

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/1576	<b>Ward:</b> Highgate
<b>Address:</b> The Channing School Highgate Hill N6 5HF	
<b>Proposal:</b> Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works.	
<b>Existing Use:</b> School D1 Use	<b>Proposed Use:</b> School D1
<b>Applicant:</b> Mr R Hill The Channing School	
<b>Ownership:</b> Private	
<b>DOCUMENTS</b>	
<b>Title</b>	
Design & Access Statement	
Arboricultural Development Report –Arbtech Consulting	
Energy Statement and Renewables Feasibility – EAC	
Sustainability Report - EAC	
Historic Environment Risk Assessment - Museum of London Archaeology	
Daylight, Sunlight And Shadow Study - Delva Patman Associates	
Phase 1 Habitat Survey - Arbtech Consulting Ltd	
Draft Construction Management Plan - Blenheim House Construction	
Basement Impact Assessment Report - Heyne Tillett Steel	
<b>DRAWINGS</b>	
<b>Drawing number of plans:</b> 719.EX 001, 719.EX 221, 719.EX 401, 719.PL001, 719.PL002 Rev B, 719.PL101 Rev A, 719.PL102 Rev B –104 Rev B, 719.PL 201 Rev B- 203 Rev B, 719.PL 211 Rev B - 213 Rev B, 719.PL221 Rev B, 719.PL 301 Rev B- 302 Rev B, 719.PL 401-404, 719.PL 501.	
<b>Last amended date:</b> 23 <sup>rd</sup> January 2012	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Road Network: C, Conservation Area, Listed Buildings, TPOs	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions subject to sec. 106 Legal Agreement	

## **SUMMARY OF REPORT:**

The proposal is for new buildings on site to accommodate a performing arts and sports facility following the demolition of the existing sports hall. The existing sports hall is a 1960's flat roof structure which the School identifies is no longer fit for purpose. The purpose of the new accommodation is not to increase the number of pupils but rather to provide qualitative improvements to the accommodation and facilities on site. While recognising the constraints of the site and pattern of development on this site and in the immediate area, it is considered that the layout, design and external appearance of the development (as amended) achieves an acceptable relationship adjacent to Listed Buildings and the character and appearance of this part of the Conservation Area. The amended proposals for the performing arts building, showing the revised front alignment and façade is a significant improvement. The scheme has been designed sensitively in terms of its relationship to adjoining properties and will not result in significant detrimental impact on the amenities of these residents, in terms of loss of daylight, sunlight, overshadowing or overlooking. The scheme demonstrates that effective planting can take place in the zone to the side of the proposed buildings to provide screening. The proposal will provide a high quality education facility which will provide enhanced opportunities for sports, the performing arts and learning, with wider benefits for the local community.

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## 2.0 PHOTOGRAPHS & IMAGES



View from Highgate Hill: Looking up The Bank



View from Highgate Hill: Looking down The Bank



**View from Highgate Hill: Buildings destroyed during WWII to immediate right**



**View from within the site showing front of Sports Hall with Elizabeth House beyond**



**View from within the site showing front of Sports Hall**



**View from within the site showing front of Founders Hall**





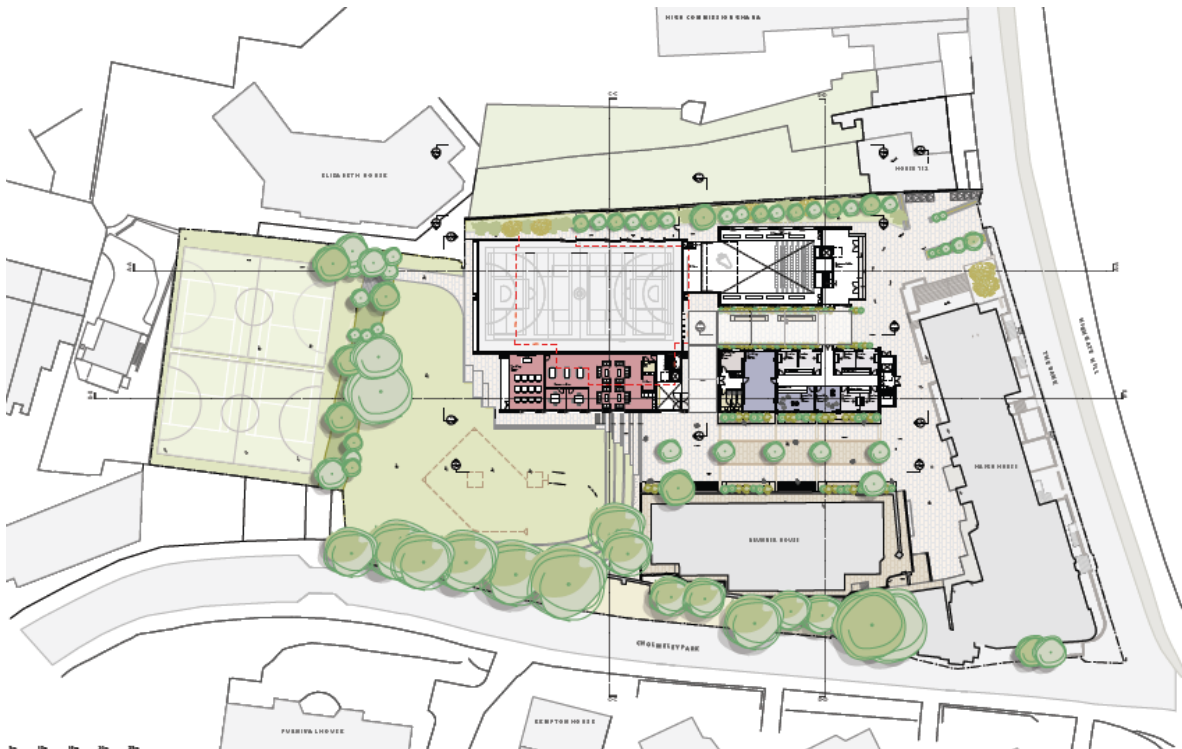
**View from within the site showing rear elevation of 108-112 The Bank**



**View from within the site showing rear elevation of Elizabeth House**



View from garden of No 112 showing the side of Founders Hall and Sport's Hall



Proposed Site Layout



**Proposed Street Elevation**



**Proposed South East Elevation**



**Proposed Rear Elevation of Sports Hall**



**Proposed Rear Elevation of Sports Hall (CGI)**

### **3.0 SITE AND SURROUNDINGS**

- 3.1 Channing School, an independent secondary school for girls, located off 'The Bank' on the north side of Highgate Hill, immediately to the south of the junction with Cholmeley Park. The School site has a prominent frontage onto Highgate Hill, and extends approximately 150m along Cholmeley Park. The junior school is located diagonally opposite on Highgate Hill and lies within the London Borough of Camden.
- 3.2 The site is 0.88 hectares in size and contains 3 main buildings fronting onto The Bank, all of which are Listed Buildings. Both No's.120 Slingley and 22 Westview, Highgate Hill are a pair of symmetrical mid C19 buildings. They are 3 storeys high with a basement and mansard roof with 2 dormer windows each. They are constructed in stock brickwork. They were listed Grade II in 1974. The adjoining No.124 Highgate Hill is a late Victorian style building 3 storeys high with a basement and mansard floor. This building has a prominent corner elevation on the junction of Highgate Hill and Cholmeley Park. There are decorative wrought iron railings in front of the buildings. No.124 is internally connected to both Nos.120 & 122 and forms part of the School.
- 3.3 Originally there was an identical pair of houses next door to the east; however these were destroyed during WWII and replaced by a larger mediocre 1950's 'replica' style. This building serves as the main entrance and reception area of the School, and is linked to the No's 120, 122, & 124 by internal connecting corridors.
- 3.4 Behind the main buildings fronting the site are two smaller buildings (Brunner House & Founders Hall), which sit at right angle to the main buildings. Further beyond these buildings close to the boundary with No 112 Highgate Hill is a sports hall. Beyond these buildings are sports pitches and tennis courts. The building arrangement and open space to the back of the site gives this school site a 'campus feel'.
- 3.5 The next door property, No 112 Highgate Hill, is a two storey building with an attic of modern design, which adjoins a 3 window wide building of C18 origin, with an altered hipped slate roof behind a parapet. All of the buildings within the neighbouring terrace (106-112 Highgate Hill) are Grade II listed, whilst the Ghanaian High Commission (No.106) at the end of the terrace is Grade I listed. The retaining wall to The Bank is also statutorily listed (Grade II). Behind No 112 and adjoining the application site is Elizabeth House; a 4 storey plus basement Grade II listed building, which is accessed from the end of Winchester Place and used as student accommodation. The application site falls within Highgate Conservation Area.

### **4. PROPOSAL**

- 4.1 The proposal is for new buildings on site to accommodate a performing arts and sports facility following the demolition of the existing sports hall. The existing sports hall is a 1960's flat roof structure which the School identifies is no longer fit for purpose, as it is in need of repair and furthermore it does not accommodate the space requirements to allow pupils to play certain sports.

- 4.2 The performing arts building will be a double height space and will be located to the side of Founders Hall. This building will accommodate an auditorium and staging facilities, with seating for up to 300 people.
- 4.3 The building will be visible through the main gates between the terraces along the Bank. Beyond this and linked via a glass atrium will be the new sports hall facility with double height sports hall and lower ground/ basement floor together with two-storey accommodation to the side to provide music and ensemble rooms and space to accommodate the new sixth form centre.
- 4.4 The new accommodation will have an overall new build footprint of 2050sqm; broken down as follows:
- sports facilities - approx 676sqm
  - performing arts centre - approx 553 sqm
  - music & drama - approx 509 sqm
  - sixth form - approx 206 sqm
- 4.5 The purpose of the new accommodation is not to increase the number of pupils but rather to provide qualitative improvements to the accommodation and facilities on site.
- 4.6 The scheme being recommended for approval has been subject to a number of changes from that initially submitted at pre-application stage and presented before the Design Panel, namely by sinking some of the accommodation underground, therefore reducing the footprint of the development (by 25%). The current scheme has also incorporated changes from that initially submitted, by way of pushing the performing arts building further into the site behind the front elevation of the Founders' Hall and by incorporating changes to the design and elevational treatment of its street frontage.

## 5.0 PLANNING HISTORY

### 5.1 Planning Application History

OLD/9999/3251 - Demolition of existing and erection of new roof involving the provision of new dormer windows- No decision

OLD/9999/0733 - Erection of first floor extension to provide additional classrooms, office, store and access stairway to improve science test teaching facilities – No decision

HGY/1991/0362 - Alterations to external elevations including rear roof extension at sixth form centre – Approved 08/07/1991

HGY/1998/0401 - Extension to existing single storey classroom block to rear of main school. – Approved 02/06/1998

HGY/1999/0125 - Erection of rear roof extension, infilling section of flat roof to match adjacent dormer roof with four inset dormers to facilitate new music room. – Approved 06/04/1999

HGY/1999/0286 - Erection of single storey rear extension – Approved 15/06/1999

HGY/2000/0436 - Erection of first floor extension to provide additional classrooms, office, store and access stairway to improve science teaching facilities. – Withdrawn 07/03/2001

HGY/2007/0474 - Erection of extension to existing ground and first floor, insertion of additional floor space within existing building. – Approved 25/04/2007

HGY/2009/0874 – Minor dismantling of existing gables and erection of new classrooms and ancillary accommodation to the existing Brunner House – Approved 27/05/2010

HGY/2011/0583 - Erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment. – Approved 18/05/2011

HGY/2011/0584 - Listed Building Consent for erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment. – Approved 18/05/2011

HGY/2011/1584 - Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping (Extension to consultation period of 14 days) – Pending

HGY/2011/1585 - Listed building consent for erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping – Pending

## 5.2 Planning Enforcement History

None

## 6.0 **RELEVANT PLANNING POLICY**

### 6.1 National Planning Policy

National Planning Policy Framework 2012: The NPPF sets out 12 core planning principles which "should underpin both plan-making and decision-taking." Some of the core principles relevant in this case stipulate that planning should:

- Emphasise enhancing and improving the places in which people live their lives
- Support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and renewable resources;
- Seek to secure a high-quality of design and a good standard of amenity for occupants;
- Conserve heritage assets "in a manner appropriate to their significance";

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 5: Planning for the Historic Environment  
Planning Policy Statement 22: Renewable Energy

## 6.2 London Plan (2011)

Policy 3.18 Education facilities  
Policy 5.1 Climate change mitigation  
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

## 6.3 Unitary Development Plan

G1 Environment  
G2 Development and Urban Design  
G9 Community Wellbeing  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
ENV5 Noise Pollution  
M4 Pedestrian & Cyclists  
CW1 New Community/Health Facilities  
OS17 Tree Protection, Tree Masses and Spines  
CSV1 Development in Conservation Areas  
CSV2 Listed Buildings

CSV5 Alterations and Extensions in Conservation Areas  
 CSV8 Archaeology

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements  
 SPG2 Conservation and Archaeology'  
 SPG5 Safety by Design  
 SPG7a Pedestrian & Vehicular Movement  
 SPG7b Travel Plans  
 SPG8b Materials  
 SPG9 Sustainability Statement  
 SPD 'Housing' (Which contains section on Privacy, Overlooking, Aspect, Daylight

7.0 PRE-APPLICATION CONSULTATION

7.1 Prior to the submission of the planning application a range of pre-application discussions and meetings took place; namely:

- Pre-application Meeting with Planning & Conservation Officers - 6th April 2011;
- The Haringey Design Panel - 12th May 2011;
- The Highgate Society -13th May 2011;
- Pre-application Meeting with Planning & Conservation Officers - 21st June 2011;
- Neighbours on Highgate Hill- 28th June 2011;
- Highgate Society- 30th June 2011.

8.0 CONSULTATION

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
English Heritage	Building Control Ward Councillors Transportation Legal Environmental Health Building Control Transportation Arboricultural Officer Nature Conservation Officer Crime Prevention Officer Waste Management	London Fire Brigade Crime Prevention Officer Sport England Environment Agency L. B. Islington L. B. Camden  <u>Amenity Groups</u> Highgate Society Highgate CAAC  <u>Local Residents</u> 106-112 (e) Highgate Hill Flat 1 – 4 (c) 110 Highgate Hill



		<p>Greenview Court  Winchester Place  Plats 1-48 Cholmeley Lodge  2-16 Winchester Place  Flats 1-8 Elm Court  Cholmeley Park  Flats 1-6 Kempton House  Cholmeley Park  Flats 1-9 55 Cholmeley Park  Flats 1-3 47 Cromwell Avenue  Flats A, B, C 51 Cromwell Avenue  Flats A &amp; B 53 Cromwell Avenue  Flats A, B, C 55 Cromwell Avenue  Flats 1-6 56 Cromwell Avenue  Flats 1-8 57 Cromwell Avenue  Flats 1-5 61 Cromwell Avenue  Flats A, B, C 64 Cromwell Avenue  1-8 Dukes Point Dukes Head Yard  1-9 Park View Mansions  2-22 Highgate High Street</p>
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## 9.0 RESPONSES

### Crime Prevention Department of Haringey Police

- 9.1 The Crime Prevention Department of Haringey Police can provide all aspects of security advice as required. We can be contacted on 020 8345 2167.
- 8.2 We note from the application forms that references are made to a design and access statement and other documentation which has not been included on Haringey's website. It is therefore possible that the information we are seeking has been provided but has not been uploaded. If this is not the case we would recommend that you should seek further information from the applicant. This should include elevations at 1:50 of the new Hall and performing arts building, the Design and Access Statement referred to in the application form, the visualisations referred to which show the relationship and appearance of the new buildings to the adjacent listed buildings and structures (specifically in respect of the relationship to the Bank elevation.

