



## **1. SITE AND SURROUNDINGS**

- 1.1 The subject site is a large rectangular shaped site measuring 0.5sq.m in size located on the southern side of Creighton Avenue, immediately to the west and adjoining the large Fortismere Secondary School site. The site previously contained a large two-storey building with rooms within the roofspace which has now been demolished. To the back of the previous building on site is a substantial plot of land (projecting back almost 100m) that is densely overgrown with mature vegetation. The land rises significantly from street level towards the rear boundary, with a change in level of approximately 7 metres from front to rear.
- 1.2 The site is bounded to the west by the rear gardens of houses fronting Ringwood Avenue, and to the south and east by the Fortismere School playing fields and school buildings respectively. The rear two-thirds of the subject site (i.e. from just beyond the rear building line of the original dwelling) is designated as an area of Metropolitan Open Land (MOL). The entire application site is also designated as an Area of Ecological Importance (Local Importance).
- 1.3 Creighton Avenue is a long residential road which falls within the boroughs of Haringey and Barnet and is characterised by two storey semi-detached and detached properties. The northern side of Creighton Avenue is predominantly residential, although it is punctuated in three sizeable locations by Coldfall Wood, which has frontages onto Creighton Avenue. Coldfall Wood is also designated as Metropolitan Open Land and a Borough Grade I Area of Ecological Importance.
- 1.4 Creighton Avenue and its immediate surrounds can be characterised by the abundance of mature trees lining the streets, adding much to the visual amenity of the area. There are a number of protected trees on the site in question. The site is not within a Conservation Area.

## **2. PROPOSAL**

- 2.1 The proposal is for the erection of a three-storey building with associated external works including landscaping, access ways, disabled and cycle parking to be built at 79 Creighton Avenue, Muswell Hill. The school building will consist of 7 classrooms, a school hall, kitchen, administration offices and associated support facilities (equating to 1223 sqm). The planned total school capacity will be 210 pupils. The school (which is currently referred to as Haringey Jewish Primary School) is to be a 'free school' and is one of the first 16 schools identified and supported by the current coalition government. The school hopes to offer places in September 2011 and will initially occupy temporary accommodation on the adjoining school site.
- 2.2 The school will be used predominantly from 9am until 3pm, weekdays during term time. However, the School plan to offer breakfast and after School clubs which are likely to be taken up by a minority of pupils, and run from 8am until

6pm. There will also be occasional use outside of these times for summer fairs and similar activities. The intention is also to maximise use of the building (i.e. the hall with ancillary kitchen facility) for third party lettings (i.e. community events/ activities, family parties/ celebrations, religious events). The building will not be open later than 10.30pm weekdays, occasionally later on Saturdays, and no later than 10pm on Sundays.

### **3. PLANNING HISTORY**

#### **3.1 Planning Application History**

HGY/2003/1315 - Change of use from Class D1 (educational) to Class C3 (dwellinghouse). – Approved 10/09/2003

HGY/2003/0303 - Erection of six, 16 metre floodlighting poles to all weather pitch. – Withdrawn 04/12/2003

HGY/2004/2392 - Demolition of existing building and erection of 3 storey, plus basement to provide 94 bedrooms, care home building and parking for 21 cars. – Withdrawn 17/12/2004

HGY/2005/0864 - Demolition of existing building and redevelopment involving excavation and erection of a five storey building including basement providing 56 bed care home. Provision of 11 car parking spaces and associated landscaping. – Refused 30/06/2005

HGY/2005//1932 - Demolition of existing building and redevelopment to include erection of a three storey nursing home with associated parking and landscaping. –Approved 30/01/2006

#### **3.2 Planning Enforcement History**

None

### **3. RELEVANT PLANNING POLICY**

#### **3.1 National Planning Policy**

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 2: Green Belts

Planning Policy Guidance 9: Biodiversity and Geological Conservation

Planning Policy Guidance 13: Transportation

Planning Policy Guidance 17: Planning for Open Space: Sport and Recreation

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 24: Planning and Noise

Policy Statement – Planning for Schools Development (August 2011) – This document sets out the Government's firm committed to ensuring there is

sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. The policy statement goes on to state that “creating free schools remains one of the Government’s flagship policies, enabling parents, teachers, charities and faith organisations to use their new freedoms to establish state-funded schools and make a real difference in their communities”.

### 3.2 London Plan (July 2011)

Policy 3.18 Education facilities  
Policy 5.1 Climate change mitigation  
Policy 5.11 Green roofs and development site environs  
Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.7 Renewable energy  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 7.1 Building London’s neighbourhoods and communities  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.6 Architecture  
Policy 7.15 Reducing noise and enhancing soundscapes  
Policy 7.17 Metropolitan Open Land  
Policy 7.18 Protecting local open space and addressing local deficiency  
Policy 7.19 Biodiversity and access to nature  
Policy 7.21 Trees and woodlands

### 3.3 Unitary Development Plan

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 OS2 Metropolitan Open Land  
 Policy OS3 Significant Local Open Land  
 Policy OS5 Development Adjacent to Open Space  
 Policy OS6 Ecological Valuable Sites and their Corridors  
 Policy OS10 Other Open Space  
 Policy OS11 Biodiversity  
 Policy OS16 Green Chains  
 Policy OS17 Tree Protection, Tree Masses and Spines

### 3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements  
 SPG5 Safety by Design  
 SPG7a Vehicle and Pedestrian Movement  
 SPG7b Travel Plan  
 SPG7c Transport Assessment  
 SPG8a Waste and Recycling  
 SPG8b Materials  
 SPG8c Environmental Performance  
 SPG8d Biodiversity, Landscape & Trees  
 SPG8e Light Pollution  
 SPG8g Ecological Impact Assessment  
 SPG8h Environmental Impact Assessment  
 SPG9 Sustainability Statement Guidance  
 SPG10a The Negotiation, Management and Monitoring of Planning Obligations

### 3.4 Other

Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'  
 Haringey 'Greenest Borough Strategy'  
 Haringey 'Biodiversity Action Plan' 2009

## 4. CONSULTATION

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
Environmental Agency	Ward Councillors Transportation Legal Environmental Health Building Control Transportation Arboricultural Officer Nature Conservation Officer Crime Prevention Officer Waste Management	Barnet Council Crime Prevention Officer LFEPA  <u>Local Residents</u>  No's 1-27 Annington Road; 1-44 Beech Drive; 2-13 Birchwood Avenue; 1-16 Burlington Road; 1-40 Church Vale,

		<p>1-20 Clissold Close; 1-19 Collingwood Avenue, 1-16 Coppets Road; 1-196 Creighton Avenue; 37-60 Eastern Road; 1-24 Eastwood Road; 1-9 Chessing Court; 1-10 Firemans Cottages Fortis Green; No's. 01-51 (consecutive) Ringwood Avenue, N10 No's. 01-35 (consecutive) Beech Drive, N10 40 Church Lane, N10 3, 18, 22, 34, 39 Church Vale, N10 No's. 1-86 Twyford Avenue, All residents along Fortis Green.</p> <p><u>Amenity Groups</u></p> <p>Muswell Hill &amp; Fortis Green Residents Association  Friends of Muswell Hill  Playing Friends and Coldfall Woods</p>
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## 5. RESPONSES

### Transportation

- 5.1 The application site is located in an area that has a low PTAL level of 1 and is within reasonable walking distance of the 102, 234, 603 and 653 bus routes, which offer links to Highgate and Bounds Green underground stations and Muswell Hill bus interchange with a two-way frequency of approximately 28 buses per hour. It has been acknowledged that there is a local demand for the school, with initial parent and guardian surveys indicating that all children will live within 1.5miles of the site. It has been confirmed that the schools enrolment policy, is based on the pupil's proximity to the school.
- 5.2 Modal share information taken from neighbouring Fortismere School travel plan indicates that 71% of the students walk to school and approximately

21% travel by sustainable modes. Therefore it is considered that the feasibility of integrating “walking” with the frequent bus services provides considerable sustainable travel alternatives for the pupils/staff/patrons, thereby suppressing reliance on car travel.

