

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0800

Ward: Woodside

Date received: 30/04/2010

Last amended date: N / A

Drawing number of plans: A430-PL-001A - 014A incl.

Address: Woodside High School, White Hart Lane N22 5QJ

Proposal: Demolition of existing two storey teaching block and construction of new two storey teaching block with associated hard and soft landscaping

Existing Use: Secondary School and Special School Use

Proposed Use: Secondary School and Special School Use

Applicant: Mr Steve Pyman London – Haringey Council

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Woodside High School is situated on White Hart Lane, close to the junction with Wolves Lane. The site is bounded to the north by White Hart Lane, to the east and west by Metropolitan Open Land/ playing fields and to the south by residential properties on Stirling Road. To the north of White Hart Lane is New River Sports Centre and Community Centre. The existing High School campus comprises of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The school was originally known as White Hart Lane School and the original campus buildings were developed in the 1960's.

PLANNING HISTORY

HGY/2000/0795 –Erection of two temporary classrooms (Portacabin) on existing football pitch – Approved 25/07/00

HGY/2000/0672 – Demolition of existing technology block, removal of prefabricated block used for language studies. Erection of new two storey technology and language block with covered link to main buildings. Lobby extension to dining area with covered walkway access to the main building. – Approved 09/08/00

HGY/2004/0843 – Erection of a two storey building to be used as an adult education centre with associated single storey crèche building adjacent – Approved d 28/06/04

HGY/2008/0238 – Retrospective planning application for retention of portakabin Ultima Building to be used as an exam hall during refurbishment to existing facilities – Approved 18/03/08

HGY/2008/0655 - Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools. – Approved 10/06/2008

DETAILS OF PROPOSAL

The proposal is for the demolition of an existing two storey teaching block and the construction of new two storey teaching block with associated hard and soft landscaping. In addition a new single storey foyer will be created linking this new block with the existing assembly hall to provide additional pupil dining space.

The proposed new block, designated Block W, is to replace the existing west block (Block C) which was to be remodelled under the consent granted in 2008 as part of the redevelopment of the Woodside High School. As this new building would replace the existing west block (Block C), this will be demolished as part of the proposal to provide additional external space for the school.

This new block will house music, drama and art facilities as well as a Learning Resource Centre and SEN teaching facilities. This new block will have a gross internal area of 1,450 sq.m.

CONSULTATION

Internal and External Consultation

Ward Councillors
Transportation Group
Council Arboriculturalist
Council Design Team
Parks & Recreation
Scientific Officer
Environment Agency
London Fire & Emergency Planning Authority

Local Residents

1 – 119 (odd) Stirling Road, N22
1 – 3(c) Inverness Terrace, Stirling Road
7a, 76, 13a, 13b, 34a, 34b Stirling Road, N22
2 – 78 (even) Stirling Road
70 – 108 (even) Dunbar Road, N22
75 – 183 (odd) Perth Road, N22
New River Sports Centre, White Hart Lane, N22
Caretakers House, New River Sports Centre, White Hart Lane, N22
Faith Garden Centre, Wolves Lane, N22
Adult Learning Centre, White Hart Lane, N22

RESPONSES

Building Control – As the building is within a larger complex of existing school buildings the Fire Authority should be consulted formally regarding access for fire fighting vehicles and personnel.

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

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Sustainable Development & Climate Change
PPG 13: Transport
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
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.6 Decentralised Energy: Heating, Cooling and Power
4A.7 Renewable Energy

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 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

Background

Planning consent was granted in June 2008 (LPA Ref: HGY/2008/0655) to redevelop Woodside High School. This application sought to replace dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within one campus. The new campus is designed to accommodate 1080 mainstream pupils aged 11-16 and 120 Special School pupils aged 11-19 (1200 in total) along with a staff of 210 (full and part time).