### English Heritage

- 9.3 EH do not object to the demolition of the existing buildings on the site and note the revisions to the Bank elevation and southern elevation of the new hall. Whilst the revisions help to mitigate the visual impact on the character of the conservation area they would however ask that, if minded to grant permission for the proposal, that the local authority gives careful consideration to the proposed materials and to ensuring that these are of high quality and appropriate to the character and appearance of the conservation area and the setting of listed building.
- 9.4 EH would also wish to reiterate concerns in respect of the structural impact of the construction on the adjacent listed buildings and on the grade II listed retaining wall to the bank. In the event of the Council being minded to grant permission they would recommend that assurances and construction strategies are put in place, which secure the safety of the adjacent listed buildings and retaining wall to the Bank. They would raise particular concerns in respect of any proposals to service the site from the southern approach to the Bank and would recommend that the options for servicing the construction process are fully explored.
- 9.5 EH recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 9.6 The comments above are based on the revised plans. English Heritages earlier responses is attached in Appendix 2

### English Heritage (Archaeology)

- 9.7 The site lies in an area where archaeological remains may be anticipated, although this potential has likely been lessened due to the general terracing across the site in relation to the slope of Highgate Hill. However, I note that the new performing arts centre will be situated in a non-truncated area of the site and will have a basement level. This area of the school site is closest to the medieval road of Highgate Hill which was well established by the 16th and 17th centuries when adjacent properties were built, some of which are still standing. The proposed development may, therefore, affect remains of archaeological importance.
- 9.8 EH do not consider that any further work need be undertaken prior to determination of this planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. This is in accordance with Policy HE 12.3 of PPS5 and local policies.

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Informative 'The development of this site is likely to damage historic assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

- 9.9 Archaeological monitoring of geotechnical investigations would be a suitable initial method of evaluating deposit survival on the site, particularly given the anticipated terrace levels. The findings will inform the requirement for further evaluation. Should significant archaeological remains be encountered, mitigation comprising further archaeological fieldwork is likely to be necessary.

#### Sport England

- 9.10 Sport England has assessed the application in the light of Sport England's Land Use Planning Policy Statement Planning Policies for Sport. The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met. Sport England does not wish to raise an objection to this application. However, Sport England recommends the following planning condition.

Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved

Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility and, to ensure sufficient benefit to the development of sport.

#### Waste Management

- 9.11 An existing school building is being demolished and being replaced with new buildings therefore this should not add to the refuse provision required for the site; however it would be helpful to state current refuse and recycling provision for this site

#### Arboricultural Officer

- 9.12 Has noted 13 individual trees and 2 groups are to be removed to facilitate the new development. None are of high amenity value. The planting plan and SE elevation drawing shows a total of 18 replacement trees (Silver birch and Holly). The planting plan states that the new trees will be of nursery size, 16-18cm or 20-25cm stem girth. These are larger sized specimens which should be between 4-6m when planted, giving instant impact and provide some screening. Larger sized trees also need a greater amount of aftercare. They will need to provide a maintenance schedule for a period of at least 3 years

#### Building Control

- 9.13 Further details required to show compliance with Requirement B5 regarding Fire Fighting access.

#### London Fire & Emergency Planning Authority

- 9.14 Indicated initially they were not satisfied with the proposal in terms of satisfactory fire fighting access. An additional fire strategy access plan was submitted to LFEPA by applicant and subsequently they indicate that they have no objection.

#### Design & Conservation (Last Observations)

- 9.15 The amended proposals for the Performance Arts Building, showing the revised front alignment of the reception area and design of the main entrance lobby are considered a significant improvement, and therefore the Conservation Officers raise no objection to the proposals.
- 9.16 Notwithstanding the submitted plans and elevations the Conservation Officer consider that the main roofing material of the proposed new development should be a natural slate finish to harmonise with the Conservation Area, and that if the Planning Committee is minded to grant Planning Permission that it be subject to detailed approval following the submission of an acceptable sample material.

- 9.17 Considering the very serious risks to listed buildings and structures on The Bank serious very concerns remain on the proposed use of The Bank as the primary route for the conveyance of all building materials to the site and the removal of all spoil from site, the Conservation Officer therefore recommends that an alternative route to service this development be found and agreed.
- 9.18 Earlier comments from Design & Conservation in relation to the initial scheme submitted are outlined in Appendix 2.

#### Transportation

- 9.19 This site has a medium PTAL of 3 and is located within the Highgate Hill controlled parking zone operating Monday to Friday 10:00am- 12:00 noon, which provides a good level of on-street parking control.
- 9.20 It has been noted that the proposals are for to improvement of existing on-site facilities and that there is no intended increase in pupil capacity. Since the proposed development would not have any significant impact on the existing generated traffic or indeed car parking demand at this location, the highway and transportation authority would not object to this application. Any notice of approval should include the following condition:

The applicant shall submit a construction management strategy which is to be approved by the Transport Planning Team and is to show the routeing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours and pupil arrival/departure times.

Reason: To minimise vehicular conflict and the disruption to the traffic on the adjoining roads at this location and in the interest of highway safety.

#### Environmental Agency

- 9.21 Recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

#### Highgate Society (Earlier Responses)

- 9.22 Earlier consultation responses were received from Highgate Society on 9<sup>th</sup> Novemebr 2011 and 21<sup>st</sup> December 2011. There detailed responses are outlined in Appendix 2. Below is a summary of their comments/ objections as outlined in these two earlier letters:
- Extensive damage to the wall along the boundary with No 112, could cause hydrological problems to the adjoining properties;

- Object to any basements between the flank wall of the new buildings and the party wall with no. 112;
- Impossible to grow an extensive and dense planting screen;
- Huge impact on the amenity, in particular outlook and lighting, of not only 112 but also the houses adjacent;
- The gym and the PAB will entirely enclose what is a current an open aspect to form, with the houses a continuous L-shaped line of building.
- Problems with the PAB could be resolved by re-siting it either adjacent to the gym, or on the site of the approved 6th form centre;
- Construction Management Plan should be submitted as part of the application;
- Deep excavations will result in a disruption to the extremely complex water run off system within the area
- The elevation with a gable end is unsympathetic to the style, form and materiality of the existing adjacent buildings;
- The archaeological report which was submitted is based on an earlier scheme and is inaccurate;
- Any scheme adjacent to Listed Buildings, particularly those of this quality, should respect these and be designed within their context. This does not appear to have happened with the Performing Arts Building;
- A pinch point would be created at the school entrance, which could cause future congestion and problems with servicing.
- The amount of excavation coupled with the small size of the lorries, would generate a large number of movements a day, considerably in excess of that to be expected with normal construction traffic. This would have a detrimental effect on the neighbours;
- The Bank is structurally fragile and it is very likely that there could be damage to the fabric from the lorries.

Highgate Society – 28<sup>th</sup> February 2012

- 9.41 “On the basis, whilst recognising the efforts the school has made to address out concerns, the Society feels it must object to the scheme
- 9.42 The Construction Management Plan - A Plan has been submitted but this only serves to highlight the problems of implementing this scheme with the requirement to excavate extensive basements. The work would be spread over two summers, would involve effectively cutting off The Bank, would result in the loss of parking spaces and would result in a considerable loss of amenity to the adjoining residents
- 9.43 Hydrology - The additional information includes a Basement Impact Assessment. As a lay body, the Society does not have the technical expertise to provide a detailed response to this. However under section 5.1, Potential Impacts, a number of alarming issues are identified. These include
- a. Possible local slope instability
  - b. Change in quality and quantity of water flow
  - c. Removal of trees resulting in instability
  - d. Dewatering could cause ground settlement

- e. Basement excavation could cause damage to road and footway (although over 5m)
  - f. Basement extending into aquifer affecting ground water flow
  - g. The amount of grass is reduced thus increasing the surface water flow  
Bearing in mind that the adjoining buildings and The Bank are of a considerable age and therefore fragile, it would appear that there is a very real risk of damage to these as a result of the basement works.
- 9.46 In addition, concerns are now being raised about the impact of diverting water or pumping it into the main sewers. In the case of Hampstead Heath this is causing worries as to the impact of the ponds. In this a case, although there are no ponds, there is an identified network of culverts and underground streams and the impact of a large basement on the hydrology of these is an unknown factor.
- 9.47 Listed Buildings - As above, a real risk of damage to the listed building and roadway has been identified by the Basement Impact Assessment. There is also the question of whether the design of the building enhances the listed buildings. The Society is of the opinion it does not. PPS5 requires that any damage to a designated heritage scheme be balanced against any benefits of the scheme. It is without question that the new Performing Arts Building will impact adversely on the adjacent listed buildings, in particular no 112. Whilst the school undoubtedly feel the need for the scheme, there are alternative locations for the hall and as such this would outway the benefits In the recent Appeal Decision APP/Y5420/A/11/2162694, dated 6th February 2012, for 225 Archway Road N6 5BS, the Inspector found against the appellants on these grounds ”

#### Highgate CAAC

- 9.48 Having objected to the earlier proposals, and having attended the Development Management Forum on 23 November, the Highgate CAAC recognises that the applicants have to some extent responded to residents' concerns and those of others but it still feels that the amended proposals would be damaging to adjacent listed properties and to the character of the Conservation Area as they stand.
- 9.49 The CAAC understands that Haringey has required other applicants such as those for Furnival House to submit a construction management plan as part of the application. This is potentially a very serious issue and not one which could be dealt with as a condition, since, if the suggestion that access could be via an overhead gantry across The Bank from a space on Highgate Hill were in all likelihood to prove to be unworkable, it would necessitate alternative proposals for access from Cholmeley Park and/or Winchester Place, which would necessitate further consultations with affected parties before permission could be granted.
- 9.50 The CAAC is not convinced that the major excavation which is proposed would not adversely affect underground watercourses which exist and which the

hydrology report does not adequately consider. It is unsatisfactory merely to say that the water table in one area is deeper than the likely excavation depth. A detailed survey is needed.

- 9.51 The CAAC welcomes the reduced footprint of the music department and its reconfiguration with the entrance to Highgate Hill, set back, and the removal of a basement from the side nearest the neighbour's boundary wall but considers the proposal to retain the basement on the south side of the new sports hall unacceptable. To suggest that screen planting could be achieved in a shallow trench over a concrete slab is not credible. The application should include landscape proposals including screen planting near the Bank frontage and along the south boundary. It is unacceptable that the proposed roof pitch has not been reduced or perhaps eliminated so that the music department and sports hall would be less intrusive towards the neighbouring properties. The CAAC understands that English Heritage has suggested that the wall and roof materials should relate to those of the school rather than to the terrace of listed buildings. The CAAC would welcome rustic London Stock brickwork and slate roofing at a lower pitch, which is feasible, perhaps with a higher underlay specification or much lower pitches in a suitable material.

#### Highgate CAAC (Last Comments)

- 9.52 The CAAC say that that virtually none of their concerns have been addressed. In particular, the basement of the sports hall remains against the boundary and suggested planting over it is totally unconvincing. The roof pitches remain unchanged, the revised street elevation is inappropriate. The construction management plan raises more questions than are answered. In particular, the evaluation of possible access points is inconclusive. There is no clear assessment of the extent of excavation and how material will be removed from site.
- 9.53 The basement assessment is unspecific, not based on site tests, and unconvincing in its conclusions that there will be no problems. The potential damage to the Bank and its listed wall is serious.

#### Local Residents

- 9.54 Letters of objection have been received from the residents of the following properties; No's. 2 Margaret House The Bank, No's 106, 108, Flats 1 & 2 110, 112 Highgate Hill, Flats 22 & 24 Cholmeley Lodge; 169 North Hill; 139 Victoria Road N22; 4 Cromwell Court; 21 Muswell Hill Road; Roseacre Station Road Wargrave as well as a letter from Davis Planning. The objections raised are summarised as follows:

#### Bulk & Design

- Channing School is already an overcrowded site composed of a notch patch of buildings of various periods and styles, the mess of buildings will only be compounded if the application is approved;



- The sports hall is a meter higher than the one that is in situ and considerably larger and the proposed music centre will eliminate any open view of the area from the rear neighbouring properties;
- There is a lack of computer generated drawings of the sports hall/performing arts centre and the view impact from Cholmeley Lodge;
- Building would not be in keeping with the existing skyline;
- The development is well beyond the scope and the keeping of the area and would damage the view of the surrounding properties;
- Any large changes such as this will inevitably alter the nature of The Bank which is essentially unique, as a structure, with its historic old period houses;
- These very large buildings will help to destroy the atmosphere and architectural interest which has been created over hundreds of year;
- PV panels would be an unsightly addition to this roof when viewed from neighbouring properties;
- Object to the pitch of the roofs of both buildings - gives an obtrusive view when seen from neighbouring house;
- Changes are just minor cosmetic changes to the façade of the front elevation of the performing arts building;

#### Impact on the Conservation Area

- The design of the proposed building is totally out of character with the neighbouring buildings which, for the most part, are Georgian and have mansard roofs;
- The development overall is at variance with the character of The Bank;
- The proposed development will have a negative impact on the conservation area, the setting and physical condition of adjacent and neighbouring listed buildings;
- The gap that is maintained forms an important area of open space separating the school buildings from the historic terrace to the south east and any development within this space should be subservient and respectful of the context and the historic development of the area;
- Built structures will be significantly closer to the street frontage;
- The archaeological report does not extend forward to The Bank;

#### Amenity Issues

- The visual impact would still be huge and unsightly, most strikingly from the gardens of 110 and 112 Highgate Hill, which will be boxed in and made claustrophobic in an unacceptable way;
- Overbearing impact of the proposed structure on the amenity of local residents;
- Buildings will dominate neighbouring gardens;
- The houses and gardens are generally set at a lower level than the school site making them particularly sensitive to any new built structures on the site;