- 5.3 The applicant’s consultant MLM Consulting Engineers have provided a transport assessment (TA) to support the proposed development and a School Travel Plan (STP) to mitigate any adverse impact of the proposed development. Based on London specific school sites within the TRICS database the TA projects that for 2017 when the school will be at maximum capacity (210 pupils) there will be 33.6 two-way traffic movements during the am school peak. However, when applying survey data from Eden School stating that 20% of pupils will be arriving by car, we project that there will be in the order of 42 movements in the am peak. However, although there is a significant difference in these projections, these movements will take place over the course of an hour and will therefore not have a significant impact upon the existing highway network.
- 5.4 The travel plan submitted as part of this application outlines a number of measures to encourage parents and staff to travel to and from the site using sustainable modes of transport. The provision and management of the STP will need to be secured by means of a S.106 Agreement. Although the school governors will have overall responsibility for the management and implementation of the travel plan, the school will appoint a dedicated travel plan co-ordinator to ensure targets are met and measures remain relevant. Parents and guardians of prospective pupils took part in an initial travel survey, which indicated that 53% would be walking to school and 20% would be using other sustainable modes such as taking the bus, cycling and car share. The modal split for the first phase indicating a high level of pupils travelling by sustainable modes is evidenced by modal share patterns at neighbouring Fortismere School, where 71% of pupils walk to school.
- 5.5 The proposal includes just one on-site parking space, which will be designated for the use of Disabled Blue Badge holders. The site will have an “in” and “out” arrangement and will incorporate a drop off area for pupils arriving by private vehicles, which is to be supervised during school “pick-up” and “drop-off” times. It is also proposed that this forecourt area be utilised by service and delivery vehicles, which will avoid pupil drop-off and pick-up times. Although the level of car parking provision is considerably less than that expected, we have considered that in this case restricted car parking provision together with extended parking restrictions outside the school would form a key element of the travel plan initiatives proposed by the applicant. Furthermore, the application site has not been identified by the Council’s adopted UDP as a location which suffers from high parking pressures.
- 5.6 In order to accommodate for the resulting increase in pedestrian and cycle traffic and to further encourage journeys by foot and cycle, the applicant is required to contribute towards a scheme to improve highway safety outside

the school. A raised zebra crossing serving both Eden School and neighbouring Fortismere School will vastly improve conditions for students walking/cycling to school as well as encourage the uptake of these sustainable modes of transport. To further enhance highway safety within the immediate vicinity of the site, the scheme should also include raised entry treatments, raising the existing uncontrolled crossing to the west of the site, additional parking restrictions and improved signing and lighting.

5.7 The proposal is only likely to result in an additional 42 movements during the am peak hour. As these temporary visits only take place during school drop-off/pick-up times these traffic movements are unlikely to have a significant impact on the local road network. Therefore, the highway and transportation authority do not wish to object to this application subject to the imposition of the following conditions:

1. The applicant is required to enter into a S.106 Agreement securing:

(a) a £82,000 (eighty two thousand pound) contribution for a comprehensive highway safety scheme including: raised zebra and pedestrian crossings, raised entry treatments, additional parking restrictions and improvements to signing and lighting within the immediate vicinity of the site.

Reason: To improve pedestrian/cycle conditions in the immediate vicinity of this development.

(b) a School Travel Plan, which is to be put into place at least three months in advance of the occupation of the development and to additionally be assessed by the Transport

Reason: To promote more trips by sustainable modes of transport to and from the site.

2. Submits a construction management strategy which would show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

Informative: The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

### Building Control

5.8 Fire Brigade access appears satisfactory. However, along with the means of escape in case of fire, the proposed new school will be subject to a full check



under the Building Regulations when the application is submitted to Building Control.

Nature Conservation Officer

- 5.9 Objects to the proposed development due to inaccuracies in the application and the omission of information of particular importance given the sites nature conservation value. The first point relates to the information provided in 'Application Form 1' where under point 13 'Biodiversity and Geological Conservation' the applicant says that there are no protected or priority species either on site or on land adjacent to or near the proposed development. This is inaccurate as is the information provided by the applicant saying that there are no designated sites, important habitats or other biodiversity features on the development site or on land adjacent to or near the proposed development.
- 5.10 The proposed site is in fact designated as a Local Site of Importance for Nature Conservation and is described as being mostly wooded and an important feeding site for bats. Bats are a protected species and like Woodland are identified in Haringey's Biodiversity Action Plan having their own specific action plans. The proposed site is adjacent to Coldfall Wood a Borough Grade I Site of Importance for Nature Conservation also of importance to bats and other locally rare species.
- 5.11 As the applicant should have said yes to questions in point 13 they should also therefore have supplied a supporting statement. Please see quotes below from Local Information Requirement Number 11.

*" Biodiversity/Geological Conservation/Landscape & Natural Beauty (Ecological Impact Assessment) When is this required?"*

*Haringey Biodiversity Action Group has produced a Biodiversity Action Plan (2009) that sets out the aims of the borough in terms of preserving and enhancing the quality and quantity of flora and fauna within the borough. The Council will have regard to this Plan in making an assessment on any application where it is considered that there is likely to be an impact on ecology whether that ecology is on the development site itself, or on an adjacent site upon which there might be some impact. Haringey has a number of protected species and habitats and the protection of these will form part of the assessment of any application where there is likely to be an impact upon them. In making this assessment regard will be had to the provisions of the Biodiversity Action Plan..."*

*"The Council will expect all planning applications affecting sites of existing or potential nature conservation value to be accompanied by a statement which clearly demonstrates the ecological impact that the proposed development would have. Where there is a risk of harm to a designated site, use of conditions of planning obligations will be considered."*

- 5.12 A failure to supply this information should lead to the application being declared invalid and unacceptable until the missing information is provided. The application provides no information on how the site was selected or if any alternative sites were looked at? Amongst the key principles of Planning Policy Statement 9: Biodiversity and Geological Conservation it is stated that;

*“The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm.”*

- 5.13 The application does not provide any evidence that alternative sites would result in less or no harm to biodiversity.

- 5.14 The attached documents submitted with the application do not include the Ecological Appraisal Report dated 17 January 2011 which was commissioned by the developer. The report raises several concerns about the potential impact of the development and makes a number of recommendations including the need for further bat surveys. This is especially significant as the site is noted for its importance for foraging bats which are a protected species. It should also be noted that the phase 1 habitat survey was conducted at a sub-optimal time of year.

- 5.15 Haringey’s Unitary Development Plan includes a number of policies to protect ecologically important sites and biodiversity e.g.

*“OS11: Biodiversity*

*All applications and development should respect the biodiversity of the borough, and ensure that the biodiversity is not diminished in any form, and that every opportunity is taken to enhance it... The Council will resist development which would have a significant adverse impact on the population or conservation status of a protected species or species which have been identified as a priority in the UK, London or Draft Haringey Biodiversity Action Plan. Where development is permitted which may cause significant harm to biodiversity, the Council will first seek to avoid or minimise the impact, then seek mitigation and finally invoke compensatory measures for any residual impacts.”*

- 5.16 In my opinion the developer has not submitted enough ecological evidence with regard to the biodiversity on the designated site of importance for nature conservation and the potential impact that their proposal will have on this biodiversity. It has not been demonstrated how any impact will be mitigated or compensated for. It is important that should the proposal go ahead as submitted that mitigation and compensation are agreed prior to planning permission being granted.

- 5.17 The BREEAM report added in support of the application states several times that credits are withheld or that no evidence is available, therefore

questioning whether a Very Good rating is in fact likely to be achieved as predicted. Considering the development site is designated for its ecology it is disappointing that the BREEAM scores for ecology are so low. 'Land Use & Ecology' (LE) section 4 of the BREEAM report anticipates a reduction in the sites ecological value again demonstrating the need for mitigation and or compensation which does not appear to be forthcoming.

*"It is anticipated that the change in the site's ecological value as a result of the development maybe slightly negative. An ecologist will be employed to recommend how the ecological impact can be mitigated and how to enhance the sites ecological value."*

It is also very disappointing that under section LE8 the BREEAM report states that;

*"it was advised that a partnership will not be set up with a local wildlife group to provide support and advice to the school to help manage, maintain and develop the outdoor space."*

- 5.18 The BREEAM report has identified sensitive receptors within an 800m radius of the site and therefore the need for a noise impact assessment and attenuation measures (Pollution 8 – Noise Attenuation). These measures need to be evidenced in the planning application in order to assess whether further mitigation or compensation is necessary with regard to wildlife sites. Again mitigation and compensation needs to be agreed before planning approval is granted.
- 5.19 The planning application includes a renewable energy report where the provision of a wind turbine is explained. However despite the potential adverse affect that this could have upon bats which are known to use the site bats are not mentioned. It is important therefore that a bat activity survey is commissioned as recommended by the developer's ecologists. Bats should also be considered with regard to lighting.
- 5.20 It is noted that the landscaping section of the design and access statement is missing and that there is a considerable amount of hard landscaping and amenity grassland in the design drawings at the expensive of what is now woodland. Haringey has a Woodland Habitat Action Plan including a target to increase Woodland.
- 5.21 Overall it would appear that biodiversity has not been adequately taken into consideration and opportunities for mitigation and or compensation have not been taken up even where suggested by the developers own ecologists e.g. the use of green roofs and walls, etc. It should be noted that under PPS9 planning decisions should aim to maintain, and enhance, or restore or add to biodiversity. The proposal as it stands has not demonstrated how it will do any of these things hence the objection to the proposal.