The 2008 scheme proposed two new build teaching blocks (a three storey teaching block - Block Y, and a two storey teaching block - Block Z), together providing 7,300 sqm of floorspace; and the renovation of two existing teaching and administration blocks along with external landscaping to create the new campus grounds. The proposal also includes the creation of a central courtyard area and covered access links between the blocks. This proposal is part of Haringey's BSF Programme, which aims to improve the school facilities and school environment. Students will move into Block Y in September 2010

Siting, 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 new block will be located in the centre of the site, behind the existing Block A, in front of Block Y and to the side of the central courtyard. This new block will be a purpose-built two-storey building, measuring approximately 34m in width and 21m in depth. The proposed new build block will have a similar external finish to the other new build teaching facilities; namely, brick facades (to match Block Y) with anodised aluminium-faced composite window, curtain walling to entrances/ foyer area and the Learning Resource Centre at first floor. The design of the windows will include coloured glazing and areas the curtain walling will have solid coloured panels to enliven the elevations.

Access

New Block is designed to comply with Building Regulations Approved Document Part M (2004) and guidance in SPG4 'Access for All – Mobility Standards'. The key building entrances will have level thresholds and the entrance doors (some automatic) will comply with Building Regulation Part M. This new block will be served by one main accommodation stair and one external stair and a lift.

Landscaping

The inclusion of Block W and demolition of Block C will lead to changes to the approved landscaping plan for the site. The landscape proposal for the site once Block C is demolished will include an area for school allotments. That trees that were to be planted where Block W is now proposed will be planted adjacent to the allotment garden off White Hart Lane to help reinforce the tree lined character of the street and create areas of shade and shelter. Overall 38 trees are proposed to be planted on site.

There will be some other small changes to the layout of the site, associated with the inclusion of Block W and demolition of Block C; namely the relocation of the basketball hoop adjacent to the allotment garden, the relocation of benches and change in pavement materials adjacent to Block Y to improve vehicular circulation.

Impact on Streetscene/ Residential Amenity

Because this new building will be set behind the existing Block A, the proposal will have no impact on the street frontage onto White Hart Lane. The siting of this building will allow for ease of movement between the different block and will allow for a larger area of external space to the side of the school.

In addition because the new three-storey teaching Block Y is located behind the proposed Block W the residential properties to the south of the site on Stirling Road will not be impacted.

Transportation

The new application to replace Block C with the new Block W does not alter any of the principle assumptions or finding of the original transport assessment submitted with the 2008 application. The proposal will not affect any of the current access (traffic and pedestrian) proposals for the site or impact on the internal vehicles routes within the site.

Sustainability/ Environmental Performance

The Sustainability report submitted with the 2008 application detailed the measures be put in place to achieve energy efficiency through the proposed redevelopment of this school site. These include the use of a site wide biomass plant, high quality building fabric and glazing to improve thermal performance and the predominant use of natural ventilation. The new Block W will be designed to comply with Part L2A of the 2006 Building regulations. The demolition of Block C and inclusion of Block W will lead to a net reduction in the impermeable surfaces on site.

Based on the above, it is considered that the overall objective to create buildings of better environmental performance and sustainability will continue to be met.

SUMMARY AND CONCLUSION

The scale, design and siting of this additional block (Block W) and the associated changes to the layout and landscaping to the rest of the school site are considered acceptable in the context of the site, the retained and previously approved buildings and the surrounding area. This new block will provide a high quality education facility and a building of good environmental performance and sustainability. As such 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', 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', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2010/0800

Applicant's drawing No.(s) A430-PL-001A - 014A incl.

Subject to the following condition(s)

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.

INFORMATIVE: This consent shall be read in conjunction with the consent for planning reference HGY/2008/0655 and the conditions attached thereto shall continue to apply in all respects other than as modified by the conditions of this planning permission.

REASONS FOR APPROVAL

The scale, design and siting of this additional block (Block W) and the associated changes to the layout and landscaping to the rest of the school site are considered acceptable in the context of the site, the retained and previously approved buildings and the surrounding area. This new block will provide a high quality education facility and a building of good environmental performance and sustainability. As such 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', 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', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.