- The rear elevations of properties in Highgate Hill all contain prime habitable room windows;
- Surrounding area will be disturbed by noise and dirt through two whole summers;
- Intensification of usage (i.e. noise from events, music, traffic etc).
- Concern that the windows to the arts building would face the garden of No 112;
- The proposed management plan sets out a construction period of three years - this level of disruption that this will cause is wholly unacceptable;

### Traffic Generation & Access

- Channing School is a cause of major traffic problems, more facilities will mean more children and more traffic;
- Highgate Hill is already heavily congested every morning and evening, partly caused by parents dropping children at the Channing School;
- Transport to and from the school already impacts negatively on the Bank as there is little parking or turning space;
- Concerns about the traffic impact of this construction – very narrow road which is used by a lot of pedestrians, including many small children going to the park;
- Enormous disruption along The Bank making the road highly dangerous for pedestrians;
- The school has not addressed the issues of access;

### Environmental Issues

- Loss of trees and shrubs with a detrimental impact on birds and wildlife;
- There will be yet another increase in hard surfacing with the usual problems concerning rainwater runoff;
- The current proposal would eliminate the lawn and all currently visible green space;
- Concerned that the build may divert the course of subterranean streams or springs and affect the listed buildings in the area;
- Channing seems to have done the minimum necessary to get a BREAM 'very good' assessment;
- No apparent space left for soft planting to provide any new setting to the building;
- The possibility of planting a dense screen of vegetation to the side of the proposal is very limited;

### Construction

- Believe that the prolonged excavation of the site and subsequent piling for foundations will cause environmental and potential structural damage to surrounding buildings, a large number of which are listed and of architectural significance;

- Impact on the Bank from removing a wall to excavating the basements to both buildings;
- The building works will put the retaining wall of The Bank, which is a listed structure, in jeopardy;
- Impact of driving heavy lorries and cement mixers up The Bank;
- All the houses on The Bank are at least Grade 2 Listed as such the passage of heavy plant causes damage to the pointing of neighbouring house and serious damage to The Bank;
- The school should have to arrange alternative access through Chomonley Park or some other route;
- Danger to the integrity of the road which is supported by a wall which has been replaced several times;
- Major health and safety risk to have lorries going up and down that road - railings have been severely dented on several occasions due to these lorries glancing off them and it is quite possible that they could go through the railings and off the verge onto the nearby main road causing injury, possibly even death in extreme cases;
- The Bank is a very fragile structure being completely unsuitable for heavy vehicular traffic, particularly delivery lorries such as HGVs etc.;
- Closing The Bank to pedestrians at the level of the site entrance would mean that all local pedestrians would be forced to use the footpath on the other side of Highgate Hill to reach Highgate;

#### Other

- Would like to know what the plan is for the portacabins as there are an eyesore in what is a Conservation Area;
- Alternative options for the school's development plan do exist - one would be to build at the back of the site on the existing tennis courts, which could help avoid the visual destruction of the character of the Bank.

## **10.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

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

- 10.1 Principle of development;
- 10.2 Site Layout;
- 10.3 Design & Form;
- 10.4 Impact on Conservation Area & Setting of Listed Buildings;
- 10.5 Archaeology;
- 10.6 Trees & Landscaping;
- 10.7 Impact on Ecology;
- 10.8 Daylight, Sunlight & Overshadowing;
- 10.9 Impact on Visual Amenity;
- 10.10 Impact on Privacy;
- 10.11 Noise;
- 10.12 Energy & Sustainability;
- 10.13 Subterranean Development;

10.14 Construction Management;  
10.15 Planning Obligations/ S106.

## **10.1 PRINCIPLE OF DEVELOPMENT**

- 10.1.1 Policy G9 'Community Well Being' states that development should meet the boroughs needs for enhanced community facilities with the objective of increasing the overall stock of good quality community facilities, especially in areas of shortage. The replacement London Plan 2011 is also supportive of the need for good quality education facilities and states that "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". Policy 3.18 recognises that changes in the school curriculum and concurrent targets for educational attainment may also require the expansion and/or provision of additional school facilities.
- 10.1.2 The applicants outline that there is a lack of dedicated performance space which mean that the opportunities to play in ensembles and orchestras is limited which is impacting upon the school activities. As outlined above the sports hall is identifies as no longer fit for purpose, as it is in need of repair and does not accommodate the space requirements to allow pupils to play certain sports. There is also a need to improve the sixth form accommodation to provide space for independent learning.
- 10.1.3 The demolition of the existing sports hall building is considered to be acceptable. The LPA would encourage that the proposed new performing arts and sports facilities at times to be open to the wider community; therefore providing 'extended school services' on site.
- 10.1.4 The building will be sited on an area previously development (pre-WWII). As discussed further on in this report the layout and physical design of the proposed development is considered acceptable, bearing in mind the pattern of development on the site and in the immediate area. Overall the proposal will provide a high quality environment to support learning, sports and performing arts; helping to ensure the long term future and success of the School. As such the proposal is in accordance with policy CW1 and the London Plan.

## **10.2 SITE LAYOUT**

- 10.2.1 As outlined above the proposal is for a new performing arts building which will sit parallel to Founders' Hall and for a new sports hall and recreation building/ sixth centre to the rear, following the demolition of the existing sports block. The performing arts building will be 24m in depth and approximately 13m in width. This block is positioned 5m in from the boundary with No 112 at its furthest point and 4m at its closest point. The new sports hall and recreation building/ sixth centre building will have a comparative footprint and siting to that of the existing sports hall. This part of the development with its 'w shaped' roof form will project 2.5m deeper into the site and will be 1.8m wider.

- 10.2.2 It is recognised that the existing school site is constrained in terms of its size, layout and topography, in addition to its proximity to adjoining residential properties. The siting of the new performing arts block has been influenced by a desire to keep the “heart of the school” to the front of the site while retaining as much of the openness and green space to the rear of the site. The Founders’ Hall is recognised as the most attractive and historically important building on the site and as such the site layout serves to reinforce this building’s position at the heart of the school.
- 10.2.3 As noted above the building footprint has changed from that initially submitted at pre-application and design panel stage, by sinking some of the accommodation underground, therefore reducing the footprint of the development (by 25%). The layout of the current scheme has changed slightly from that initially submitted, by way of pushing the performing arts building further into the site behind the front elevation of the Founders’ Hall.
- 10.2.4 The proposals will not reduce the width or flow of the entrance road through the school which is considered sufficient to enable the entrance of emergency vehicles to the school. The London Fire & Emergency Planning Authority have subsequently indicated that they have no objection.

### **10.3 DESIGN & FORM**

- 10.3.1 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.
- 10.3.2 As outlined above the layout of the scheme is very much influenced by way of the positioning of The Founders’ Hall and the relationship it has with Brummer House. Equally the new performing arts block is influenced by the grain, scale, mass & orientation of the existing buildings. The eaves and ridge height of the new performing arts building will sit below that of Founders’ Hall. The eaves height of the sports block is similar to that of the existing (5.5m) however it will have a steeper pitched roof with higher ridge (8.2m). The performing arts building will be at a height of approximately 8.2m to ridge and 4.5m to the eaves.
- 10.3.3 The building will be largely faced in brick with stone at plinth level and to the exterior of the entrance foyer to the performing arts block. The roofing material (tile) will match the brick colour; however the performing arts block element will have a slate roof. The buildings will have recessed window openings with bronze lining. The use of brick and stone as the predominant facing material is considered to be acceptable and sensitive to the surrounding context. The submission of materials’ samples will be required prior to commencement of works, secured by way of a condition.

10.3.4 One of main design aspects of the scheme is the elevation and treatment of the performing arts block which will face Highgate Hill, and represents the only visible elevation from public vantage points. This positioning of the entrance foyer and its elevational treatment has changed from that initially submitted. The horizontal and vertical elements of this façade have improved from that initially submitted. The central element of this façade will have bronze metal louvres. This part of the structure will be largely glazed therefore toning down the building bulk which will sit behind it. This approach is considered to be acceptable and follows a strong trend in modern architecture towards transparent structures, particularly in the case of public buildings.

10.14 Overall the siting, architecture and design of the proposed buildings, while of a modern design, are considered to be acceptable and will be sympathetic to the existing building on this school site and the broader townscape. As such the proposal is considered to be in accordance with policies UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

#### **10.4 IMPACT ON CONSERVATION AREA & SETTING OF LISTED BUILDINGS**

10.4.1 PPS5 sets out the Government's policy for the historic environment and its heritage assets being conserved and enjoyed for the quality of life they bring to current and future generations. In considering applications, local planning authorities should take into account, in accordance with Policy HE7.4, the desirability of sustaining and enhancing the significance of heritage assets, and there is a presumption in favour of conservation of designated heritage assets.

10.4.2 The site is located in Highgate Village, the heart of the Highgate Conservation Area. As pointed out there are a number of listed properties in the immediate vicinity of the application site; namely properties along The Bank and Elizabeth House to the rear.

10.4.3 The proposal will involve the removal of the existing 1960's sports hall structure. As set out in the accompanying conservation area application, this structure is of no architectural merit.

10.4.5 In pre-application discussions concerns were raised on the positioning of the performing arts block and the elevational treatment of the gable end as viewed within the context of the streetscene of Highgate Hill and the associated impact on the conservation area and the setting of the Listed Buildings.

10.4.6 As discussed above the siting and design of the performing arts buildings and sports hall to the rear is now considered to be acceptable and will serve to preserve the character and appearance of this part of the conservation area. The proposed development will be set back from the main thoroughfare of Highgate Hill by 30m and the subsidiary terrace of The Bank by 21m.

10.4.7 The frontage onto this part of Bank and part of Highgate Hill is more institutional in character given the height and width of the buildings in question

and their presence at the highest point of the Bank From certain vantage points along Highgate Hill the building will be visible through the gap. The new building will also sit at higher ground; however given the set back and the largely glazed elevation façade, the building will have a more light weight appearance therefore being more sympathetic to the visual break/ gap that existing along The Bank. As such it is considered the proposal will not adversely affect the special architectural and historic interest or qualities of the buildings which front onto the Bank. As pointed out earlier in this report historically there was a building in this gap next to No 112. Equally it is considered that the proposed sports building will have no material effect upon the heritage interest of Elizabeth House; having a similar relationship as per the existing Sports Hall.

10.4.8 The development proposal, which secures the continued long term use of this site for educational purposes, which in the case of PPS5 is a consideration in determining whether the harm caused is out weighed by wider benefit of the proposal. Policy HE10 of PPS5 says that when considering applications that do not preserve those elements of the setting of a heritage asset the “local planning authorities should weigh any such harm against the wider benefits of the application”.

10.4.9 The architectural quality of the proposed development and its siting is considered to be acceptable so preserving and enhancing the character of this part of the conservation area and the setting of Listed Buildings.

## **10.5 ARCHAEOLOGY**

10.5.1 The site is located within a designated area of archaeological importance, as shown in the UDP map (D12 Highgate Village), which indicates that archaeological remains may be found in this part of the Borough. An archaeological and heritage impact assessment has been prepared by MoLAS and submitted with this application.

10.5.2 The assessment advises that the site represents a low risk in terms of archaeology, with little potential for significant remains to be present. English Heritage comments note that the new performing arts centre will be situated in a non-truncated area of the site and will have a basement level. This area of the school site is closest to the medieval road of Highgate Hill which was well established by the 16th and 17th centuries when adjacent properties were built, some of which are still standing. The proposed development may, therefore, affect remains of archaeological importance.

10.5.3 English Heritage do not consider that any further work need be undertaken prior to the determination of this planning application, but state that the archaeological position should be reserved by attaching a condition to any consent granted under this application.

## **10.6 TREES & LANDSCAPING**

- 10.6.1 An Arboricultural Report (prepared by Arbtech Consulting Ltd) has been submitted with this application, which shows the removal of 13 trees (T2, G1, T4, T6, T8, T9, G2, T10, T110) in order to facilitate this development. The trees to be removed are not considered to be of significant amenity value. An indicative landscaping plan has been submitted with the application outlining the landscape/ planting proposal, including the planting of 20 trees.
- 10.6.2 Extensive landscaping is proposed to mitigate the impact of the new buildings, particularly along the boundary with No 112 Highgate Hill. It is also proposed to landscape part of the rounders pitch so that it becomes a more usable and integrated space linked with the proposed new building. New terraced landscaping will be provided to reflect the existing changes in level that occur naturally on the site. The applicant's have indicated that the provision of a "green wall" associated with the sports hall to the east, adjacent to the bottom of No112's garden, can possibly be looked at.
- 10.6.3 A concern was raised by the Council's Arboricultural Officer in respect of the watering/ maintenance of the raised planters. The applicant have indicated that these are likely to be fitted with internal Irrigation tanks in each planter to provide a reservoir between manual watering applications, there will be a manual watering point and hose available. They also indicate that consideration may also be given to an automatic irrigation system using a drip line system.

## **10.7 IMPACT ON ECOLOGY**

- 10.7.1 A Phase 1 Habitat Survey (also prepared by (prepared by Arbtech Consulting Ltd) was carried out to understand and assess any potential habitats that may be affected as a result of the proposals. The results of the survey showed that no active nests were observed in the designated trees identified for removal. In terms of the bat habitat in the area the trees designated for removal displayed negligible to low bat roosting potential.

## **10.8 DAYLIGHT, SUNLIGHT AND OVERSHADOWING**

- 10.8.1 A daylight and sunlight study was prepared (by Delva Patman Associates) and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for Daylight & Sunlight' 1991, the standard identified by Haringey's Unitary Development Plan. The study specifically considers the nearest residential properties next door (112) and Elizabeth House which adjoins to the back of the site.
- 10.8.2 This report fully considers the VSC method of analysis to consider the impact on neighbouring properties. The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by



calculating what is called the vertical sky component at the centre of the window. The BRE guide advises that non-habitable rooms need not be analysed for VSC. The result of the daylight analysis (VSC) complies with BRE.

10.8.3 In terms of daylight the Average Daylight Factor (ADF) has been analysed which indicate that the neighbouring kitchen in 112 The Bank will comfortably comply. As such the proposal will have a negligible effect on this neighbouring residential property in terms of daylight.

10.8.4 Sunlight analysis has been undertaken by measuring the annual probable sunlight hours (APSH) for the main windows of rooms which face within 90o of due south. Due to orientation this only applies to Elizabeth House. The report shows the scheme would comply with this BRE guideline and as such have negligible impact on sunlight.

10.8.5 Due to the orientation of the new building blocks and its associated siting and height, the proposals will not generate any permanent shadow to the neighbouring garden of No 112. The scheme is therefore compliant with BRE criteria for shadow assessment.