Arboricultural Officer

- 5.22 It is proposed to remove a total of 11 trees. They include 6 pine trees (TG 04) that are part of the group TPO at the front of the site and 1 Sycamore tree, also TPO'd (T25) which is on the boundary with Fortismere School. The pines are to be removed to install a wider access road which would involve excavating into existing ground levels and their root protection areas (RPA's). Their loss would reduce the amenity value of the group TPO, but the majority of the pines are being retained.
- 5.23 The Sycamore tree appears to be in decline, when last inspected the tree canopy was sparse with smaller than usual leaves. This would indicate a very limited life expectancy of 1-3 years. I have no objection to this tree being removed. A replacement tree of a suitable size and species must be planted nearby, preferably visible to the public. The other trees specified for removal are of low quality and value.
- 5.24 There will be significant impacts on 3 other trees (T07, T08 and T09) which are subject to TPO's. Both T07 and T08 will require significant pruning to one side of their crowns to facilitate the new development. They also both have excursions into their RPA's. T08 is over a third of the total area. Consideration should be given to revising the site layout, moving it away from these trees to minimise the impact on them. T09 also requires crown reduction work to facilitate the proposed development. It can be assumed that these 3 trees will require regular crown reduction works in the future as the development is so close to them, this will reduce their amenity value and expected lifespan.
- 5.25 All tree protection measures must be installed and approved by council arboriculturist, prior to the commencement of any construction activities on site

#### Waste Management

- 5.26 The plan shows that the distance from the refuse collection vehicle to the bin storage area is in excess of 10 metres. The bin storage area needs to be within 10 metres of the collection point. The vehicle route inside the school grounds needs to be accessible from Creighton Avenue therefore parking restrictions by the entrance and exit to the site will be required on Creighton Avenue to allow the RCV to enter and exit the site. The site will need scheduled daily cleansing as there will be in excess of 200 pupils and staff using the site, litter bins would help control litter.

#### Local Residents

- 5.27 Letters of support have been received from residents of the following properties: 35 Langley Park; 7 Belvedere Court; 102 Queens Avenue, Finchley; 77 Fortis Green; 20 Garrick Street WC2; 14 Ringwood Avenue; 10 Deansway N2; 6 Park Avenue N3; Flat 14 Priory Grange, Fortis Green; 70 Muswell Avenue; 52 Woodland Gardens; 16 Priory Avenue, Crouch End; N8,

3 Twyford Avenue; 18 Dorchester Court Muswell Road; 82 Heath View N2; 56 Brendon Grove N2; 16 Durham Road N2; 33 & 66 Tetherdown; 81 Middle Lane Crouch End; 8 Osier Crescent & 35 Page's Hill; who support the application on the following grounds:

- There is a need for more primary schools places in Haringey and the proposal will help ease the stretched situation with school places;
- The design of the building will suit its local surroundings;
- The proposed school building has been carefully designed to be as organic and naturally fitting into the proximate area as possible;
- The building can be used for community activities outside of school hours;
- It will be possible to send children to a school locally within easy walking distance without the need to drive or add to local traffic;
- The travel plan has been designed carefully to minimise impact on local residents.

5.28 The resident(s) of 197 Creighton Avenue has indicated that they have no objection. The resident(s) of No 52 Creighton Avenue have indicated that they neither object nor support but raise the following concerns:

- The application does not seem to provide for adequate parking within the limits of the school property.
- This school will cause a lot more traffic activity particularly at school time bearing in mind Fortismere School is next door and children get dropped off at relative times.

5.29 Letters of objection have been received from the residents of the following properties; No's 42, 44, 46, 48 & 49 Ringwood Avenue; No's 24, 62, 84, 96, 118, 180 Creighton Avenue and No 11 Burlington Road, Muswell Hill. These residents object to the proposal on the following grounds:

#### Bulk, Size & Design

- The previous manor house on this plot of land was not used as a main school building, it was only used as an 'extension' of the main Fortismere school for older students who made minimal noise;
- Proposed building is much taller than the adjoining school and significantly larger than the adjoining and surrounding residential properties;
- The proposed is too big for the site and will change the nature of this residential area;
- Creighton Avenue is a residential suburban road; the proposed building will have a deleterious effect on the character and appearance of the area;
- There are a number of serious concerns about the design of this highly individual building, especially in terms of its appearance/ from on Creighton Avenue;

## Amenity Issues

- The building is positioned too close to the boundary with properties on Ringwood Avenue;
- Overlooking from window and the elevated walkway into gardens of residential properties on Ringwood Avenue;
- It should only be possible to enter and exit the building from ground level;
- Reduced privacy for houses that back onto the site;
- Noise and disturbance that may arise once the school is in use, in what is currently a quiet residential area;
- As the hall of the school is next to residential properties, this will mean ongoing noise pollution, day and night;
- Would like additional trees planted to block the view and noise of a school, between the end of the garden at number 44 and the school building;
- A 1.8m boundary fence is insufficient;
- Loss of light/sunshine;
- A different building design would have a less negative impact on the properties in Ringwood Avenue. A design similar to the new building of East Barnet school would keep the noise within the building;
- It is of concern that, as the application acknowledges, the proposed use of the site will create a security risk in an area which primarily residential;

## Traffic Generation & Parking

- The proposal will lead to a significant amount of additional vehicular drop-off and pick-up traffic;
- Creighton Avenue already has a very large school (Fortismere School) to cope with and there is a very busy Primary School on Pages Lane contributing to the volume of traffic in the area;
- The limited number of demarcated parking bays in the vicinity would inevitably be taken by teaching staff early in the morning, leaving none available throughout the day for parents delivering children to the school, let alone other visitors to the area, delivery vans and visitors to Coldfall Woods;
- The school run parking around the Pages Lane, Creighton Ave, Tetherdown, Burlington and Eastwood Rd junctions is already critical, and additional car journeys caused by a further 210 pupils will inevitably lead to problems parents of these particular pupils would be likely to rely more on public transport than those of other nearby schools;
- Parents of Fortismere School park their cars along Ringwood Avenue and Creighton Avenue when they are dropping off their children at school, or collecting them in the afternoon;
- The poor public transport provision at the site (PTAL 1b - poor level of public transport accessibility) increase the likelihood of car usage;

- Proposals for new educational facilities should be guided to locations which have a high rating on the Public Transport Accessibility;
- Additional traffic will make the road dangerous;
- Vision of one parking space on site is wholly inadequate and will inevitably lead to increased parking on surrounding roads, to the detriment of the amenity of local residents;
- The parking provision should be increased to at least 25 to allow for teaching staff and support staff and parents dropping and collecting children;
- No allowances have been made for traffic calming;
- Scheme doesn't provide any parking facilities;
- Anticipate morning/afternoon traffic jams on Creighton Avenue and are a concern with additional risks to health & safety within the local community;

#### Environmental Issues

- Impact on oak tree (labelled T 070 which is of important amenity value);
- A significant number of trees along the Creighton Avenue frontage (TG04 iv-xi, i.e. six category B trees) would be felled to allow for the construction of an access road;
- Ecological loss (connecting the Metropolitan Open Land with Coldfall Woods immediately opposite) should not be underestimated, and neither should the loss in terms of local amenity.

#### Tottenham Police Station/ Crime Prevention

- 5.31 Have been consulted on this scheme by the architects and have visited the site. They have no objection to the proposals and the architect has obviously considered crime prevention in the design. They can give further advice as necessary throughout the whole lifetime of the scheme. The Crime prevention department can be contacted on 02083452167.

#### Muswell Hill and Fortis Green Association

- 5.32 The Association realise that the area is short of Primary School places and the proposed school will help to alleviate the situation. However, the Association is concerned about the effects of the school on traffic and parking. The poor accessibility of the site by public transport will almost certainly lead to a high level of car usage by both staff and parents. Because of the lack of on-site parking (except for 1 disabled bay) the staff will park in the limited spaces nearby both during term time and whenever the school is used for evening, weekend or holiday activities, as is proposed
- 5.33 Use of cars for delivering and collecting children will add to the traffic in the already busy Creighton Avenue and will also involve temporary parking for parents nearby. Use of the drop-off point within the site may work while there are only 30 pupils but as numbers rise to 210 as planned this will become

inadequate and the crossovers into and out of the site will present a hazard to pedestrians.

- 5.34 The association is also concerned about possible overlooking and disturbance of those properties in Ringwood Ave which back onto the site. It is important that effective measures are taken to provide visual barriers and also measures to minimize noise from outdoor activities.
- 5.35 If the Council is minded to approve the Application the Association suggest that conditions should be attach 1) to restrict the hours of evening and weekend use of the school and 2) to require a revised and more practical traffic study and discussions with the Council's Highways Dept concerning parking and possible measures to avoid aggravating existing conditions in the proximity of the site

#### London Fire & Emergency Planning Authority

- 5.36 Insufficient information has been submitted to show compliance with Part B5 of Building Regulations.

#### Development Control Forum

- 5.37 A meeting was held on 25<sup>th</sup> July 2011 at Coldfall Primary School. The minutes from the Forum will be tabled separately at the Planning Committee Meeting..

