposed to incorporate an array of approximately 25m² of solar photo-voltaic ('PV') panels on to the vertical south elevation of the building.. The estimated power yield is expected to be in the order of 3,000 kWh - 4,000kWh per year from the proposed 4kW nominal power output array.

The inclusion of PV solar panels will represent a relatively small contribution to the building's power needs. The economic case for installation of a PV array is strengthened when the availability of up to 50% grant finance for initial installation is coupled with the introduction of new 'Feed-In Tariffs' from April 2010. Provided certain conditions are met, these will enable the centre to derive an income from electricity generated for the own use, as well as an enhanced incentive to export unused power to the grid.

Flooding

A Flood Risk Assessment and Surface Water Drainage Strategy (prepared by Capita Symonds) was submitted with the application. The site falls within a flood zone 1 area (low probability -less than 1 in 1000 annual probability). Planning Policy Statement

PPS25 that there is no restriction to the development in zone 1 areas does not pose any risk.

The report shows that the three school sites each have a fully maintained and functional positive gravity surface water drainage system which discharges into the culverted section of the Moselle Brook at two locations. The current surface water discharge rates from the main school site was assessed and this rates was used to set the future discharges rates and required storm water attenuation features and volumes for the redevelopment.

The site investigation strongly recommends surface water runoff from the re-development should be piped away, due to the underlying London Clay strata and due to soakaway drainage not being fully effective on site. Taking account of the site constraints and to maintaining in part the current prescriptive discharge rates from the site into the Moselle culvert, by restricting the flows by 50% of the existing discharge rates a surface water drainage strategy was developed which included Sustainable Urban Drainage Systems, such as permeable paving and a rainwater harvesting system.

The assessment shows that by restricting the existing discharge rate by 50%, a 20% allowance for climate change on actual existing discharge rates and a further 30% for flood mitigation measures to the offsite receiving drainage network can be provided whilst ensuring that the attenuation and SUDS can be effectively incorporated into the site layout to provide this level of betterment above that of the existing site if not redeveloped.

It has also been shown that through possible proposed works to the future vacated Moselle School, a further betterment can be achieved of approximately 16% reduction in existing / surface water discharge which overall provides an approximate betterment of 66%.

The surface water drainage strategy shown included within the FRA is based on incorporating permeable materials; such as wooden decking, paving slabs with open joints, gravel path and additional areas of soft landscaping. These materials have been specified to reduce the impermeable areas of the site which generate surface water run off and also prove alternatives to discharging into the Moselle Brook. The increase areas of soft landscaping on site will also help reduce water run-off.

Additional information/ clarification was provided by the applicant to the Environmental Agency to address their concerns, therefore removing their objection to the proposal subject to appropriate conditions being imposed.

Environmental Impact Assessment

In line with the requirement of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 which requires urban development projects with a site area greater than 0.5 hectares, to submit a screening opinion to the LPA to assess the requirement for an Environmental Impact Assessment (EIA). A screening opinion was submitted to the LPA.

As the proposed redevelopment of this site involves a reduction in building coverage of the site and does not encroach into the area of scrubland, known as the Fox Forest, the LPA did not anticipate the environmental impacts to be significant and as such did not require an EIA to be submitted.

Archaeology

An archaeological assessment to identify the extent of the archaeological resource of the site and to assess the likely impacts of the proposal on that resource has been submitted with the application.

This assessment has shown that prior to the construction of the Broadwater Farm Estate during the late 1960s and 1970s the proposed development site remained as open fields. It was part of a recognisable block of land between Lordship Lane (A109) and a loop in the Moselle River that had survived relatively unaltered since at least the early 17th century. The Lordship Recreation Ground is the last remaining remnant of those fields.

There are no known archaeological sites or features within, or particularly close to, the proposed development area and the construction of the current schools, which involved potentially significant ground disturbance. Furthermore, the site is covered in a herringbone pattern of land drains that will also have caused extensive ground disturbance. The potential for previously undiscovered archaeological sites or features associated with the proposed development are considered low.

6 IMPACTS ON LOCAL RESIDENTIAL AMENITY/

Bearing in mind the existence of these three schools on this site, with their associated external play space; the proposed redevelopment of this site with a purpose build inclusive learning centre will not lead to an intensification in the use of this site and as such the proposal will not adversely affect the amenities of nearby residents. Overall the design and siting of the new school building and its various external play spaces have been well designed to minimise its impact on the residential amenities of nearby residents; in particular through the retention of trees and proposed additional planting along the boundaries with neighbouring residents.