## **10.9 IMPACT ON VISUAL AMENITY**

10.9.1 Given the siting of the development the proposal will have some impact on the residential and visual amenities (aspect & outlook) to the house immediately next door: No 112 The Bank. The next door property is a two storey building with attic, which adjoins a Georgian Town House (Grade II Listed Building). The rear gardens of these properties are set lower than the ground level of the school site. In addition the proposed development would come closer to Elizabeth House located a short distance to the north.

10.9.2 By sinking some of the accommodation underground the associated height and footprint of the buildings have been reduced from that submitted at pre-application stage. The eave height of the proposed buildings will be similar to the eaves height of the existing sports hall. While the overall height of the building will be higher, the roofs will be at a 30 degree pitch. As outlined above the performing arts block is positioned 5m in from the boundary with No 112 at its furthest point and 4m at its closest point. This gap will provide a satisfactory space to incorporate tree planting/ landscaping next to this shared boundary to soften the appearance of this new built form as viewed from the windows and gardens of No's 110 & 112. In the case of No 110 it is noted that the widows on the rear elevation of this building serve kitchens and bathrooms to the four flats in this building.

10.9.3 The space between the Performing Arts Building and No 112 has been further increased over the period of the application to provide sufficient space for sensitive landscape planting and screening. The landscaping schemes demonstrates that effective planting can take place in this zone therefore helping to soften the appearance of the building as viewed from these

neighbouring properties. In addition there is already in place some mature shrubs in this area which are growing effectively.

10.9.4 On balance it is therefore considered that the proposal will not adversely affect the aspect and outlook from these neighbouring properties.

## **10.10 IMPACT ON PRIVACY**

10.10.1 The external façades of the buildings that will face the boundary of 112 Highgate Hill will have punctured glazed openings to allow light into the building and to provide a level of design interest into what would otherwise be a blank brick wall. The glazed openings will not be openable and given their positioning above eye level they will not lead to overlooking of the gardens of No's 110 and 112. It will be conditioned that these windows be obscure glazed in order to protect the privacy of these residents.

## **10.11 NOISE**

10.11.1 The new buildings will have acoustic installation in accordance with the performance standard required by Building Bulletin 93. The plant room will be located within the envelope of the building, a substantial distance away from residential properties. The plant room is also partially sunk into the lower ground level which reduces any potential noise issues.

10.11.2 A condition will be placed on this consent to the limit the hours of use of the performing arts venue and sports hall.

## **10.12 ENERGY & SUSTAINABILITY**

10.12.1 London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water, ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Policy G1 "Environment" of the Council's UDP states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources.

10.12.2 The following energy/sustainability improvements are proposed with this scheme:

- Provision of acoustic insulation;
- Provision of mechanical air extract with heat recovery where ventilation is poor;
- Installation of new electrical system including new highly efficient low energy light fittings throughout;
- Provision of a new building management system to actively control heating, ventilation and the solar control blinds;
- Collection of rainwater from the roofs for WC flushing wherever possible and to provide rainwater to water butts for watering the landscape;

- Installation of a low-water irrigation strategy/system or where planting and landscaping is irrigated via rainwater or reclaimed water;
- Provision of recycling points for a range of materials;
- Specifying environmentally low impact building products;
- Reuse of the building's existing structure.

10.12.3 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 reduction of 20% in carbon emission can be achieved based on current Building Regulations minimum construction requirements.

10.12.4 A number of potential renewable technologies were considered namely wind, photovoltaics, solar hot water systems, biomass heating, and power, ground sourced heating and ground sourced cooling. This report identifies the most cost effective option is to provide 181m<sup>2</sup> of PV panel to a gas fired boiler V+HVAC system in order to achieve the 20% reduction in CO<sub>2</sub>. This 'Energy Statement and Renewables feasibility' report states that the highest energy use in the buildings will be water provision in relation to the changing rooms.

10.12.5 A BREEAM pre-assessment has been submitted with the application showing how the development is anticipated to achieve an 'excellent' or 'very good' rating.

### **10.13 SUBTERRANEAN DEVELOPMENT**

10.13.1 The development would involve excavation to create a basement floor beneath the performing arts buildings and lower ground floor beneath the gymnasium building. In addition the playing fields would undergo some levelling.

10.13.2 As brought to the attention of the applicant's at pre-application stage there is a feeder stream arising in the vicinity of Channing School, crossing into Cromwell Avenue, running via Langdon Park Road, joining the main stream (Cholmeley Brook) beyond Parkland Walk and eventually feeding into the Moswelle River. A Basement Impact Assessment Report (carried out by Geotechnical and Environmental Associates) has been carried out and submitted with this application. This report is in the form of a desktop study and ground investigations.

10.13.3 The Geological Survey map of the area (sheet 256) indicates that the site should be underlain by the Bagshot Formation, overlying the Claygate Member which is in turn underlain by the London Clay Formation. The Bagshot Formation and Claygate Member are classified as a Secondary 'A' Aquifers, meaning they have permeable layers capable of supporting water supplies at a local rather than strategic scale. The investigation has indicated that the groundwater level is below the proposed development. The report says that due to the predominantly cohesive nature of the soils, the groundwater flow rate is anticipated to be very slow. The results of the groundwater monitoring

indicate groundwater flowing towards the east, thus following the general topography as expected.

10.13.4 The report concludes that the proposed development is unlikely to result in any specific issues relating to hydrogeology and hydrology of the site and that with suitable construction methods they can ensure slope stability at the site.

10.13.5 The school have indicated that they have made a commitment in writing to the owner of No 112 that it would fund an independent survey of the party walls prior to and following any construction. The School have indicates that the necessary boundary/party-wall agreement with the neighbours will require the safeguarding of the wall and whilst there is no intention to amend or alter it in any way, should any remedial repair works be necessary, these will form part of the school's/contractor's liability associated with implementation of the development. A condition will be imposed asking for a suitably qualified chartered engineer to inspect and monitor the critical elements of both permanent and temporary basement construction works throughout the duration of the project.

## 10.14 CONSTRUCTION MANAGEMENT

10.14.1 This is a large development at a constrained site with a high number of vehicle movements required to remove material in order to facilitate the development. The school will remain open throughout the duration of this build project. A draft Construction Management Plan (CMP) has therefore been submitted to examine how the works can be successfully managed without undue impact on the highway network, the structural stability of the Bank and to ensure the safety of pupils attending the school.

10.14.2 A number of options have been put forward in terms of site access and egress for construction movement. Two of the access arrangements would involve using the Bank. The first of these options would involve driving down the Bank from the top end and loading and unloading on site and then leaving the site via the same route. Meetings have taken place between Highway & Transportation Officers and the Council's Structural Engineers along with representatives of the applicant's team. It is agreed that this option is dependent on structural and load assessments being carried out in connection with repair works to the Bank. Examinations of the Bank show that it has a concrete retaining wall behind the facing brickwork. Damage has been caused to the brickwork and is associated with vehicles reversing into the railings which sit above the brickwork. The introduction of a one way system along the Bank is currently being implemented to address this issue. As well measures to repair the brickwork and replace the railings (which are not original) are being looked at. Structural and load assessments are expected to be carried out shortly.

10.14.3 The second of the options put forward would be to create a jetty platform that would be constructed over the listed structure on Highgate Hill, therefore

putting no weight on it. Materials would be loaded into vehicles waiting on Highgate hill using hydraulic tipping dumpers etc. Materials coming into site will be loaded onto the platform and transported into site using fork lift trucks. Larger materials requiring off-loading by crane will be un-loaded using a luffing jib tower crane positioned on-site and lifting from the vehicles on Highgate Hill. Large plant required for the project such as hydraulic excavators will be lifted into the site by mobile cranes standing on Highgate Hill.

10.14.4 The last is for access from Cholmeley Park. The School has made initial contact with The Harrington Scheme with regards to the feasibility of accessing the development site via their land off Cholmeley Park. At this early stage it is assessed that there is a possibility that this approach into the School could be a viable option. However, this would wholly be dependant on reaching terms that would be acceptable to both parties including a number of physical and legal issues.

10.14.5 The project as now proposed will not commence until summer 2013. The programme draft as outlined in the report is therefore not correct. The applicant's have however still indicated a completion date in 2015.

10.14.6 In conclusion it is considered that sufficient information has been provided at this stage to demonstrate that the project can be carried out without impact on the structural stability of adjoining properties, hydrogeology and hydrology of the area.

10.14.7 The three different access and egress points put forward in the draft Construction Management Plan will inevitably have some impact on the amenities of adjoining residents, however with appropriate management the disturbance associated with construction and its impact on the amenities of nearby residents can be minimised.

10.14.8 The applicant's have indicated that they will operate the project in accordance with the Considerate Constructors' code. Conditions are recommended to secure further structural details of the basement construction and protecting the adjoining retaining walls in addition to an agreed construction management plan.

## **10.15 PLANNING OBLIGATIONS/ S106 AGREEMENT**

1015.1 As outlined further on in this report this application will be subject to S106 agreement to secure funding (£20,000.00) to remediate the impact the development might have upon the public highway. The applicant will also be required to provide a photographic and condition survey of those areas of the public highway that may be affected by the scheme and submit this report to the Council before the works commence

## **11.0 HUMAN RIGHTS**

11.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

## **12.0 EQUALITIES**

12.1 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. Members must have regard to these obligations in taking a decision on this application.

## **13.0 CONCLUSION**

13.1 While recognising the constraints of the site and pattern of development on this school site and in the immediate area, it is considered that the layout, design and external appearance of the development achieves an acceptable relationship adjacent to the neighbouring Listed Buildings and the character and appearance of this part of the conservation area. The amended proposals for the performing arts building, showing the revised front alignment and façade is a significant improvement. The scheme has been designed sensitively in relationship to adjoining residential properties and will not result in any significant detrimental impact on the amenities of these residents in terms of loss of daylight, sunlight, overshadowing or overlooking. The scheme demonstrates that effective planting can take place in the zone to the side of the proposed buildings to provide screening and acceptable outlook. The proposal will provide a high quality education facility which will provide enhanced opportunities for sports, the performing arts and learning, with wider benefits for the local community.

13.2 Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, it is considered that the proposed development is acceptable and that planning permission should be GRANTED subject to appropriate conditions and subject to a S106 agreement.

## **14.0 RECOMMENDATIONS**

### RECOMMENDATION 1

14.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/1576, 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 £20,000.00 (twenty thousand pound) be set aside and be made available to the Council upon completion of the works to assist in the remediation of such impact as the development might have upon the public highway.

(1.2) Before development commences the appointed contractor would be obliged to provide a photographic and condition survey of those areas of the public highway that may be affected by the scheme and submit the report to the Council before the works commence.

(1.3) In the event that the Council does not carry out the remediation works within 5 years of the date of completion of the approved works, the offer made pursuant to paragraph 1.1 then the School shall be released of its obligations contained in this paragraph.

## RECOMMENDATION 2

14.2 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/1576 and the Applicant's drawing No's 719.EX 001, 719.EX 221, 719.EX 401, 719.PL001, 719.PL002 Rev B, 719.PL101 Rev A, 719.PL102 Rev B -104 Rev B, 719.PL 201 Rev B- 203 Rev B, 719.PL 211 Rev B - 213 Rev B, 719.PL221 Rev B, 719.PL 301 Rev B- 302 Rev B, 719.PL 401-404, 719.PL 501 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.

#### EXTERNAL APPEARANCE & SITE LAYOUT

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. A final landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs in addition to an associated maintenance regime shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity

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

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

6. Before the buildings hereby permitted are occupied the windows on the side elevation of the building facing No 112 The Bank shall be glazed with obscure glass only and shall be non-opening.

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



7. 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

8. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

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

9. 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.

#### ENERGY EFFICIENCY / SUSTAINABILITY

10. A supporting statement shall be submitted demonstrating consistency with submitted Energy Assessment including the siting of the PV panels. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the buildings hereby approved.

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

11. 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

## PERMITTED DEVELOPMENT

12. The proposed development shall have a central dish/aerial system for receiving all broadcasts for these buildings hereby approved, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no telecommunications antennae or associated equipment shall be erected on the exterior of this development, without a separate planning permission

Reason: In the interest of orderly development and the visual amenities of the area, and in order to permit the Local Planning Authority to assess the design quality and appropriateness of any such features on the overall streetscape and appearance of the development.

## CONSTRUCTION

14. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

15. 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.

16. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate are.

- 17.No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To enable archaeological investigation of the site.

- 18.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.

Reason: To enable archaeological investigation of the site.

#### CONTROLS ON USE

- 19.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.

- 20.Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility and, to ensure sufficient benefit to the development of sport.

#### 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 the proposed buildings and associated landscaping are considered acceptable;
- II. The proposal will provide a high quality education facility which will provide enhanced opportunities for sports, performing arts and learning with wider benefits for the local community;

III. The scheme achieves an acceptable relationship in terms of its setting adjacent to Listed Buildings and the character and appearance of this part of the conservation area;

IV. The scheme is also considered acceptable in terms of its relationship with neighbouring residential properties and environmental, ecological and sustainability issues.

(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', UD7 'Waste Storage', ENV5 'Noise Pollution', M4 'Pedestrian & Cyclists', M10 'Parking for Development', CW1 'New Community/Health Facilities', OS17 'Tree Protection, Tree Masses and Spines', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas', CSV8 'Archaeology' and Haringey Supplementary Planning Guidance (October 2006); SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG5 'Safety by Design', SPG7a 'Pedestrian & Vehicular Movement', SPG7b 'Travel Plans', SPG8b 'Materials', SPD Housing.

INFORMATIVE: The erection of the footway gantry, management of any footway diversions on Highgate Hill will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

INFORMATIVE: The Environmental Agency recommend that the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

INFORMATIVE: 'The development of this site is likely to damage historic assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

## 15.0 APPENDICES

## APPENDIX 1 Comments on Consultation Responses

No.	Stakeholder	Comments	Response
	<b>STATUTORY</b>		
1	Crime Prevention/ Haringey Police	Raise no objection.	Noted.
2	English Heritage	Raise no objection in principle to the demolition of the hall and new structures but would raise concerns in respect of the appearance of the Highgate Hill/Bank facing facade. Highgate Village	EH have been party to discussion with Officers and the applicant.  Condition to afford access to archaeologist included.
3	London Fire & Emergency Planning Authority	Indicated initially they were not satisfied with the proposal in terms of satisfactory fire fighting access.	An additional fire strategy access plan was submitted to LFEPA by applicant and subsequently they indicate that they have no objection.
4	Sports England	Raise no objection. Recommend planning condition on community use scheme.	Noted and condition included.
5	Environmental Agency	Recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.	Noted and informative added.
	<b>INTERNAL</b>		
1	Waste Management	Recognise that the new buildings should not add to the refuse provision required for the site.	The bin store area will remain as existing but modified to provide additional screening.
2	Building Control	Further details required to show compliance with Requirement B5 regarding Fire Fighting access.	An additional fire strategy access plan was submitted to LFEPA by applicant and subsequently they indicate that they have no objection.
3	Conservation	State that the amended scheme for PAB showing the revised front alignment and design of the main entrance lobby are considered a significant improvement. Ask that the main roofing material of the proposed new development should be a natural slate finish	PAB will have a slate roof.  Alternative solutions to driving up the Bank in front of listed buildings are being explored (i.e. use of jetty platform that would put no weight on the Bank) in addition to possible access from Cholmeley Park.