## **6. PRE-APPLICATION CONSULTATION**

- 6.1 Prior to the submission of the planning application a wide range of stakeholders meetings/ consultations events took place; namely:

- Engagements with User Group including Chair of Proposers and the Headteacher on a weekly basis;
- Localised poster and leaflet campaigns, an information pack, direct emails, attendance at synagogue groups and Summer Fairs and public events;
- A series of public meetings during April 2010, November 2010, & March 2011;
- A regularly updated web site has been available since 18<sup>th</sup> June 2010;
- Those who register an interest have also been issued with an e-mail newsletter as and when new information becomes available;
- The Eden Primary trust has met with a number of local elected representatives including Haringey Councillors, and Officers of the Council including the Head of Children's Services;
- On the 27<sup>th</sup> April 2011 a public consultation was held in the Raglan Hotel with the proposed design/s available;
- Meetings have also been held with Planning and Transport Officers as the design has developed;
- The public meetings have typically been attended by between 100 and 250 individuals.



## Design Panel Presentation

- 6.2 The scheme was presented to the Design Panel on 14<sup>th</sup> April 2011 who were generally supportive of the design and conceptual approach adopted. At the Design Panel two schemes for the site were presented. The scheme in question (referred to as Scheme 2 in the minutes of the Design Panel meeting - attached as Appendix A) is of an organic form influenced by the response to nature, informality and the crucial idea of the arena, intrinsic to the Reggio Emilia approach to education.

## **6. ANALYSIS / ASSESSMENT OF THE APPLICATION**

- 6.1 The main issues in respect of this application are considered to be:

1. Principle of development;
2. Design, Form & Layout;
3. Impact on the Metropolitan Open Land;
4. Ecological Impacts/ Impact on Trees;
5. Impact on Residential Amenity/ Character of the Area;
6. Traffic Generation, Parking and Access;
7. Environmental & Sustainability Issues;
8. Equalities & Diversity Issues.

## **PRINCIPLE OF DEVELOPMENT**

- 6.2 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 facilities, especially in areas of shortage.

- 6.3 The replacement London Plan 2011 is generally supportive of proposals for new schools and in particular, within its Context and Strategy section states,

"A growing city with an increasing number of young people will need more educational facilities at all levels. At the same time, policy is likely to favour greater choice of school provision. Planning policies supporting the allocation of sufficient space for education and facilitating development of schools and colleges in appropriate places will be essential to London's continued economic success, tackling exclusion and disadvantage and improving quality of life."

"Access to a high quality school education is a fundamental determinant of the future opportunities and life chances of London's children and young people. London's population will continue to be younger than elsewhere in England and Wales and by 2031, its school age population is projected to increase by almost 17 per cent. At the same time, it is likely that national education policy will favour greater

diversity in the nature of supply, with an increasing range of specialist schools."

- 6.4 The LPA recognises that demand for places in and around this part of the Borough is high, and that projections overall for Haringey show a continuing rise in primary numbers. Haringey's School Place Planning Report 2010 show that there area is characterised by an overall high demand for school places with low surplus capacity (1.05%). The report states that Tetherdown and Coldfall schools have been recently extended to alleviate some of this pressure and that Rhodes Avenue Primary will admit an additional reception class from September 2011.
- 6.5 The proposed primary school will be one of the first Government funded Free Schools in the country and follows the announcement made on 6th September 2010, by Michael Gove MP, Secretary of State for Education, that Haringey Jewish Primary School (now known as Eden Primary) is to be among the first 16 free schools nationally to be able to progress their application to open in September 2011. Free Schools are all-ability, state-funded schools, set up in response to parental demand. They are publicly-funded independent schools, free from local authority control. The school has been set up in response to the local demand. The schools admission policy is not restricted to Jewish children only, with 50% of the intake being on religious grounds with the remainder selected on a proximity basis.
- 6.6 The LPA recognise that the building on site, a large manor house (known as Strathlene) with large garden, was previously used as a sixth form centre in connection with the Fortismere School, and in addition note that the site adjoins a large campus site used for educational purposes. As such the last use for this site was for educational use, before the demolition of the house/ clearing of the site in 2006.
- 6.7 Given however a large part of the sites designation falls within Metropolitan Open Land (MOL), this severely limits the use of part of the site and the opportunities for development. (pg 232) The London Plan states that land designated as MOL is the same as 'Green Belt' in terms of protection from development, and therefore the principles of control over 'Green Belt', set out in PPG2, also applies to MOL. Policy OS2 of adopted Local Plan states that "the character and quality of MOL will be safeguarded" and that "limited development" serving the needs of the visiting public may be permitted if clearly ancillary to the identified purposes of MOL.
- 6.8 The principle of redeveloping this site was established by a previous application (ref: HGY/2005//1932) for the demolition of the existing building and the erection of a three storey nursing home with associated parking and landscaping. This previous proposal raised issues in respects of the sites designation (namely the MOL designation to part of the site and its designation as an Ecologically Valuable Site of Local importance) which were looked at and resolved.

- 6.9 The rear elevation of the nursing home building would essentially have formed the boundary with the MOL with the intention of landscaping a small portion of the MOL land directly beyond the building line, making it more accessible to the residents. It is also intended to introduce new indigenous species to encourage more habitable wildlife. In this regard it was considered that the proposal would not harm the objectives of the site's MOL status. In support of this application a biodiversity survey was undertaken which concluded that there were no protected species under the Countryside and Wildlife Act 1981 on the site. The survey made a number of recommendations designed to enhance the range and variety of flora and fauna on the site in order to enhance its ecological value.
- 6.10 The LPA recognises that education provision on site can bring qualitative and access improvements to the open space to the back of the site and as such a school building to the front is in principle acceptable for the site.
- 6.11 This new primary school 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.
- 6.12 The development of the School will provide additional employment opportunities with regards to the School staff in addition to the longer term economic benefits of improving educational choice and attainment.

## **DESIGN, BUILT FORM & LAYOUT**

### Design & Built Form

- 6.13 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.
- 6.14 The LPA recognise that the topography and slope of the site in addition to the protected trees, planning designations and proximity of adjoining residential properties presented difficulties in the design and layout of a scheme for this site. The layout and design of the school building has been designed to address these constraints and a number of key concepts, including ecology, access to nature and a family style of learning (or Reggio Emilia). The siting of the building is largely dictated by the boundary of the metropolitan open, the footprint of the previous building and precedent of the 2006 nursing home scheme.
- 6.15 The scheme is for a three storey building, with lower ground floor built into the site slope. The total proposed gross internal floor area will be 1223sqm,

which accords with national guidance for a primary school of this size. The building will have a low pitch roof. The low roof pitch results in the overall building height being comparable with surrounding buildings. The finished building will sit within the thick foliage of the existing mature trees and therefore be partially obscured when viewed from Creighton Avenue.

- 6.16 The design approach to the school building is of organic form; largely timber clad reflecting its immediate surroundings which is characterised by mature trees. The lower ground floor of the building will be cut into the slope and will largely accommodate non teaching spaces – kitchen and sanitary facilities, plant equipment etc. By cutting into the sloping topography the mass of the building when viewed from neighbouring properties and the adjoining MOL will be minimised.
- 6.17 The lower ground floor can be zoned separately from the rest of the building for third party letting, with access to sanitary and kitchen facilities to maximise non School use. The plant and kitchen provision is placed beneath ground level as they do not require natural daylight and ventilation.
- 6.18 The upper ground floor is arranged to have key stage one (or infant) accommodation, with key stage two (or junior) accommodation on the first floor. Each of the upper two floors is stacked to accommodate four key spaces (generally classrooms but in one instance the staff room) around an organic central space which can be used for a variety of learning activities. The layout will provide flexibility for learning, with small group space, formal classroom space and these large central areas.
- 6.19 The design of the building is also strongly influenced by the external linkage. The building will have quick direct access to external spaces from the majority of the learning space, particularly by the introduction of a first floor play deck with an external staircase down to ground level. The wide variety of learning space, from traditional formal classrooms, through small group space and to the large open plan central space creates wide flexibility of use.
- 6.20 The form, siting and design of the school building, while of a modern design, is considered acceptable for the site in question, given it's position on Creighton Avenue in close proximity to other school buildings. The building will have a clear public face with a welcoming presence/ positive relationship with Creighton Avenue. The boundary treatment to the site frontage is also appropriately positioned and designed.

#### Materials

- 6.21 The external appearance of the building will be largely timber clad reflecting its setting in a wooded area. As a natural product the timber will change and weather over time. Once built the building will have a strong orange/brown colour to the timber but will weather gradually to turn to a silvery grey.

- 6.22 The lower ground floor of the building, as viewed from the street, will be faced in rustic style brickwork. The street elevation of the scheme (hall roof) will have a timber shingle clad pitched roof that creates a feature at the main entrance.

#### Access

- 6.23 The proposed development is fully accessible and has been designed in accordance with the guide to the building regulations Part M for accessibility and designed to meet the needs of special needs education students. An 8 person lift will be provided to ensure access to all levels of the building in accordance with building regulations part M.
- 6.24 The ground floor will be zoned to allow out of hours use without compromising the security of the remainder of the building, with access to sanitary, food preparation facilities.