As outlined above a MUGA will be positioned in the north-east corner of the site, next to Moira Close. This space will be externally lit and will be used until 21:00. Bearing in mind that there is already a hard surfaced play area already in this part of the site the principle of a MUGA space is considered acceptable. There are no windows on the rear elevation of the nearby blocks in Moira Close. In addition as shown on the proposed landscaping plan an additional screen planting is proposed between the MUGA and the boundary with Moira Close. A condition will be placed on this consent to limit the hours of use of the MUGA.

SUMMARY AND CONCLUSION

The proposed development will involve a comprehensive redevelopment of this site to provide a purpose-built inclusive learning centre with associated external play space and landscaping. The proposal will provide a high quality education facility which will provide enhances opportunities for teaching and learning, with wider benefits to the local community through opportunities for additional activity outside of normal school hours. The scheme has been designed sensitively in relationship to adjoining residential properties and the ecological area on site.

Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, Officers consider the proposed development to be acceptable and that planning permission should be granted subject to appropriate conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/2123

Applicant's drawing No.(s) 231 003D, 065A, 100D, 101D, 102C, 150B, 151B, 152B, 153B, 155; 10110001-101D, 101A, 105A, 106A, 107A, 108A, 109A; CD9807B PL-01, 02, 03; CD9807B; 29248 1, 2

Subject to the following condition(s)

IMPLEMENTATION

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.

EXTERNAL APPEARANCE

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 and in the interest of the visual amenity of the area.

4. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

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

SITE LAYOUT/ NATURE COSERVATION

5. Notwithstanding any indication on the submitted drawings details and samples of the materials for those area to be treated by means of hard landscaping (permeable surface) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the hard landscaping shall be carried out in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and to provide a permeable surface for better surface water drainage on site.

6. Notwithstanding the details of landscaping plan a schedule of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Thereafter the approved scheme of planting and landscaping (as shown on drawing 10110001-101-REVD) shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the completion of development. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, shall be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) CS/040815-001, Revision A, 10th December 2009 and the following mitigation measures detailed within the FRA:

- 1). Limiting the surface water run-off generated by the 1 in 100 year critical storm, taking into account the effects of climate change, to 86l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- 2). Provision of flood storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking into account the effects of climate change.
- 3). Provision of suitable SUDS features including rainwater harvesting.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

9. The development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and to improve and protect water quality

10. 15. Prior to construction of the Multi Use Games Area (MUGA), details of the proposed, location, specification and operation of the floodlighting shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in complete accordance with the approved detail. The MUGA shall not be used other than between the hours of 08.00 and 21.00.

Reason: To ensure the proposed floodlighting shall not have a detrimental impact on neighbouring properties and their residential amenity.

11. 9. No development shall take place until a walk-over survey (in conjunction with the Council's Ecology Officer) has been carried out for the presence of bats on site and has been approved in writing by the Local Planning Authority. Should the presence of bats be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the Metropolitan Open Lane and to protect species in line with UK and European Law.

TRANSPORTATION

12. Prior to the occupation the building hereby approved, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor vehicles.

SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

13. No development shall take place until the applicant has submitted to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

14. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that at least 20% of all energy requirements within the resulting development are sourced from renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with national London and local planning policy.

CONSTRUCTION

15. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

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

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

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

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

INFORMATIVE: In order to check that the proposed stormwater system meets the Environmental Agency requirements, the agency require that the following information be provided:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds and soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

1. The design, form, detailing and facing materials of this purpose-built inclusive learning centre and associated external play space and landscaping are considered acceptable;

- II. The proposal will deliver a significant amount of high-quality affordable extra care housing for the Borough; identified as a particular need;
- III. The proposal will provide a high quality education facility which will provide enhances opportunities for teaching and learning, with wider benefits to the local community;
- IV. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2: 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', ENV1 'Flood Protection: Protection of Floodplain, Urban Washlands', ENV2 'Surface Water Runoff' and OS17 'Tree Protection, Tree Masses and Spines' and supplementary planning guidance 'PG1a 'Design Guidance and Design Statements', SPG4 'Access for All - Mobility Standards', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plan', SPG7c 'Transport Assessment', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.