No.	Stakeholder	Comments	Response
		Raise concern about the use of the Bank for the conveyance of all building materials/ removal of spoil from site and recommend an alternative route be found.	
4	Arboricultural Officer	Raise no objection.	Final landscaping plan to be submitted with maintenance regime.
	<b>EXTERNAL</b>		
1	Highgate Society	<p>Recognise the efforts the school has made to address their concerns but still have objections/ concerns, namely</p> <p>Construction Management Plan - State that the Plan highlights the problems of implementing this scheme. Work would be spread over two summers, would involve effectively cutting off The Bank, would result in the loss of parking spaces and would result in a considerable loss of amenity to the adjoining residents.</p> <p>Concern about damage to listed buildings.</p> <p>Hydrology – Express concerns in respect of a number of the issues raised in section 5.1 of the Basement Impact Assessment (possible local</p>	<p>Noted</p> <p>Construction Management Plan does presents clear options for the implementation of the scheme. The length of implementing this consent is noted. This is inevitably compounded by the fact that school will still continue to operate during construction. LPA would not be in a position to withhold planning consent for reasons of loss of amenity during construction. Contractor will need to be member of Considerate Construction Scheme. Measures will have to be taken to minimise disruption to allow the school to continue to operate and to allow adjoining/ neighbouring residents reasonable enjoyment of their properties and gardens.</p> <p>Sufficient information (Basement Impact Assessment (BIA) / Draft Construction Management Plan) has been provided at this stage to demonstrate that the project can be carried out without impact on the structural stability of adjoining properties. Such issues would be looked at in more detail at Building control/ construction stage. Condition requiring Construction Management Plan &amp; specific method statement for the construction of the basements and the protection of the retaining wall along the boundary with No 112 required.</p> <p>BIA is a desktop study and includes ground investigation (borehole testing) Section 5.1 is a table which talks about possible impacts and possible</p>

No.	Stakeholder	Comments	Response
		<p>slope instability, change in quality and quantity of water flow, removal of trees resulting in instability, affect on ground water flow).</p> <p>Design – Take the view the design does not enhance the Listed Buildings.</p> <p>Amenity – It will impact adversely on the adjacent buildings No 112.</p> <p>Believe there is an alternative locations for the hall.</p>	<p>consequences and based on a serious of questions from Camden’s Guidance Document for Subterranean Development. It cannot be inferred that such impacts will take place. The report concludes that “the proposed development is unlikely to result in any specific issues relating to land or slope stability, the hydrogeology and hydrology of the site. Suitable construction methods will ensure slope stability at the site and there should not be any negative impact on the groundwater.”</p> <p>The revised front alignment of the PAB is considered a significant improvement. This building will be set back from the main thoroughfare of Highgate Hill by 30m and the subsidiary terrace of The Bank by 21m. The architectural quality of the proposed development and its siting is considered to be acceptable so preserving and enhancing the character of this part of the conservation area and setting of Listed Buildings.</p> <p>The PAB is now positioned 5m in from the boundary with No 112 at its furthest point and 4m at its closest point. This gap will provide a satisfactory space to incorporate tree planting/ landscaping next to this shared boundary to soften the appearance of this new built form, as viewed from the windows and gardens of No’s 110 &amp; 112.</p> <p>Building at the back of the site would affect the greenery/ open space to this part of the site, especially the “rounders” pitch and present access and management issues for the school, in terms of pupils moving between classes.</p>
2	Highgate CAAC	<p>The basement of the sports hall remains against the boundary and suggested planting over it is totally unconvincing.</p> <p>Roof pitches remain unchanged.</p> <p>Revised street elevation is inappropriate.</p>	<p>The basement has been pulled in from this boundary. Bearing in mind most tree roots occur within the top 600mm, this gap/ depth of soil can support trees/ plants.</p> <p>The roofs will be at a 30 degree pitch and while higher than the existing sports hall building, they will use more sympathetic materials.</p> <p>As noted above the architectural quality and front alignment of PAB has changed and is considered to be acceptable so preserving and enhancing the character of this part of the conservation area and setting of Listed Buildings.</p>



No.	Stakeholder	Comments	Response
		<p>Construction management plan raises more questions than are answered. No clear assessment of the extent of excavation and how material will be removed from site.</p> <p>Basement assessment is unspecific, not based on site tests.</p> <p>Potential damage to the Bank and its listed wall.</p>	<p>Information on number of lorries indicated in draft CMP. A final CMP to be submitted to LPA prior to commencement.</p> <p>Report does have information on ground Investigation/ borehole testing on site.</p> <p>Sufficient information has been provided at this stage to demonstrate that the project can be carried out without impact on the structural stability of adjoining properties. Such issues would be looked at in more detail at Building control/ construction stage. Condition requiring Construction Management Plan &amp; specific method statement for the construction of the basements and the protection of the retaining wall along the boundary with No 112 required.</p>
	<b>LOCAL RESIDENTS</b>	<b>Letters of objection received from local residents. Addresses outlined above in the report above; however they are primarily from residents along the Bank.</b>	
		<p><u>Bulk &amp; Design</u></p> <p>Channing School is already an overcrowded site.</p> <p>Impact on open views/ damage the view of the surrounding properties.</p> <p>Lack of computer generated drawings as viewed from Cholmeley Lodge.</p> <p>Building would not be in keeping with the existing</p>	<p>The frontage to this site is built up. The frontage onto this part of Bank and part of Highgate Hill is more institutional in character and can accommodate buildings of the footprint/ height proposed.</p> <p>Within planning legislation/ case law there is no right to a view over someone else's land. This building will be set back from the main thoroughfare of Highgate Hill by 30m and the subsidiary terrace of The Bank by 21m in order to retain a break/ gap between the school buildings to the front of the site and the residential properties along the Bank.</p> <p>An image was submitted in the revised Design &amp; Access statement which gives a clear indication of what residents will look at. The w shaped with slate will represent an improvement in comparison to the existing sports hall roof.</p> <p>The building is pushed back front the frontage of the site to maintain a break.</p>

No.	Stakeholder	Comments	Response
		<p>skyline.</p> <p>PV panels would be an unsightly addition to this roof when viewed from neighbouring properties.</p> <p>Object to the pitch of the roofs of both buildings - gives an obtrusive view when seen from neighbouring house.</p> <p>Changes are just minor cosmetic changes to the façade of the front elevation of the performing arts building.</p> <p><u>Impact on the Conservation Area</u></p> <p>The design of the proposed building is totally out of character with the neighbouring buildings which, for the most part, are Georgian and have mansard roofs.</p> <p>The development overall is at variance with the character of The Bank.</p> <p>The proposed development will have a negative impact on the conservation area, the setting and physical condition of adjacent and neighbouring listed buildings.</p> <p>The gap that is maintained forms an important area of open space separating the school buildings from the historic terrace to the south east and any development within this space should be subservient and respectful of the</p>	<p>While there will be some loss of visible sky component this will not be significant. The frontage of the PAB block will be largely glazed therefore toning down the building bulk when viewed from public vantage points..</p> <p>PV panels are proposed on the sports halls building only, which is set back sufficiently from neighbouring properties. Panels will sit in roof valleys. Full details of the panels proposed will be required to avoid very reflective surfaces.</p> <p>The roofs will be at a 30 degree pitch, which is not considered to be significant. Such a pitch is needed to support the use of more traditional roofing materials (slate/ tile).</p> <p>The revised front alignment of the PAB block and facing materials can be viewed as minor but they represent a significant improvement.</p> <p>The immediate surrounding and the broader Highgate Conservation Area contains many different building types and ages. Modern high quality design can enhance an area. It is generally accepted that new buildings should not directly imitate earlier styles, but rather should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. The new PAB does not line up with the Georgian houses to the front but is stepped back. The building form will be faced in materials sympathetic to the area.</p> <p>The proposed development respects the constraint of the site and will not adversely affect the setting and appearance of the buildings within the terraces either side of this gap.</p> <p>The gap that exists along this part of the terrace is not original, however it is currently a feature and something which should be maintained.</p>

No.	Stakeholder	Comments	Response
		<p>context and the historic development of the area; Built structures will be significantly closer to the street frontage;</p> <p>The archaeological report does not extend forward to The Bank.</p> <p><u>Amenity Issues</u></p> <p>The visual impact would still be huge and unsightly, most strikingly from the gardens of 110 and 112 Highgate Hill, which will be boxed in and made claustrophobic in an unacceptable way.</p> <p>Overbearing impact of the proposed structure on the amenity of local residents.</p> <p>Buildings will dominate neighbouring gardens.</p> <p>The houses and gardens are generally set at a lower level than the school site making them particularly sensitive to any new built structures on the site.</p> <p>The rear elevations of properties in Highgate Hill all contain prime habitable room windows.</p> <p>Surrounding area will be disturbed by noise and dirt through two whole summers.</p> <p>Intensification of usage (i.e. noise from events, music, traffic etc).</p>	<p>An archaeological report has been submitted and advises that the site represents a low risk in terms of archaeology, with little potential for significant remains to be present. EH have been consulted. Condition included to afford access to archaeologist.</p> <p>A daylight and sunlight study was submitted which shows that there will be no negligible effect on this neighbouring residential properties. Due to the orientation of the new building blocks and its associated siting and height, the proposals will not generate any permanent shadow to the neighbouring garden of No 112.</p> <p>It is recognised that there will be some impact on the garden of the adjoining property in terms of general outlook, however the positioning of the PAB block 5m in from the boundary with No 112 at its furthest point and 4m at its closest point This gap will provide a satisfactory space to incorporate tree planting/ landscaping next to this shared boundary to soften the appearance of this new built form as viewed from the windows and gardens of No's 110 &amp; 112.</p> <p>It is noted that many of the windows (particularly No 110) contain bathrooms and kitchens) to four flats within this building.</p> <p>Contractor will need to be member of Considerate Construction Scheme. Appropriate management/ care can minimise such impacts. Wheel cleaning will be undertaken. During demolition and excavations works, dust will be suppressed at source by damping down at all times using a fine mist spray.</p> <p>There is no intended increase in pupil numbers. The new buildings will have acoustic installation in accordance with the performance standard required by Building Bulletin 93. A condition will be</p>

No.	Stakeholder	Comments	Response
		<p>Noise form concerts.</p> <p>Concern that the windows to the arts building would face the garden of No 112.</p> <p>The proposed management plan sets out a construction period of three years - this level of disruption that this will cause is wholly unacceptable.</p> <p><u>Traffic Generation &amp; Access</u></p> <p>Channing School is a cause of major traffic problems more facilities will mean more children and more traffic.</p> <p>Highgate Hill is already heavily congested every morning and evening, partly caused by parents dropping children at the Channing School.</p> <p>Transport to and from the school already impacts negatively on the Bank as there is little parking or turning space.</p> <p>Concerns about the traffic impact of this construction – very narrow road which is used by a lot of pedestrians, including many small children going to the park.</p> <p>Enormous disruption along The Bank making the road highly dangerous for pedestrians. The school has not addressed the issues of access.</p>	<p>placed on this consent to the limit the hours of use of the performing arts venue and sports hall.</p> <p>The glazed openings will not be openable and given their positioning above eye level they will not lead to overlooking of the gardens of No's 110 and 112. It will be conditioned that these windows be obscure glazed in order to protect the privacy of these residents.</p> <p>The length of implementing this consent is noted. This is inevitably compounded by the fact that school will still continue to operate during construction. LPA would not be in a position to withhold planning consent for such a reason.</p> <p>The proposals are for to improvement of existing on-site facilities rather than an increase in pupil capacity.</p> <p>Given the proposals are for improvements of existing on-site facilities rather than for an increase in pupil numbers the LPA could not withhold planning permission or refuse on grounds of heavy traffic flow/ congestion on the surrounding network.</p> <p>Channing School is one of the main occupants of the Bank and has right to use it for day to day activity, the up keep of their buildings etc.</p> <p>A draft Construction Management Plan has been submitted. This outlines that at pre-construction stage a Construction Phase Health and Safety Plan will be developed. Such a plan can put in place the necessary safeguard to protect the general public as is the norm with all construction projects.</p> <p>The draft CMP has explored the issue of access for construction.</p>

No.	Stakeholder	Comments	Response
		<p><u>Environmental Issues</u></p> <p>Loss of trees and shrubs with a detrimental impact on birds and wildlife.</p> <p>There will be yet another increase in hard surfacing with the usual problems concerning rainwater runoff.</p> <p>The current proposal would eliminate the lawn and all currently visible green space.</p> <p>Concerned that the build may divert the course of subterranean streams or springs and affect the listed buildings in the area.</p> <p>Channing seems to have done the minimum necessary to get a BREEM 'very good' assessment.</p> <p>No apparent space left for soft planting to provide any new setting to the building;</p> <p>The possibility of planting a dense screen of vegetation to the side of the proposal is very limited.</p> <p><u>Construction</u></p>	<p>An indicative landscaping plan has been submitted with the application outlining the landscape/ planting proposal, including the planting of 20 trees, therefore militating against the loss of existing trees/ shrubs.</p> <p>Rainwater from the roofs will be collected from the roof for WC flushing wherever possible and to provide rainwater to water butts for watering the landscape elements.</p> <p>As per application HGY/2011/1584 the proposal is for removal the tarmac and to introduce new stone paving to the shared surface. A condition has been added requiring details of hard landscaping.</p> <p>Ground Investigation (borehole testing) has been carried out. On the basis of the findings of the investigation the reports says "the proposed basement will not be located below the measured groundwater level". The report goes onto say that "if sheet piles or any other form or piled wall are adopted they may be below the water table, and positioned roughly perpendicular to groundwater flow; however, groundwater flow should not be adversely as there is ample space outside the basement area for groundwater to flow around the piles, and possibly below them if they are shallow; water should not therefore build up, nor will any dewatering be required."</p> <p>A BREEM pre-assessment has been submitted with the application showing how the development is anticipated to achieve an 'excellent' or 'very good' rating. A BREEM Post Construction Review to be submitted, secured by way of a planning condition.</p> <p>Landscaping to the front of the site is proposed/ as per application HGY/2011/1584 approved.</p> <p>The gap and it's the associated soil depth is sufficient to allow effective planting to take place.</p>