#### Landscaping

- 6.25 An indicative landscaping plan has been submitted with the application outlining the landscape/ planting proposal to the space around the school. Details of the intended landscape proposal for the piece of land to the back of the site, not currently within the ownership of the school, have also been submitted.
- 6.26 The landscape masterplan includes a diverse series of spaces for active play, faith activities and ecological enhancement. Immediately to the back and partly to the side of the building will be a series of decked spaces that allow retention of tree species whilst offering outdoor spaces for the adjacent classrooms.
- 6.27 There will be an open space for active play located centrally to the back of the school building, beyond which will be a terraced grass bank for more passive recreational use. The LPA welcome the fact that the piece of this land to the rear of the applications site, which Eden Primary are trying to acquire, is identified for meadow planting and a pond, with space identified for the future provision of a hazel coppice area and a trail through the site. There is also potential for a link through the grounds to gain access to the multi use games area within Fortismere School.
- 6.28 Within the Design & Access Statement the issues of landscape maintenance and management are discussed. The applicant's indicate that at a later stage detailed maintenance specifications will be proposed and they will encompass management of the following elements:
- Existing and Proposed Tree Planting
  - Hedge Planting
  - Ornamental Shrub Planting
  - Ornamental Grass and Herbaceous Planting

- Grassed Areas
- Hard Landscape
- Landscape Management Contractor / Company

- 6.29 The drawings/ sketched submitted in respect of the landscaping put forward a clear and comprehensive proposal for the site, which promote an ecological, organic approach with a strong connections to the natural environment and the site's designation as a site of Ecologically Valuable Site of Local importance.
- 6.30 It is noted that the amount of hardsurfacing to the front of the site will be kept to a minimum and it will be required that such hardsurfacing be of a permeable material. The use of a green roof to the building has been discussed and encouraged at pre-application stage, as it could incorporate species of flora and fauna. The applicant's have however indicated that this is not achievable due to financial constraints.
- 6.31 Overall the landscaping proposal will not detract from the site's open nature and character and the landscaping elements proposed can contribute to the setting, quality and ecological value of the site.

#### Safety & Security

- 6.32 Safety and security are essential to create a quality teaching and learning environment. The objective is to incorporate sensible security measures into the design and building of a new school in order to reduce the opportunity for crime and anti-social behaviour and reduce the fear of crime in schools. Appropriate design features such as a legible layout of buildings, paths and entrances, welcoming reception areas, natural surveillance, a good quality landscaping and lighting scheme, good quality signage, control of access to individual and common areas help to instil a sense of ownership of the school.
- 6.33 As a Jewish faith School particular attention has been paid to safety and security during the design phase. Specialist advice has been given by CST who advise the Jewish community internationally on security issues and in addition discussions have taken place with Haringey's Police Crime Prevention Officers. A number of features have been included following the advice given.
- 6.34 A 1.8m weld mesh security fence will be erected along the perimeters of the site, except for the street frontage, where a more traditional railing, similar in style to the Fortismere School frontage onto Creighton Avenue. Such an approach was required by Officers and it will be more in keeping with the streetscape. Security gates designed as part of the railing frontage will also be erected.
- 6.35 The scheme is designed with the reception/ school office located to the front with the staff room above to give views of the site entrance/ exit and overall

to provide passive surveillance. A day time security guard will be employed and located in the school office. This individual will be responsible for controlling site access.

- 6.36 As outlined further on in this report the scheme has been laid out to provide an on-site drop-off/pick-up lane within the school site with widen vision angles etc for vehicles accessing and leaving the site, in addition to a separate pedestrian route to the building entrance.

## **IMPACT ON METROPOLITIAN OPEN LAND**

- 6.37 The boundary of the MOL runs just beyond the rear building line of the former building on site. The back of the first floor deck to the rear of the building will essentially form the boundary with the MOL.
- 6.38 Policy OS4 emphasises that development next to any open land must be carefully designed in order that the open character of the open land itself is not diminished. As per the 2005 application for the nursing home building, it is accepted that the new building will have some impact on the MOL; as the new building will be set back further, bringing it closer to the boundary than the previous building on site.
- 6.39 Notwithstanding this, the area of MOL in question at the moment is completely enclosed and is not accessibly/ useable by anybody, and historically there has never been public access to this site. The LPA recognises that education provision on site can bring qualitative and access improvements to the open space to the back of the previous manor house, and as such the siting of a school building to the front of the site, in a similar position to the previous building, is considered an acceptable use.
- 6.40 As discussed above the proposal intends to introduce some hard landscaping to the portion of the MOL directly beyond the rear building line. As also indicated it is also the intention to introduce new indigenous species to the piece of land to the back of the site, not within the ownership of the applicant's, to encourage biodiversity.
- 6.41 Bearing in mind the history and circumstances associated with this site and the measures put forward in the application to limit the extent of development beyond the boundary line of the MOL, it is considered that the proposal would not harm the objectives of the site's MOL designation.

## **ECOLOGICAL IMPACTS/ IMPACT ON TREES**

### Impact on Ecology

- 6.42 PPS9 advice for proposals involving a re-use of a building/ site is that, 'the re-use of previously developed land for new development makes a major contribution to sustainable development by reducing the amount of countryside and undeveloped land that needs to be used. However, where

such sites have significant biodiversity or geological interest of recognised local importance, local planning authorities, together with developers, should aim to retain this interest or incorporate it into any development of the site.’

- 6.43 The entire application site is designated as an Ecologically Valuable Site of Local importance. This is the lowest grade of listing in regard to ecological value. The site in question is known to be used by foraging bats. In pre-application discussions with the applicant it was identified as being important to seek enhancements to the habitat and nature conservation value of the site. As outlined above a landscaping proposal has been submitted with the application.
- 6.44 As outlined above the principle of redeveloping this site was established by way of a previous consent (HGY/2005//1932), for the demolition of the existing building and the erection of a three storey nursing home with associated parking and landscaping. In the Officer’s report accompanying this application, the impact of the proposal on the sites designation as a site of ecological value of local importance was considered..
- 6.45 The applicant’s for the previous application submitted an ‘Environmental and Ecological Survey’ commissioned by Planet Earth Ltd. As part of this brief the survey concluded that there were no protected species under the Countryside and Wildlife Act 1981 on the site. The survey made a number of recommendations designed to enhance the range and variety of flora and fauna on the site in order to enhance its ecological value. As a large part of the site was to be retained as private garden with the retention of existing mature trees and the planting of additional trees, appropriate within the context of Coldfall Woods, it was considered that “the ecological interests of the site should remain unaltered”.
- 6.46 An Ecological Appraisal Report (dated 17 January 2011) was submitted to the LPA prior to the formal submission of the application. This report identifies the habitat types present/ likely to be present within the site, and the immediate surroundings, and assess the suitability for the site to support protected species. The survey identified that the large expanse of continuous scrub and saplings in the undisturbed broad-leaved woodland in the southern two thirds of the site could support hibernating reptiles and to a lesser extent, badgers (*Meles meles*) and hibernating dormice in the winter months. The remaining one third of the site comprises scrub around the perimeter which could support hibernating reptiles. In the case of the proposal the top third of the site will accommodate the new building, while the middle third will accommodate some hard and soft landscape elements, in addition to a grassed terrace and small woodland area. The other third, located furthest into the site, is not within the ownership of the applicant’s at present The Ecological Appraisal Report identified measures to be undertaken to clear the site of scrub and saplings:
- 6.47 Many of the trees around the perimeter of the site will be largely maintained. The retention of the trees will maintain the commuting and foraging routes



through and beyond the site. The surrounding site, in particular Coldfall Woods and the trees in residential back gardens, provide good foraging habitat to bats. There is expected to be no permanent impact on the foraging potential of the area.

- 6.48 Planning Officers accept that the vegetation clearance works to the site will cause some permanent loss of habitat. As outlined above Officers would reiterate the point that the ecological value of the site varies with the front section of the site where the previous house sat having lower ecological value. The front part of the site, with the exception of the mature trees along the frontage and side boundaries does not have established planting, other than scrub. The fact that many of the mature trees to this part of the site will be retained means that their habitat value/ potential to support nesting birds or roosting bats will not be adversely affected. There will be minimal lighting in association with the proposal, therefore minimising any adverse impact on habitats and wildlife. For evening use of the building, background luminance of no more than 10 lux will be provided to the pedestrian route to the front of the building.
- 6.49 The fact that the proposal, as per the previous site arrangement with the manor house and large garden, as well as the nursing home scheme, leaves much of the site at the back open, the ecological interests as a site of local importance can be retained. It is accepted that the construction activity associated with the site will temporarily impact the ecology of the site, however the landscaping measures, in particular those proposed to the piece of land to the rear of the applications site (meadow planting and a pond, with space identified for the future provision of hazel coppice) will serve to protect the ecological value of the site.
- 6.50 In terms of Policy OS6 it is also important to point out that the policy recognises the importance of a development proposal as a factor in formal determination, which can at times outweighs the nature conservation value of a site. The policy states that: “the Council will not permit development on or adjacent to Sites of Special Scientific Interest (SSSIs), statutory Local Nature Reserves, or other sites of importance for nature conservation value or ecological importance: a) unless there will be no adverse effect on the nature conservation value of the site; and b) unless the importance of the development outweighs the nature conservation value of the site”.
- 6.51 In this particular case the provision of a primary school does amount to special circumstances, therefore allowing for some flexibility in how policy OS6 is applied, while not rejecting the important ecological value of the site. As per a scheme for another new school in Muswell Hill (Tree House School on Woodside Avenue, approved in 2005), which involved the development on/ loss of part of a ‘Significant Local Open Land’ , the scheme was allowed in part because the applicant’s made a case for overriding educational need.

- 6.52 On balance is it considered that the proposal will not have a detrimental impact on the nature conservation/ ecological value of to the site, and as such the proposal is not considered to be contrary to policy OS6.

#### Impact on Trees

- 6.53 The site contains a significant amount of vegetation, much of which is protected by Tree Preservation Orders (TPO's) and/or MOL status. The front portion of the proposal site (i.e. outside of the M.O.L) contains three individual TPO's, plus a group TPO covering the row of mature pine trees along the front boundary. As noted in the comments above from the Council's Arboricultural Officer the proposal will involve the removal of a total of 11 trees, which include 6 pine trees (TG 04) which form part of the group TPO at the front of the site, and 1 Sycamore tree (T25) located along the boundary with Fortismere School which is also subject to a TPO.
- 6.54 The pines are to be removed to allow a wider access road which would involve excavating into existing ground levels and their root protection areas (RPA's). It is acknowledged that there loss would reduce the amenity value of the group TPO, but it is also noted that the majority of the pines would be retained.
- 6.55 The Sycamore tree identified for removal as noted by the Council's Arboricultural Officer appears to be in decline, as when last inspected the trees canopy was sparse with smaller than usual leaves. This would indicate a very limited life expectancy of 1-3 years. The Council's Arboricultural Officer has no objection to this tree being removed as long as a replacement tree of a suitable size and species is planted nearby, preferably visible to the public. The other trees specified for removal are of low quality and value.
- 6.56 It is acknowledges that there will be significant impacts on 3 other trees (T07, T08 and T09) which are subject to TPO's. Both T07 and 08 will require significant pruning to one side of their crowns to facilitate the new development. They also both have excursions into their RPA's. T08 is over a third of the total area. As asked by the Council's Arboricultural Officer consideration should be given to revising the site layout, moving it away from these trees to minimise the impact on them. Officers are currently discussing this with the applicant's and any changes will be reported at the planning committee meeting. It is also noted that T09 will requires crown reduction work to facilitate the proposed development. As noted it is expected that these 3 trees will require regular crown reduction works in the future as the development is so close to them, this will reduce their amenity value and expected lifespan, however it is hoped that with a revision to the site layout this impact can be minimised.
- 6.57 As requested by the Council's Arboricultural Officer all tree protection measures must be installed and approved by Council Arboriculturist, prior to the commencement of any construction activities on site. The Officer has also stated that subject to the preparation of an approved Arboricultural

Method Statement prior to commencement of works, it is considered that the proposal can be accommodated without harming the trees on site.

## **IMPACT ON RESIDENTIAL AMENITY**

### Impact on Character of the Area

- 6.58 As outlined above the scheme is for a three storey building that will sit into the slope of the site. The overall scale of the building is not too dissimilar in scale/ height to surrounding residential housing, namely two-storey with pitched roofs. The school buildings within the adjoining Fortismere School campus are of a similar height. The mature trees to the front of the application site will continue to be the dominant and defining feature as viewed from Creighton Avenue. Overall the proposed building will sit comfortably within the overall neighbourhood context.
- 6.59 The issues of the use and impact on the local road network/ on parking are considered further on in this report. The sections below consider the impact of the building and its use on the residential amenity of the adjoining residents.

### Loss of Privacy/ Overlooking

- 6.60 The residents most directly affected by the proposal are those to the west of the application site on Ringwood Avenue. The residents mainly affected would be the rear gardens and outlook from 6 houses which adjoin the site; namely No's. 36 – 46 Ringwood Avenue. These are detached properties with significant rear gardens of 30m in depth. The gardens of these houses rise up to meet the application site; the houses themselves are set down at a lower level.
- 6.61 The proposed building would be pulled in from the boundary and overall the form/ shape of this side elevation of the building is broken down and articulated. This side elevation of the school building will have a raised platform which will allow access from the upper floor down to the external play spaces to the rear of the school. Concern has been expressed by residents of Ringwood Avenue over the increased levels of overlooking from the new building, in particular from the raised platform. Details of a Willow Hurdle screen to be attached to the side of the raised deck have been submitted, (as per drawing D1932 SK004) to mitigate against overlooking.
- 6.62 Due to the sinking of the proposed building the eaves height of the building will not sit significantly above natural ground level. Given the distances between the side elevation of the building and these adjoining properties the proposal will have no adverse visual impact or impact on daylight/ sunlight receivable to these properties and their gardens.
- 6.63 The incorporation of a willow hurdle screen will serve to reduce any potential overlooking from the raised platform and in addition the first floor facing

window on the side elevation will have obscure glazing up to eye level. These measure, coupled with the generous depth of the adjoining rear gardens and the mature vegetation along the shared boundary means that opportunities for overlooking or a reduction in privacy have been minimised.

### Noise

- 6.64 In terms of noise to neighbouring residents the main impacts would be the noise associated with drop-off or pick-up by parents, noise generated from within the site (playground area) and any noise from any mechanical & ventilation equipment. These impacts however must be balanced against the noise and disturbance generated by the previous use of the site, background noise, in particular from traffic and the adjoining Fortismere School site, which already forms part of the character of the area.
- 6.65 The potential for generation of noise from use of the playground is however the main concerns raised by local residents. The noise levels from children playing may be above the desirable limit of LAeqT 50 dB from BS:8223 for external areas. However, bearing in mind the distance between the identified play area and the backs of these nearby properties and the depth of the rear gardens in question, as well as the screening along the boundary and the fact that sound level drops off 6 dB from the source point for every doubling of distance, the noise from children playing while audible from within the gardens of neighbouring properties during break times, would not be seriously detrimental to the amenities of these adjoining residents. However, in order to further reduce this and any likely adverse impact on the amenities of the residents in question, a noise barrier in the form of an acoustic fence will be required to be installed along the rear garden boundaries of properties Nos. 36 – 46 Ringwood Avenue.
- 6.66 Issues of noise and disturbance associated within activities within the school can also in part be controlled by way of appropriate management/supervision of outdoor areas, so therefore to further minimise the impacts on adjoining residents.
- 6.67 In terms of noise emanating from within the building (i.e. children playing/music etc) this is not expected to be significant, given that a building of this nature, needs to be adequately insulated against any external noise, as well as from possible sources of noise from within the school itself, therefore the insulation will work in both ways. PPG24 (Noise) and Building Bulletin 93 (2003) gives recommendations for the maximum levels of external noise that should fall on a school building, outdoor teaching space or playground area within a school site, and ways of arranging buildings and noise barriers to reduce the impact of noise entering teaching areas from outside and from adjoining rooms.
- 6.68 Consideration will need to be given to the siting of any potentially noisy plant or equipment on the site so as to not cause disturbance to occupiers of

nearby properties. A condition will be imposed asking for such details to be submitted.

- 6.70 Overall it is considered subject to the measures outlined above and appropriate conditions the proposal will not adversely impact the residential amenities of nearby residents.

## **TRAFFIC GENERATION, PARKING & ACCESS**

- 6.71 In accordance with the requirements of SPG7c, a Transport Assessment has been prepared by MLM Consulting Engineers, which 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.

### Accessibility

- 6.72 The application site is located in an area that has a low PTAL level of 1 but is within reasonable walking distance of the 102, 234, 603 and 653 bus routes, which offer links to Highgate and Bounds Green underground stations and Muswell Hill bus interchange with a two-way frequency of approximately 28 buses per hour. It has been acknowledged that there is a local demand for the school, with initial parent and guardian surveys indicating that all children will live within 1.5miles of the site. It has also been confirmed that the schools enrolment policy, is based on the pupil's proximity to the school.

### Vehicular Access & Parking

- 6.73 A drop-off/pick-up on site access road will be provided so parents can drop-off pupils right outside the School entrance if required. This will operate as a one way system at the appropriate times of the day. Vehicle tracking has been reviewed along this route, leading to a realignment of the exit to improve safety, particularly the vision splays when exiting the site. For delivery access a reversing system is proposed to ensure minimum damage to the mature tree canopy along the street frontage. This would only take place once children are in the building and safe from any reversing vehicles. This also allows for refuse trucks to reverse close to the bin store.
- 6.74 An accessible parking bay (Disabled Blue Badge holders) will be provided which is the maximum that can be accommodated on site in order protects the mature trees/ landscaping on site and to prevent encroachment into the MOL. While Officers accept that the level of car parking provision is considerably less than that expected, the Council considered that in this case the restricted car parking provision together with extended parking restrictions outside the school will help to support and form a key element of the travel plan initiatives proposed by the school.
- 6.75 While it accepted that there may be some parking by staff on surrounding roads this will not have a significant impact on road network and the

availability of on-street car parking. The site is not identified by the Council's adopted UDP as a location which suffers from high parking pressures and in fact the area has low levels of on-street car parking, given a lot of the residential properties in the immediate surroundings have off street parking.