No.	Stakeholder	Comments	Response
		<p>Believe that the prolonged excavation of the site and subsequent piling for foundations will cause environmental and potential structural damage to surrounding buildings, a large number of which are listed and of architectural significance.</p> <p>The building works will put the retaining wall of The Bank, which is a listed structure, in jeopardy; Impact of driving heavy lorries and cement mixers up The Bank.</p> <p>All the houses on The Bank are at least Grade 2 Listed as such the passage of heavy plant causes damage to the pointing of neighbouring house and serious damage to The Bank.</p> <p>The school should have to arrange alternative access through Chomonley Park or some other route.</p> <p>Danger to the integrity of the road which is supported by a wall which has been replaced several times.</p> <p>Major health and safety risk to have lorries going up and down that road - railings have been severely dented on several occasions due to these lorries glancing off them and it is quite possible that they could go through the railings and off the verge onto the nearby main road causing injury, possibly even death in extreme cases.</p> <p>Closing The Bank to pedestrians at the level of the site entrance would mean that all local pedestrians would be forced to use the footpath on the other side of Highgate Hill to reach</p>	<p>Appropriate engineered and construction methods can ensure that land stability is maintained. The school have indicated that they have made a commitment in writing to the owner of No 112 that it would fund an independent survey of the party walls prior to and following any construction.</p> <p>Further investigative works on the structural stability of the Bank will be done before construction commences. An alternative solutions to driving up the Bank in front of listed buildings has been explored (i.e. use of jetty platform that would put no weight on the Bank); in addition possible access from Cholmeley Park is being looked at.</p> <p>The introduction of a one way system along the Bank is being introduced the stop cars turning on the Bank and causing damage to the railings. Structural and load assessments are expected to be carried out shortly.</p> <p>A draft Construction Management Plan has been submitted. This outlines that at pre-construction stage a Construction Phase Health and Safety Plan will be developed. Such a plan can put in place the necessary safeguard to protect the general public as is the norm with all construction projects.</p> <p>It is recognised that there will be some disruption to residents and pedestrians during construction. This will be dependent on the route chosen for the conveyance of building and for the removal of spoil. In the final CMP measures to ensure footpaths &amp; pavements around the site will be maintained and kept clear will be looked at and appropriate and safe re-routing put in</p>

No.	Stakeholder	Comments	Response
		<p>Highgate.</p> <p><u>Other</u></p> <p>Would like to know what the plan is for the portacabins as there an eyesore in what is a Conservation Area;</p> <p>Alternative options for the school's development plan do exist - one would be to build at the back of the site on the existing tennis courts, which could help avoid the visual destruction of the character of the bank.</p>	<p>place.</p> <p>The plans submitted show the removal of these structures.</p> <p>Building at the back of the site would affect the greenery/ open space to this part of the site, especially the "rounders" pitch and present access and management issues for the school, in terms of moving pupils between classroom etc.</p>





## APPENDIX 2

### Earlier Consultation Responses from Design & Conservation Team, English Heritage & The Highgate Society.

#### Comments from English Heritage – 9<sup>th</sup> September 2012

Mr Matthew Gunning  
London Borough of Haringey  
Development Control Planning Services  
639 High Road  
Tottenham  
London  
N17 8BD

Direct Dial: 020 7973 3717  
Direct Fax: 020 7973 3792

Our ref: C00111582

Dear Mr Gunning

**Planning (Listed Buildings and Conservation Areas) Act 1990  
Notifications under Circular 01/2001 & GDPO 1995  
THE CHANNING SCHOOL, HIGHGATE HILL, LONDON, N6 5HF  
Application No HGY/2011/1577**

Thank you for your letter of 2 September 2011 notifying English Heritage of the application for conservation area consent relating to the above site.

Further to my telephone message.

This response relates to both applications HGY/2011/1576 and HGY/2011/1577. In our view the information that you have sent with the notification letter is insufficient to provide a full understanding of the proposal, without which (in line with government guidance) we do not consider that the application can be determined.

We would draw attention specifically to Government guidance regarding the sufficient particulars required in an application. The Planning (Listed Buildings and Conservation Areas) Act 1990 also empowers an authority to seek any particulars necessary to ensure that it has a full understanding of the impact of a proposal.

We note from the application forms that references are made to a design and access statement and other documentation which has not been included on Haringey's website. It is therefore possible that the information we are seeking has been provided but has not been uploaded. If this is not the case we would recommend that you should seek further information from the applicant. This should include elevations at 1:50 of the new Hall and performing arts building, the Design and Access Statement referred to in the application form, the visualisations referred to which show the relationship and appearance of the new buildings to the adjacent listed buildings and structures (specifically in respect of the relationship to the Bank elevation).

On the basis of the information which is available we would not raise any objection in principle to the demolition of the hall and new structures but would raise concerns in respect of the appearance of the Highgate Hill/Bank facing facade. Highgate Village is of exceptional architectural and historic significance and the proposed development would appear to be highly visible in relation to the Grade II retaining wall to The Bank, and Grade II properties and boundary treatments to the immediate south of the site (The Heritage at Risk Assessment does not identify a number listed structures in adjacent to the site). It is therefore essential that any new development sustains and enhances the character and appearance of the conservation area and the setting of the listed buildings and structures. The two visualisations which are available would suggest that the elevation to Highgate Hill appears to be a relatively plane elevation with a gable end. Whilst such a form may be acceptable we would consider that the materials, fenestration and roof details should respond to the picturesque qualities of the adjacent listed buildings. We would also wish to raise the need to carefully consider the structural impact of the

construction on the adjacent listed buildings, the retaining wall to the bank, and forecourt walls which has been subject to damage from movement and traffic on a number of occasions.

We will be able to provide more detailed comments when the full information is made available. We have also received the proposals HGY/2011/1585 for the lower ground floor extension to the adjacent 1950's building, to which we do not wish to raise any specific issues and are content for that application to be determined by the council in line with local and national policies. I will write separately confirming this.

Please let me have the necessary additional information in time for us to comment again before the application is determined. It would therefore be helpful if you could let me know the deadline for receiving our advice once the additional information has been provided.

Yours sincerely

**Richard Parish**

Historic Buildings & Areas Advisor

E-mail: richard.parish@english-heritage.org.uk

cc

### **Design & Conservation - First Observations**

1. The existing sports hall building on site is a relatively utilitarian structure of no intrinsic historic or architectural interest. Accordingly its proposed demolition is considered to be acceptable subject to a replacement design which makes a greater contribution to the character and appearance of its immediate environment and to Highgate Conservation Area.
2. In principle the replacement of inadequate existing facilities by enlarged and upgraded new facilities which improve the overall educational environment of the School is likewise welcome subject to; the capacity of the site to bear this size and scale of development, a high design quality of the proposal, no adverse effect of its immediate surroundings, and so long that it preserves or enhances the character and appearance of Highgate Conservation Area.
3. English Heritage, in response to the formal consultation on the proposals have raised "concerns in respect of the appearance of the development on the Highgate Hill / Bank facing façade. Highgate village is of exceptional architectural and historic significance and the proposed development would appear to be highly visible in relation to the Grade II retaining wall to the Bank, and Grade II properties and boundary treatments to the immediate south of the site. (The Heritage at Risk Assessment does not make a number of listed structures adjacent to the site). It is therefore essential that any new development sustains and enhances the character and appearance of Highgate Conservation Area and the setting of the listed buildings and structures. The two visualisations which were available would suggest that the elevation to Highgate Hill appears to have a relatively plane elevation with a gable end. Whilst such a form may be acceptable we would consider that the materials, fenestration and roof materials should respond to the picturesque qualities of the adjacent listed buildings. We would also wish to raise the need

to carefully consider the structural impact on the construction on the adjacent listed buildings, the retaining wall to the Bank, and forecourt walls which have been subject to damage from movement and traffic on a number of occasions.”

4 English Heritage have stressed that any proposed works to Channing School needs to take into account the stability of the Grade II listed retaining wall to the Bank and ensure that no damage happens to this or the listed garden walls/forecourts to the adjacent properties. The retaining wall to the Bank has been at risk from partial collapse before and the Gate Pier to the Grade I Cromwell House at the far southern end had to be rebuilt following impact damage from a truck.

- An Archaeological Assessment is also required for English Heritage approval.
- During the pre-application dialogue the Council considered that a well designed contemporary scheme using high quality materials to complement the surrounding context could be acceptable, however it did express concerns in respect of the siting and design of the proposed development at the front of the site closest to Highgate Hill. Amended plans went some way to address these concerns.
- It is now significant that English Heritage have identified similar concerns on the potential risks and harm to the adjacent listed buildings and to Highgate Conservation Area and have articulated these concerns in a very emphatic manner. In conservation terms English Heritage’s view is crucial and I therefore suggest that the scheme proposals need to be revised to address their concerns. In this regard I suggest the following measures;
- Given the prominence of the proposed Performing Arts Building on Highgate Hill, its appearance will have a major impact on the historic environment of Highgate Conservation Area. Its detailed siting, roof design, fenestration pattern, and facing materials ( brickwork to harmonise with the Founders Hall Building) need to be reviewed;
- The Performance Arts Building could be moved back further into the site by deleting the glazed link to the Sports Hall. This will help reduce the impact on the residential and visual amenities (daylight / sunlight / outlook) on No.112, and would provide more space for landscaping/ tree planting to the front. This would also provide more circulation space / clearance between the new performance arts building as the corner / extension of the 1950s building.
- In terms of the external appearance and detailing to the pitched roof forms of the development, the roof structure could be clearly delineated and articulated from the elevations of the buildings. The roof design of Performance Arts Building could be revised to accentuate its distinct gable end, with a projecting verge and eaves from the brickwork walls. In design terms this can be detailed in a contemporary manner which could harmonise with the roof form of the Founders Hall Building;
- The setting back of basement of the buildings away from the boundary with No 112 Highgate Hill is essential. This will provide a larger space for planting next to this shared brickwork boundary wall.

## Design & Conservation - Second Observations

5. Further to my earlier observations of 27.10.2011 below I attended a meeting at Channing School on 02.11.2011 with the applicant, the agents, and with English Heritage. The main focus of the meeting was the consideration of design & conservation aspects of the scheme proposals. The agents had prepared amended plans following earlier feedback and these were tabled and served as the focus of the discussion. These amendments include ;
- Flipping the Performing Arts Building by 180 degrees which provides a main entrance facing Highgate Hill.
  - Moving back the Performing Arts Building approx 3m from the road
  - Re-design the main elevation incorporating a flat roofed frontage with a hipped roof form behind over the Performing Arts Hall.
  - Reduction of the basement area.
  - Setting back the basement from the boundary wall with No 112 Highgate Hill.
- 6 I note the representations of the Highgate Society, and observations from English Heritage received by e-mail on the 8<sup>th</sup> Nov , and have the following observations on the amended plans ;
- Particular attention is required to the siting, footprint, height, scale, bulk, mass, form, detail design, and external facing materials of the Performing Arts Building, which is closest to the existing Grade II listed buildings on Highgate Hill and will be highly visible when from the public realm within the Conservation Area.
  - In principle the flipping by 180 degrees re-positioning the main entrance of the Performing Arts Building is considered an improvement. This now has the potential to provide a clear legible focus for the main elevation when viewed from Highgate Hill.
  - There have been serious concerns regarding the close proximity of the proposed built form to this tight corner with the access road, as well as its effect on the adjacent Grade II listed No.112 Highgate Hill. Whilst the proposed set backs to the siting of the Performing Arts Building from the south front and east side are acknowledged as an improvement over the application plans it would be helpful to have an accurate overlay of these footprints showing exactly their comparative alignments at both basement and ground floor levels to fully appreciate their effect. Notwithstanding this I would suggest a further reduced footprint to the Performing Arts Building Entrance Lobby as per the attached sketch.
  - The exceptional architectural and historic significance of Highgate is highly relevant and any proposed building in this sensitive 'gap' on Highgate Hill street scene would be highly visible in relation to the Grade II retaining wall 'The Bank', and to the Grade II houses and boundary treatments

immediately to the south. Any new development must sustain and enhance the character and appearance of Highgate Conservation Area and the setting of the listed buildings. It is not expected that the new development should directly imitate earlier styles, but that it should be designed with respect for this special context, as part of a larger whole which has a well established character and appearance of its own.

- Drawing No.719\_PL\_221 illustrates the proposed Performing Arts Building in its Highgate Hill street scene context. Regrettably the mass, volume, form and scale (the expression of size indicated by windows, doors, floor/ceiling heights) proportions and detail design of this proposal appears disconnected and anonymous and it does not sit in harmony with, or complementary to, its neighbours in this highly sensitive Highgate context.
- The front elevation with its projecting full width glazed entrance appears too wide and over scaled. The proportional emphasis of the glazed entrance appears also over-horizontal, and the recently introduced hipped form behind appears to visually jar with what is essentially a scheme design featuring a series of parallel roof forms with gabled ends. I consider that overall the form and proportions of the main elevation of the proposal, the detail design of its fenestration pattern and roof details need to respond to the scale, predominant proportions and qualities of the Conservation Area and of the adjacent listed buildings. Accordingly a more contextual architectural solution which harmonises with the scale, architectural character and facing materials of Highgate Hill is recommended.
- In this context the use of high quality facing materials is essential. The use of materials generally matching the appearance or complementary to those that are historically dominant in the area is important. I am not convinced by the proposed 'bronze metal cladding' on the mullions and reveals of the front elevation, not of the proposed 'roof tile to match brick colour' as there is no valid precedent for shallow pitched interlocking tiled roofs in the Conservation Area. Of particular relevance are the views from Cholmeley Lodge and Furnival House ( both tall Grade II listed buildings which stand on higher ground and overlook the School site) are very significant. As Founders Hall with its linear roof form and natural slate finish is a primary reference for this scheme design, and as slate is a characteristic / predominant traditional roofing finish in the area, I would suggest that the selected roofing should be a natural slate finish.
- I have not seen a copy of the Archaeological Investigation to make observations (it is not on the Council's planning web site), but note that representations claim it does not cover the whole of the application site. I also note that English Heritage also have not seen the Archaeological Investigation, and would advise that their approval of this is essential.
- In respect of the geology and the need for a Hydrology report - it is for the applicants to demonstrate that this has been thoroughly investigated. English Heritage recommend that this is done in accordance

with the Camden's recently published guidance in this instance. I recommend that this investigation needs to be carried out now and its findings submitted in support of this application. There are significant concerns regarding possible adverse effects from displaced ground water not only on the boundary wall with No. 112 but also on the Grade II listed buildings to the east of the site at a lower level.

- In respect of main access onto site for construction purposes – this is a very serious issue as heavy weight construction traffic should not be borne via ‘The Bank’ which is partly closed off and is on the English Heritage ‘At Risk Register’. We inspected the site with the School Bursar and discussed alternative ways of providing access onto site with him. The Bursar is investigating two possible alternative points of access and I would agree with English Heritage that access from Cholmeley Park on the north side of the site would be preferable if this can be achieved.
- The agents need to re-consider their proposals to address these serious concerns.

### **Highgate Society – 8<sup>TH</sup> November**

9.26 The Society has express the following concerns:

9.27 “The scheme for the Sports Hall and the Performing Arts Building (PAB) shows extensive basements. We do not have dimensioned drawings so have had to extrapolate as best we can but on this basis, we feel this will require excavation up to 4m deep and approximately 1m away from the party fence wall with no 112, The Bank. We feel this will risk extensive damage to the wall, could cause hydrological problems to the adjoining properties (see below) and will make it impossible to grow an extensive and dense planting screen, as promised, between the basement and wall. It is for this reason that we object to any basements between the flank wall of the new buildings and the party wall with no. 112. As these are for storage purposes only, it should be possible to relocate them.

9.28 The PAB is an extensive building set closer to the boundary wall with no 112 The Bank which will have a huge impact on the amenity, in particular outlook and lighting, of not only 112 but also the houses adjacent. The ridge heights are equal across both the gym and the PAB and It will entirely enclose what is a current an open aspect to form, with the houses a continuous L-shaped line of building. This is unacceptable. The School either has to substantially reduce this, which we are told will not meet the brief, or has to look at relocation. We understand that there is an extant permission for a 6th form block adjacent to Cholmeley Park which is now shown relocated adjacent to the Sports Hall. We believe that many of the problems with the PAB could be resolved by re-siting it either adjacent to the gym, or on the site of the approved 6th form centre

9.29 Both the PAB and the Sports Hall, to reduce their height and therefore their impact on site have been lowered into the ground, thus creating basements.

Not only is this costly, but it will involve substantial excavation which could be as much as 5000 cubic metres. The Bank is the only current route into the site and this is not only Grade 2 listed but also unstable which is reflected in its 7.5 ton weight limit. Your Highways Engineers are aware of this situation and should be asked to comment. English Heritage have expressed their concern to us in e-mails and we would request that, as with Furnival House, a Construction Management Plan is submitted as part of the application and is subject to approval with the rest of the application and not as a Condition and that full consultation with English Heritage takes place.

- 9.30 The deep excavations will result in a disruption to the extremely complex water run off system within the area. There are a considerable number of springs within the area, leading to streams such as Cholmeley Brook. The land falls away to the south east and an extensive basement across this fall line could act as a coffer dam across it. This potentially could divert surface and ground water into the adjoining properties causing waterlogging or flooding. A hydrological study should be submitted with the application.
- 9.31 The PAB fills the gap between the Founder's hall (in itself a fine building) and no. 112 and the new Sports Hall. The placing of the PAB in the scheme as it stands currently forms a uncomfortable set of narrow and deep spaces, both between PAB and the Founders Hall and the Sports Hall. The entrance assembly area at the entrance to the school is removed, and the screening trees (planted by the school at the owner of no 112's request to deaden sound), will be removed. The entrance into the site is now a constrained bottle neck which will have implications both for fire access and servicing
- 9.32 The elevation with a gable end is unsympathetic to the style, form and materiality of the existing adjacent buildings. Bearing in mind that no. 112 is grade 2 listed, 110, 108, and 106 grade 2\* and Cromwell House grade 1, more attention to creating an elevation which enhances the area should be taken. Materials for the entire scheme should be chosen to reflect the historical context of the site
- 9.33 The archaeological report which was submitted (no longer appearing on website) with the application is dated April 2010. It is based on an earlier scheme, now withdrawn, without any excavation. It is also inaccurate in terms of the listing of adjacent buildings. It is therefore not representative of the scheme as submitted and an updated report should be submitted".

#### **Highgate Society – 21<sup>st</sup> December 2011**

- 9.34 The Society have met with the Channing and their architects on a number of occasions now and having examined the amended application on the website. We are pleased that they have taken some of the comments that we have made on board. However, there remain substantial problems with the scheme as it currently stand.

9.35 The first, and from our perspective, the most difficult item to resolve, is the Performing Arts Building. It is our view that the design attempts to cram too much accommodation into too small a space with a number of results which would damage the overall scheme.

- The new building would create a high wall adjacent to the boundary with no. 112 The Bank, thus closing off an open, green run of backland from Cromwell
- Avenue to Cholmeley Park. This would have a significant impact on the amenity of the adjoining residents of nos. 112-118 The Bank.
- The rendering showing the “view from Neighbour’s Garden” in the revised application is not an accurate portrayal. A more accurate picture of the relative height and impact being that shown on the elevation 719.PI.204.
- However, it should also be noted that this elevation is misleading as, although it is taken through the garden of no 112, it shows the much higher house at no. 110 in section. This has a ridge at the height of the main building eaves whereas that of no. 112 is very considerably lower. The true impact of the bulk of the Performing Arts Building on no. 112 is therefore under represented.
- The houses on The Bank are Grade 2 and 2\* listed and Cromwell House adjacent is Grade 1. We believe that any scheme adjacent to Listed Buildings, particularly those of this quality, should respect these and be designed within their context. This does not appear to have happened with the Performing Arts Building
- The elevation of the Performing Arts Building onto the Bank, although now improved, is still not resolved in relation the existing school and adjacent Listed Buildings
- The spaces between the Founder’s Hall, the gym and the party wall would be relatively long and narrow becoming, in effect, alleyways. They would not create coherent spaces.
- A pinch point would be created at the school entrance, which could cause future congestion and problems with servicing.

9.36 The second major problem is the impact of construction traffic on The Bank.

- The current proposals involve extensive basements, which in turn require extensive earth removal. In addition, there is a 7.5 ton restriction on The Bank
- The amount of excavation coupled with the small size of the lorries, would generate a large number of movements a day, considerably in excess of that to be expected with normal construction traffic. This would have a detrimental effect on the neighbours.
- The Bank is structurally fragile and it is very likely that there could be damage to the fabric from the lorries.
- The entrance into the school is shared with the pupils and there could be a considerable health and safety issues here

9.37 Therefore, we would request that the application is submitted with a full Construction Management Plan and that this is analysed and approved before



the application is processed. As for Furnival House, this should not be conditioned but form an integral part of the application.

- 9.38 Another issue concerns the continuation of the basement along the boundary wall with no, 112 The Bank. Although the Channing have removed the basement from the Performing Arts Building where it adjoins no 112, it remains in the gym. This would result in shallow earth cover to the area between the gym wall and the boundary wall, thus reducing the chances of effective and substantial planting to screen the gym building. It also could potentially damaging the listed wall of no. 112.
- 9.39 We would also like to raise the hydrological impact of the continuous line of basement adjacent to the wall with no. 112. There are an increased number of applications on the Highgate Ridge for developments with substantial basements. The accumulating hydrological evidence for the area gives rise to major concerns that, as these proliferate, their combined impact will cumulatively exacerbate the ground water diversion and cofferdam effect on the hydrology of the area, with potentially widespread and serious results for homeowners. We therefore request that a hydrological study of the impact of the basements is considered with the application and that this takes account of the cumulative impact which would be caused to the area as further applications are submitted. Granting permission on an individual basis merely establishes an irresistible precedent which will compound the problem with time.
- 9.40 Finally, representations have been made by English Heritage and the CAAC regarding the materials and roof pitch. They would like to see materials match the school i.e. stock brick walls, slate roof, and the roof pitch lowered. As the design as it stands has a very robust concept with a uniformity of materials and a 45 degree pitch, the Architects should fundamentally reappraise their design to meet these representations.

## APPENDIX 3

### Design Panel Minutes



# Haringey Design Panel no. 27

Thursday 12<sup>th</sup> May 2011

#### ATTENDANCE

##### Panel

Stephen Davy  
Michael Hammerson  
David Kells

##### Observers

Cllr. John Bevan.....Design Champion & Cabinet Member for Housing,  
Haringey Council (introduction)  
Richard Truscott (Facilitator).....Haringey Council  
Mortimer MacSweeney.....Haringey Council

#### 2) Presentation of proposed extension to Channing School, The Bank, Highgate, N6

Paul White .....Buckley Gray Yeoman - architects  
Laura O'Hagan.....Buckley Gray Yeoman  
Grace Liu ..... Rolfe Judd - planning consultants

#### 2) Presentation of proposed extension to Channing School, The Bank, Highgate, N6 and questions

Paul White of Buckley Gray Yeoman, architects for the proposals presented and took questions. The proposal is for a new building containing performing arts and sports facilities, in part replacing an existing block, as part of the campus of buildings and spaces for this girls secondary school. Set back but prominently visible through the main gates between terraces, on one side part of the school, on the other, listed Georgian houses, on The Bank, Highgate Hill, its distinctive gable ended forms sought to complement the "villagy" feel of aggregated, distinct but similar buildings at the heart of the school site, whilst providing the modern sport and art facilities needed.

Questions focused mainly on massing, block layout, elevations, entrances and main approach appearance.

## **Panel Observations**

### **Concept & Ideas**

1. Although not all the panel were in agreement, the concept and idea behind the proposal was commended for being bold, striking and with the potential to be successful.

### **Urban and Natural Context**

2. The bold frontage to Highgate Hill of brick tubes could form a distinctive simple and striking public face that sat well in proportion to the gap in the wall of buildings along The Bank, Highgate High Street. The panel wondered why not continue this form throughout, rather than treat it as a series of disparate yet similar buildings. They recommended the applicants architects needed to coordinate architectural expression to the different elements of the proposal.
3. There was considerable discussion of the impact of the proposal on neighbours, with respect to height and overshadowing. Of particular concern was the house immediately to the east, fronting The Bank, Highgate Hill, with a long garden stretching to the back of the applicant's proposed new building, as well as Elizabeth House a short distance to the north. The panel felt more information was required, particularly additional sections, elevations and day and sunlight study, and there be greater neighbours consultation. They felt if both were acceptable the impact of the proposal on neighbours was probably not serious but this needed confirmation.
4. Within the Channing School "campus", the relationship of the proposal to the retained existing school buildings was considered satisfactory. There was a moderate concern at the relationship of the proposal to the sports pitches and greenery to the north, especially the "rounders" area immediately adjacent, but this was more regarding layout, massing and architectural details.

### **Massing, Form & Landscaping**

5. Whilst the basic layout of functions and buildings was accepted, panel members were unconvinced at the detailed layout the applicants had fixed upon. There was a great deal of discussion of whether the sports hall would work better turned through 90°, or flipped with the changing rooms, or whether the changing rooms should be buried under the sports hall or the sports hall sunk more into the ground. This was clearly symptomatic that the overall layout was problematic in several significant ways.
6. Areas in which the detailed layout was considered problematic included that entrances to the sports and performing blocks were at insignificant intermediate points on the alleyway between the proposed and existing buildings, leaving the crucial corner of that alleyway as a dead space. Another concern was that the sports hall changing rooms presented a blank wall to the main external space, termed by the applicants variously the "street" or "village square" (in significantly ambiguous terms). This space, whatever its purpose, would be better with an active facade. No perspective views of these spaces were available and the panel

felt these would be usefully informative for assessing their quality.

7. The ridge height of the sports hall made that element very prominent whilst the performing arts block is lower; could it be lowered to minimise its apparent mass; either by sinking the sports hall into the ground or using the undercroft for other accommodation eg. Changing, and altering the layout?

### **Layout & Materials**

8. The panel held differing views on the end elevation; the gable expressed onto street. There was concern that it could be too blank and austere; or it could be dramatic and striking. One suggestion was that instead of the unrelieved wall of louvres set into the framed gable end, it could be an opportunity for public art.
9. Placing changing rooms on the ground floor and nondescript standard classrooms behind this element was considered wasteful; in this most prominent location, a more important function housing a major public space would be more appropriate. Alternatively these functions could simply be located elsewhere and the performance block set back, making access easier and retaining the attractive existing landscaping in this location.
10. There was also concern at detailing the “frame” to the gable end; it is currently unconvincingly shown as “wallpapered” in brick as a surface pattern, rather than as a convincing buildable robust detail. There is a danger of this element being watered down.

### **Consensus and Conclusions**

11. Overall, whilst the concept was commended for boldness and elegance, the panel felt there were considerable detailed problems with the proposal at this stage, and that it seemed to have stuck at a particular design solution prematurely. They felt the applicants should investigate more alternative detailed layout and massing options. They felt the current proposals had not been critically tested, so that the design lacked coherence.
12. They also felt that notwithstanding the large quantity of drawings and thick, lavishly laid out Design and Access Statement presented, more, different information was needed; particularly elevations, sections and views of the different external spaces within the site around the proposed building.

**APPENDIX 3**  
**Development Management Forum Minutes**



**PLANNING & REGENERATION**  
**DEVELOPMENT MANAGEMENT TEAM**

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**MINUTES**

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Meeting : Development Management Forum – Channing School  
Date : 23 September 2011  
Place : The Old Crown, 90 Highgate Hill, N19 5NQ  
Present : Paul Smith (Chair); Applicants, Representatives, Cllr Hare, Allison approx  
40 local residents  
Minutes by : Tay Makoon

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Distribution :

		<b>Action</b>
1.	<p>Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant’s representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.</p>	
2.	<p>Head Teacher: Statement</p> <p>Thank you very much for organising this meeting to allow us all to have more discussions about what the proposals are, I just got off the train from Bristol this morning where I attended the girls school association annual conference where the theme was about helping girls make a difference globally and I picked up a leaflet and it has a young woman on it saying I want to be all that I can be and it just struck me that is what I want for these girls at Channing School and I think we do a fantastic job at the school, we have been there 126 years and the moment I feel we can do a lot better in terms of the sports facilities we offer them in terms of their opportunities to perform and those two things form the basis of what we are proposing to build on the site here at Channing School and a new indoor sports facility and a performing Arts Centre, many visitors coming to the school comment on the dining facilities whilst we have fantastic food are practicably original and forms part of the Improvement Plan to improve dining facilities and you would appreciate the increase in the use of Technology over the years, the sub station goes hand in hand with those improvements, I am very excited by what the architects have drawn up for us.</p>	
3.	<p>Applicants Architects: Presentation of the Scheme</p> <p>I would like to talk about the principles of what we are putting forward for consent, the process that we have gone through to consult the design processes we have gone through and the amendments we have recently made to amend the design hopefully to reflect comments and concerns that have been raised by interested parties. Aerial view, the site made up of green space together with Hake House, Founders Hall, Runner House and we call the new existing Sports Hall and around that there are a set of key buildings looking down or adjacent to the site. The brief that was given to us by the school was to look at the existing arrangement and to better the arrangements they have and this is not about increasing school numbers and not about getting more pupils on the site, this is about looking facilities that are currently there and analysing those and seeing where there are deficiencies and there are deficiencies in terms on music department , performing arts, and in particular the sports facilities and that forms the basis of the brief we were given and to cater for those student requirements. It is provision of buildings to accommodate enhance sports facilities, and arts and drama studios facilities for 6<sup>th</sup> form and upgrade the Founders Hall to provide teaching facilities and enhance the overall landscaping on the site and to maximise the green strategies in line with the school aspirations. The strategy, a year ago we</p>	

looked very closely at the site and how we were going to accommodate the requires and we did several studies, we looked at building on the lower section of the site, looked at building on the larger section in the centre and the one we felt was more suitable was the bottom option which is making a compact arrangement as shown on the diagram 1, 2 and 3. We felt the existing buildings did not have a very strong relationship between them, we have Hake House, New Hall and Founder Hall each of which is not addressing one another within the context of the site so other strategy is to think about the buildings as a series of fingers that is a collection respond to the grain and scale and mass of the buildings we have on the site also by keeping the views through the site down through the landscape view of London and beyond. We felt that Founders Hall as part of the site was by far the most attractive building within the site and should be the heart of the development with the buildings arranged around that, we needed to reinforce the terrace landscaping that worked down from the top of the site to the middle to the bottom and to renew the green surface to the bottom which is currently a tarmac area.