#### Access for Emergency Services

- 6.76 The emergency services have access to the full frontage of the building with hard standing on the dropoff/ pick-up access road, and the appropriate vehicle tracking exercises have been completed for this.

#### Pedestrian Access

- 6.77 A separate pedestrian access will be provided to the north east corner of the site therefore keeping pedestrians and vehicles apart. This will take the form of a disabled accessible ramp with a walled barrier to the access road.
- 6.78 As outlined above in order to accommodate the resulting increase in pedestrian and cycle traffic and to further encourage journeys by foot and cycle, the applicant will be required to contribute towards a scheme to improve highway safety outside the school.
- 6.79 It is identified that a raised zebra crossing serving both Eden School and neighbouring Fortismere School will vastly improve conditions for students walking/cycling to school as well as encourage the uptake of these sustainable modes of transport. To further enhance highway safety within the immediate vicinity of the site, Officers require that the scheme should also include raised entry treatments, raising the existing uncontrolled crossing to the west of the site, additional parking restrictions and improved signing and lighting.

#### Traffic Generation

- 6.80 The school will accommodate 210 students in total when fully operational (start of the 2017-2018 year). When fully operational the school will employ up to 20 staff, including teachers, teaching assistants and administration staff. Pupils will arrive at the school between 08.45 and 09.00 and will leave between 15.30 and 15.50, and may be staggered between key stage 1 and 2 pupils.
- 6.81 Looking at the modal share information taken from neighbouring Fortismere School travel plan, this indicates that 71% of the students walk to school and approximately 21% travel by sustainable modes. Based on this modal split is considered feasible that by integrating "walking" with the bus services, sustainable travel can provide an alternative for the pupils/staff/patrons, thereby suppressing reliance on car travel.
- 6.82 Using the TRICS database and based on London specific school sites, the TA projects that from 2017 when the school will be at maximum capacity

there will be 33.6 two-way traffic movements during the am school peak. The Council's Transportation Officers however project this to be higher in the order of 42 movements in the am peak. However, although there is difference in these projections, these movements will take place over the course of an hour and therefore will not have a significant impact upon the existing highway network.

- 6.83 To support the sustainable transport measures to achieve modal shift from 'Car' to other modes such as public transport, walking, cycling a School Travel Plan (STP) has been prepared and submitted with the application. The travel plan outlines a number of measures to encourage parents and staff to travel to and from the site using sustainable modes of transport. The provision and management of the STP will need to be secured by means of a condition.
- 6.84 Parents and guardians of prospective pupils took part in an initial travel survey, which indicated that 53% would be walking to school and 20% would be using other sustainable modes such as taking the bus, cycling and car share. The modal split for the first phase indicating a high level of pupils travelling by sustainable modes is evidenced by modal share patterns at neighbouring Fortismere School, where 71% of pupils walk to school. The school governors will have overall responsibility for the management and implementation of the travel plan, however the school will appoint a dedicated travel plan co-ordinator to ensure targets are met and measures remain relevant.

## **ENVIRONMENTAL & SUSTAINABILITY ISSUES**

- 6.85 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 etc.

### Use of Renewable Energy

- 6.86 In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development has been undertaken, to show how a target energy reduction of 20% can be achieved, based on current Building Regulations minimum construction requirements. As shown below a number of potential renewable technologies were considered, namely:

- Photo-Voltaic cells– It is identified that photovoltaics could be used to provide the full target carbon emission reduction, however cost is

identified as being prohibitively high; although an array to offset the use of a gasfired boiler for domestic hot water and for educational purposes, especially with the new 'feed in' tariff is worth considering.

- Micro Wind – It is identified that micro-wind generation could be used to provide the full target carbon emission reduction however careful consideration would need to be given as to whether this is a desirable technology for a site of this type and location, but the life cycle costs demonstrate a good return should the 'feed in' tariff remain in place. It is suggested that a small turbine for educational purposes would be beneficial and could be located on the roof area, where the visual impact would be reduced.
- Air source heat pumps – Is to be the likely preferred option for a new build school of this nature. The heat pump option would meet the target and a suitable air source heat pump can be utilised. The applicant's consultant recommends that a commercial quality air source heat pump system, linked to underfloor heating, be provided, as this would exceed the requirement for a 20% reduction in CO2.

#### BREEAM Assessment

- 6.87 A BREEAM pre-assessment has been submitted which shows that the development is anticipated to achieve a 'very good' rating.

#### **EQUALITIES AND DIVERSITY ISSUES**

- 6.88 The Equalities Act fully sets out the applicable legal framework for Public Authorities (Section 149 of the Act) to pay due regard to the need to eliminate discrimination and promote equality with regard to those with protected characteristics such as race, disability, and gender including gender reassignment, religion or belief, sex, pregnancy or maternity and foster good relations between different groups. Equality duties require Authorities to demonstrate that any decision it makes is done in a fair, transparent and accountable way, considering the needs and the rights of different members of the community.
- 6.89 This proposal for a new one form entry primary school would help to meet an identified need for extra school places in this part of the borough. The proposal would provide a high quality teaching environment for the children attending the school. The school has confirmed its intention to offer community access and in addition the school's admission policy is not restricted to Jewish Children only, with 50% of the intake being on religious grounds with the remainder selected on a proximity basis.
- 6.90 The proposal is therefore considered to enhance educational provision for all of Haringey's diverse communities. The proposal would introduce a new primary school in the borough and would be in line with wider corporate responsibilities and will assist with the local authority's statutory obligation



towards education provision. This planning application has been submitted, following approval from the Department of Education for a 'Free School'.

## **7. CONCLUSION**

- 7.1 The proposal will provide a high quality education facility which will increase the supply of school places in this part of the borough, with enhanced opportunities for teaching and learning and with wider benefits to the local community through opportunities for additional activity outside of normal school hours. It is considered that the layout, design and external appearance of the development will be in keeping with the setting of the site, in particular next to Metropolitan Open Land (MOL) and the surrounding area. The scheme has been designed sensitively in relationship to adjoining residential properties and the ecological designation of the site. On balance, the transport and access arrangements are considered satisfactory in light of the proposed travel initiatives and the catchments area for this school.
- 7.2 Having considered the proposal against the London Plan, 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 and subject to a S106 Agreement.

## **8. RECOMMENDATION**

### RECOMMENDATION 1

- 8.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/1166, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) The applicant to enter into a Section 106 Agreement securing a £82,000.00 (eighty two thousand pound) for a comprehensive highway safety scheme including: raised zebra and pedestrian crossings, raised entry treatments, additional parking restrictions and improvements to signing and lighting within the immediate vicinity of the site.

### RECOMMENDATION 2

- 8.2 That in the absence of the Agreement referred to in the resolution above being completed by 31<sup>st</sup> January 2012 planning application reference number HGY/2011/1166 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution for highway safety measures arising from the development the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

### RECOMMENDATION 3

- 8.3 In the event that the Planning Application is refused for the reason set out above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) there has not been any material change in circumstances in the relevant planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- (iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

### RECOMMENDATION 4

- 8.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/1166 and the Applicant's drawing No's PL03 - PL10 incl. and subject to the following conditions:

#### 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.

3. The proposed building and associated external play and teaching space shall not be occupied/ used until an Outdoor Area Management Plan has been

submitted and approved in writing by the Local Planning Authority. The plan shall set out details of the times these areas will be used, numbers of children that will use specific areas at any one time and how the areas will be supervised. The approved outdoor management plan shall be complied with throughout the duration of the use.

Reason: In the interests of amenity of noise sensitive receptors

4. Before the building hereby permitted is occupied the windows on the side elevation of the building facing No's 44 & 46 Ringwood Avenue (identified on Drawing PL07 Rev B "Frosted Glass High Level Window") shall be glazed with obscure glass only and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

5. Before the building hereby permitted is occupied the Willow Hurdle screen as shown on the Drawing D1932 SK004 to be erected to the side and rear of the raised deck shall be installed and permanently retained as such thereafter.  
Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

6. The external play space to the rear of school building and adjoining the rear gardens of No's 36 to 46 Ringwood Avenue, and as shown on Drawing D1932.L.100 (PL 10) shall not be used outside of normal school hours.

Reason: To protect residential amenity of adjoining residents and to ensure that the additional activity on site arising from this consent, and taking place outside normal school hours, is confined within the building.

#### EXTERNAL APPEARANCE & SITE LAYOUT

7. 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.

8. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure, including details of an acoustic barrier/ fence to be erected next to the rear garden boundaries with properties Nos. 36 – 46 Ringwood Avenue, 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 of the building and prior to the 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.

9. 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.

10. 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 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.

11. 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.

12. No external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed/erected within the site other than those approved in writing by the Local Planning Authority. Any external lighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details. Reason:

To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

#### TREE PROTECTION

13. All works associated with this development shall be undertaken in accordance with a Arboricultural Method Statement to be prepared and the detail a Arboricultural Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works

Reason: To safeguard the health of existing trees which represent an important amenity feature.

14. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

#### TRANSPORTATION

15. Three months prior to the occupation the building hereby approved, a satisfactory School Travel Plan shall have been 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.

16. The disabled car parking space and cycle parking shown on the approved drawings shall be provided prior to the occupation of the building hereby approved.

Reason: In the interests of amenity and road safety.

#### SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

17. 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

18. Details indicating the location of the air source heat pump system to be installed, or alternative renewable energy technology/ system with the associated calculations showing how a target energy reduction of 20% can be achieved, based on current Building Regulations, shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. 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 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

19. 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.

20. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority. The plan will specifically show the how traffic around the immediate road network are routed.

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.

21. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

#### RESTRICTIONS ON USE

22. The use of the premises for the purposes hereby permitted shall only take place between the hours of 7.00am and 10.30pm on weekdays and, Saturdays and between 9.00am and 10.00pm on Sundays.

Reason: To ensure that the use does not prejudice the amenities of occupiers of neighbouring residential properties.

## REASONS FOR APPROVAL

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

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

- I. The design, form, detailing and facing materials of this purpose-built school building and associated external play space and landscaping are considered acceptable;;
- II. 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;
- III. 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' and OS17 'Tree Protection, Tree Masses and Spines' and 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' and SPG9 'Sustainability Statement Guidance'.

INFORMATIVE: Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

INFORMATIVE: The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

## APPENDIX A – MINUTES FROM DESIGN PANEL MEETING



Haringey Design Panel no. 26  
Thursday 14<sup>th</sup> April 2011

### ATTENDANCE

#### Panel

Ruth Blum  
Gordon Forbes  
Michael Hammerson  
Leo Hammond  
Chris Mason  
Peter Sanders  
Paul Simms

#### Observers

Marc Dorfman (Chair) ..... Assistant Director, Planning and Regeneration  
Haringey Council  
Richard Truscott (Facilitator) ..... Haringey Council  
Mortimer MacSweeney ..... Haringey Council  
Sule Nisancioglu ..... Haringey Council

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The following schemes were considered by the Panel:

#### 1) Presentation of proposals for Wood Green Custody Suite (former Police Station)

Simon Whitmill ..... Architect, Raymond Smith Partnership L.L.P  
Robert Atkinson ..... Metropolitan Police  
Ian McPherson ..... Metropolitan Police

#### 2) Presentation of proposals for Eden Primary (Jewish free school) at Creighton Avenue, Muswell Hill N10

Tim Green ..... Architect, Capita Symonds Architecture  
anon. .... Architect, first scheme  
anon. .... Architect, second scheme



## **Before and after discussion of the schemes - Panel Format & Terms of Reference:**

Marc introduced his proposals for changes to the panel format, possible future links between the panel and the Planning Forum and Conservation Area Advisory Committees, and Richard introduced his draft revised Terms of Reference. After a short discussion it was agreed that both would be considered by all the panel members between this and the next panel, when there would be further discussion and the panel's decision.

### **1) Presentation of proposals for Wood Green Custody Suite (former Police Station), Panel Observations and questions**

Confidential until planning application submitted.

### **2) Presentation of proposals for Eden Primary (Jewish free school) at Creighton Avenue, Muswell Hill N10 and questions**

Tim Green of Capita Symonds Architecture, representing both the school promoters and Partnership for Schools, the Government's supporting quango, first presented the background of the proposals and selection process. Then separately architects for the two competing bidding consortia described their proposals and took questions. Both design teams were presented anonymously.

The site chosen was originally a large house in grounds, on a north facing slope on the south side of Creighton Avenue, a wide and relatively quiet residential street. To the west (right when viewed from the road, where entrances will be located) are the long back gardens of large, interwar houses on neighbouring Ringwood Avenue, to the east (left) Fortismere School, a Haringey secondary school whose playground, which is designated Metropolitan Open Land (MOL), wraps around to the south of the site. The whole site is designated and recognised as a Site of Importance for Nature Conservation (SINC) and Ecologically Valuable Site of Local Importance. Over Creighton Ave. to the north are more houses and Coldfall Wood, which is protected woodland.

Both Mr Green and both design teams emphasised the importance they were giving to not building on the MOL which extends into the southern half of the site (furthest away from the road and entrance); this would be playground and landscaping and the school are considering extending this by buying twice as much MOL. They all would also seek to avoid any loss of trees along the northern boundary to the road which is densely lined with mature Scots Pines, notwithstanding difficulties providing vehicular access, and not cut into root protection zones for these or other protected trees on and neighbouring the site, including a large sycamore and birch to the east just inside Fortismere. They all also intend to enable a wildlife corridor connecting the two pieces of MOL by not building close to the western boundary but providing dense high quality landscaping here; with the back gardens there averaging 35m length this should be wide enough to provide adequate compensation from the loss of habitat from building the school and playground.

With the planned school size of 1 form entry giving seven classrooms, along with Hall, ancillary and a desire for generous shared space to accommodate the desired “Reggio Emilia Approach” that emphasises community, curiosity, activities and engagement with nature, the space requirements on the limited amount of site on which can be built mean up to three story will be required. The desire to express openness and embrace the larger community will be balanced against the significant security considerations required for Jewish institutions

### **Panel Questions & Observations - Scheme 1**

Confidential until planning application submitted.

### **Panel Questions - Scheme 2**

The second scheme by contrast to the first sought curvilinear organic forms generated from the educational approach, response to nature, informality and the crucial idea of the arena, intrinsic to the Reggio Emilia approach. To some extent, scale, massing and in particular an idea of elevational treatment was not yet determined. It would be up to 3 stories high, at highest 11m, but set into the landscape without significant excavation of outdoor areas. Outdoor decks would organically connect teaching spaces to the landscape to the south and west, with infants, on the second level (grade to the rear) most closely connected, juniors above also with outdoor balconies, and only the hall / ancillary spaces at ground level (grade to the front).

### **Panel Observations - Scheme 2**

#### **Concept & Ideas**

1. The way it is being procured and the approach was considered encouraging, for the open brief and flexibility being offered. It was remarked that this proposal almost seemed to be a response to a different brief to the other, however it was recognised that the differences stemmed from choice of different approach by the teams, which was encouraged.
2. The panel were excited and strongly encouraging of the conceptual approach adopted, which was child friendly, rooted in a charming starting point of the treehouse and had great potential.
3. However there was some concern that the proposals were “still stuck in concept land” or at the bubble diagram stage and needed to be worked up more to demonstrate that the concept can be worked up into a practical building.

#### **Urban and Natural Context**

4. The panel felt the nature of the site means that proposals need not be overly concerned to fit in to the urban context, so that forms, levels, overall massing, materials and colour need not pick up on the surroundings; in materials in particular the panel encouraged bold choices.
5. However the panel felt the natural context, particularly the ancient woodland of which the site was originally a part, was much more important. They were pleased with the space given for an ecological corridor, especially to the west,

and with their efforts to avoid existing trees.

6. The panel were concerned that insufficient account of natural habitats could be taken unless ecological surveys were made in the summer months.

### **Layout, Form & Massing**

7. The panel agreed the designs showed great potential and looked hopeful, albeit still at an early, “concept” stage. The informality was considered a good response to the tree filled setting and could create interesting spaces that would be particularly small-child friendly and exciting.
8. However there were concerns that as well as not being developed enough at this stage, the loose irregular forms could create a lot of awkward leftover spaces and that it could be difficult to provide adequate daylight whilst mitigating sunlight.

### **Materials & Landscaping**

9. No information on materials was provided.
10. The informal setting, emphasis on trees and integration and seamless flowing of internal and external space showed an excellent, strong integration of landscaping into the design. There was some concern at the amount of hard paved playspaces, timber decking and balconies, overlooking and whether the openness of the landscaping would be maintained and whether that was acceptable to MOL.

### **Accessibility & Approach**

11. Panel members remarked that transport issues; how pupils, staff and deliveries would arrive at the site, the distance from public transport connections, the likelihood that pupil catchment would be from a wide area due to the specialist nature of the school, parking and turning on and from Creighton Avenue and parking/delivery space on site would be huge issues to resolve convincingly for the proposals.

### **Consensus and Conclusions**

12. The panel were genuinely excited about this proposal and their only real concern (apart from the minor ones mentioned above) was that it was still at the concept stage and could change substantially in being worked up into a realistic building. The panel encourage these applicants to be brave and continue pursuing this exciting approach, but to ensure it can be translated successfully into reality.

## APPENDIX B – DRAWINGS/ VISUAL



Figure 1: Indicative Landscape Plan



**Figure 2: Indicative Landscape Plan (Including land to the rear, currently not in the ownership of the School)**



**Figure 3: Rear Elevation of School Building**