Before we submitted the application, we did a number of consultations, we consulted interested parties, from beginning of April through to the end of June we were in consultation with Haringey Council, Haringey Design Panel, Highgate Society and in June the neighbours, really work with the comments coming back from what we were doing into the scheme and to understand where peoples concerns might be with the proposals we were putting forward. We submitted an application in August which took on board a lot of the comments made during the April, May and June period. After we submitted the application there was a series of post submission comments and what we are doing here is try to break them down into three areas and just to summarise those issues that were raised when we made the first submission. With the Local Authority, English Heritage, the issue was the material fenestration fronting Highgate Hill, the distance of the performing arts from the street, the roof profile, extend of basement in relation to lower ground floor boundary wall which was raised by the Local Authority, similarly concerns were raised about the stability of the Grade II wall to the bank in terms of how that would be addressed in terms of material delivery and construction traffic, when we consulted the neighbours, similar concerns were raised about the location of basement about the concerns about digging the lower ground floor and concerns about hydrology and not knowing about what would be happening to the water table, would gardens be affected by the proximity of the lower ground floor, concerns were raised about the elevations treatment fronting the street, the amount of planting we were looking at between 112 the Bank and the school were also raised and then with the Highgate Society the location of the entrance of the performing arts building was raised as an issue and felt the entrance should be at the front of the site and not within the site . Concerns again raised about the proximity of the lower ground floor to boundaries and the animation to the façade particularly to 112 was raised. There are a lot of common themes coming through from the comments which we took on board, what we have done since submitted our revised proposals,

we have reduced the building footprint by 25% , we have sank a number of the buildings into the ground to accommodate that reduction in footprint , we have reduced the visual impact from the neighbouring building 112 The bank, we handed the entrance to the performing arts building , we have changed how you get into that building and moved that building further back from Highgate Hill , we have addressed the concerns raised about elevations, we have also reduced the lower ground floor area by 30% , we have pulled the building in at lower ground and basement space away from the boundary walls. We have also instigated a hydrology report and of which we have a preliminary findings that we are able to report tonight with a formal report that will be issued within the next 10 days, we have appointed a landscape architect to work with us to look at the landscaping around the site, we have also engaged in developing a construction plan to establish what our options are at this stage about how we will go about constructing the works we are proposing tonight. Design and Development – the first things we have done is handed the performing arts building (illustration slides) before you use to enter the performing arts building at the back of the site and now in the revised proposal entrance is to the front which is more successful and enables the school if a point in time would like the public to use the facilities, then they are able to gain access to the facilities without going into the school. Next thing we have done is move the front elevation back away from Highgate Hill. We then reduce the amount of lower ground floor (illustrations shows the lowest level of the performing arts building which is below ground and it shows the main Performance space in the middle to show two wings on either side storage back of stage area, we have removed those areas so that the footprint is away from the boundary wall. We have reduced the extent of storage along the side of the sports hall both in terms of its planned depth and we have reduced it and it enables us to do more planting on the edge of the building by giving us more space to grow planting. Animation and interests on the side elevation view looking from 112 The Bank towards the school was another concern, illustration showing previous proposal and the revised proposals that shows the introduction of windows along that façade and included the existing arrangements as it is today. We have taken comments on board from people here tonight about the design of the front elevations and we have worked hard on this and we feel the scale of what we are proposing now is more sympathetic. Landscaping: We have taken on board comments about producing a more detail plan and have engaged a company Called McGregor Smith Landscaping who looked specifically at the boundary treatment in terms of the planting proposals and these drawings form part of our proposals to be submitted as part of the application. We are proposing the area between the buildings to be planted and these drawings are being finalised to provide the screening that was required and commented on at the last meeting.

Hydrology: One of the concerns that came out of the consultation was what was going to come out of the ground when we start building and start forming the lower ground floors, we have appointed GIO Technical Environmental Associates who are preparing a hydrology report, they have finished the site



survey investigations and they are compiling their report at the moment and will be submitted to the Local Authority, the initial findings are that the water table was found 8metres below ground so we are proposing to build a lower ground floor that is 3metres below ground so therefore the proposed lower ground floors will not affect the water tables. Logistics: We have been looking at the logistics of how we go about implementing this permission if we get planning permission, what our options are for bringing materials in and out of the site, we have developed two options with the contractor. First option is to provide access and egress at the top of the bank coming down and delivering in and delivering into the site. Reversing out and coming out of the site and putting in place a boundary so pedestrians can't interfere with site traffic. The other option we looked at is to take the car parking spaces adjacent to the entrance that sit at the lower level of the bank and to use a hoist arrangement that will enable us to bridge over the bank onto our site to get material in and out. The benefits are that school children will be able to come in and out and residents will be able to get to their front doors without crossing site traffic.

A series of plans showing layout and elevations and key views of the site were shown.

#### **Questions from floor**

Q1: Resident of 108 The Bank: Statement – I have no objections to the school's ambitions but I feel the why to this plan hasn't really been answered properly and we have not been involved as neighbours in the full consultation until now and it seems to be an after fact. I was not aware until recently that there was competition to produce plans for this site, other firms tendered their designs had quite a lot of them put buildings on the Brownfield part of the site where the disuse tennis courts are, I was also not aware that there was existing planning permission for a 6<sup>th</sup> form centre on the Cholmeley side of the plot, so firstly I would like to know why the school is keen to press ahead with this plan after it has been radically altered due to our consultation and why it is not interested in building where it already has planning permission on the other side of the site where it has tennis courts. If the building were sited down there they could be full height, when we were first shown these plans they did not have basements, because we complained at height of these builds and they said we can sink them down and we still don't know the elevations of these proposed buildings as these have never been made properly clear to us.

And we do not know how much earth they propose to move and we have estimated 5,000 cubic metres of earth will need to be removed to have these basements and loose that would be double, and are they proposing to move this earth and across the bank and introduce the plant to the site which would be required to move this earth when the bank is unsuitable for access and would like to point out that this statutory notification dated 25<sup>th</sup> November from Joan Hancox, Head of Neighbourhood Services, which says following an

assessment of the condition of the retaining wall separating the bank and Highgate High Street , it has been concluded that damage has been caused by vehicles hitting the railings whilst turning in the road. We are there proposing to introduce traffic management scheme along the bank and it says the purpose of the scheme is to prevent further damage to the wall through vehicles passing through the narrow carriage way. I have a photograph of a lorry delivering through Channing if anyone wants to look at it. Whatever care we are told the school is taking to make sure the bank is not being used inappropriately and I believe it has a seven and half ton weight limit proposed by the Council and it is being disregarded by the contractors to gain access to the site for the works that is currently going on. If you are moving large quantity of earth why can't you find an alternative access to the site? Comments were made about the performing arts centre for secondary public usage; gym is used as rehearsal hall for Highgate Society, once a month the traffic is impossible. We are going to have further traffic problems if the school are proposing it for public use in the future.

Ans: Elevations – all the elevations of the buildings are drawn in detail and have been submitted as part of the application, if you think some are missing let me know. It's not fair to say we have not done the consultations, because I have stood on number of occasions and made this talk. We have listen to people and have taken on board comments and have been able to change the design in many ways to reflect comments form neighbours and interested parties and access was made an issue of last time, we have gone away with the contractor and looked at all options and we believe we are putting two options that are achievable and we are standing up here with something that can be delivered. The two options we are sure can be delivered safely to the site. We cannot do anything if it means it is going to jeopardise the safety of students and residents. That includes the stability of the bank, that includes how we get materials in and out of the site and it includes how we are going to build it. The two approaches we have outlined is one to suspend parking bays that are below the bank to create a mean of hoisting up to the upper level to gain access into the site. We will not be allowed to affect the bank in doing that, we will have to crane over heavy plant to ensure speeder plates on the banks to enable the load to be spread out, there are ways and means of achieving that to enable us to do that safely and to construct the works. The Local Authority will condition and agree a construction management plan before we are allowed to start on site.

Q2: From our garden and from garden of 112 the view from the windows of our house that this proposal will look like a train shed and it is not attractive from our point of view. I have no objections to removing the existing sports hall and replacing it with another building but when we have an endless seamless building running from one end to another it boxes in the whole outlook from our gardens and houses and its present a claustrophobic feel and gardens will be extremely overlooked and our outlook will change very dramatically.

Ans: I think we have gone a long way to listening to comments and to respond to concerns and I am satisfied that the proposal we have put forward are good examples of design, it is not a train shed I do take offence at that. We have listened, we have broken down the elevations, we have introduced windows, we were initially concerned about overlooking but because of the double heights of the buildings, there won't be any overlooking and we are comfortable about that arrangement and I am satisfied we have done a good job.

Q3: Resident from Comely Lodge – Access to site, your little bridge to get stuff across the bank is ingenious, you will need to put plant on site and the weight of the vehicles, you won't get them down the banks because the weight of the vehicles you will have crane them in and put across the bank into the site and you have your suspended parking bays there and think it is unrealistic, you are talking about 45ft trailers for large amounts of plant and large heavy vehicles and associated delivery vehicles to site constantly and I think the Council should be honest and say we probably have to remove all the parking bays down there and suspend the bus stop so vehicles can actually get to the site. Otherwise the traffic up/down the hill in the morning and evening is pretty bad and it will be an impossible position when people are trying to drop their children off at school.

Ans: We have listened to people and have taken on board in a serious way.

Q4: It is important for the contractor puts through a proposal people can see and act on it. This is serious; you are talking about a 2 year build.

Ans: Yes effectively 2 years.

Q5. How long will it be blocked off?

Ans: 2 years

Q6: My colleague asked about how much earth is being removed, have you any idea?

Ans: I do not have the calculations now, but happy to let you have the information tomorrow.

Q7: I presume the basements will be 3 metres in depth, but you will have to go deeper than that to put the bed in to construct it. Are you putting in piles?

Ans: We will go down 4 or 4.5 metres to create the basements and 5 at a push; this is done by piling and excavation to create the retaining walls.

Ps said a lot of detailed questions are being asked and you may or may not get detailed answers this evening, please do keep in touch with each other, do email the information through to each other if you are not able to give them

this evening. We are dealing with a planning application and at Committee we will not be dealing with the detail of the construction. Planning permission doesn't mean you get for the detail construction, it just means you get planning permission.

Statement from the Applicants representative: The normal process is that application and drawings are submitted and if planning permission is granted a series of upto 70 conditions can be imposed ranging from hours of operation to requirement to produce a management plan for construction, a sign off of details of materials, exactly what brick, slate, and all those things are conditional and we have to provide the Local Authority with requirements they are satisfied with.

Q8: Prof Nigel Coates, as an Architect, I do not live here and I sympathise with the things you are saying, but I want to add into the mix the fact that any design is the result of any process and the idea that this can be reduced to solution A or B is a little naïve you have already demonstrated to us that the original proposal has been modified so therefore it shows it doesn't mean it cannot be modified further that it can be adjusted, I know as I have done that many times, you can move things further away, you can make things larger and smaller and so on. I think you have created a very odd building because it looks very hefty on the side on the 3 pitched roofs on the rear of the building it's sort of Dutch looking, clean and simple and at the front it looks so light weight as to be temporary, its very odd, the concerns coming from the floor is that the operational itself in total is too big , it's a foot too big for the slipper and I think this is a problem, the concerns of the people that surrounds that site, messing up their views and the value of their property are legitimate concerns, I think it is more obvious still that you and the client, the school are trying to get something too big into that space.

Ans: I think this process is something we have worked hard for quite a while, there is a point that the design cannot be pushed anymore, cannot be reduce or put into something as you will loose everything you trying to for the site and deliver the client, I think we are very close to that point and I think we have taken on board all the comments that have been made, in part has been valid so has made us think of the brief we have been given and how we have developed it and how other people view the building and site. This is long a winded way of saying I disagree.

Q9: Statement: View of the building as they stretch along the boundary wall of my garden and my neighbours garden, I constantly commented on the pitched roofs is too high 2.7metres in my objection to the Council I suggested that it be halved in all the meetings I had with the architects and the bursar, I have asked that the roofs be reduced but it has not been reduced by a centimetre and why not? There is no reason for having it. The building looks like a factory and I think the pitched roofs can be reduced, and don't see why the school would object. I will ask you again to reduce those roofs and be

different from the Founders Hall and would make it less intrusive from my garden. In relation to the basements . You have kindly amended the basements for which I am grateful but the basement of the gym has not been reduced, it has been reduce slightly in height, the Highgate Society and I have asked for that basement to be taken away and the storage for the gym to be put somewhere else.

Q 10: The elevations you showed us although you have reduced the level of the basement, nevertheless it is closer to my neighbours wall than the original drawings

Ans: We have pulled the basements away from your boundary wall, maybe not as much as you would like and we have lowered the level of the basement to provide earth on the top to provide planting at the top along the elevation. The Hydrology report that we have had undertaken we are able to confidently stand up here to this evening and say we will not be affecting the water table, we will not be affecting your boundary wall, we will be responsible architects and ensure that wall as it is today is not affected by the works we are going to undertake. The roofs – we carried out the daylight and sunlight and it shows no detrimental loss of daylight of 112’s garden.

Q11: Looking from Mr Mayor’s windows as I have done these roofs make a huge difference, if the roofs were flat he would have a view across the site as it is the roofs are pitched and all he is going to see is roofs and I can show you the impact by going to see it from his house and have a look.

Ans: You are looking at the flat roof and there are a lot of roofs. The issue is about the integrity of the design in terms of the pitched roof, and if we flatten the pitched down it looks this poor damp squib of a roof, I am not trying to promote a tall pitched roof, if you dilute it enough it becomes a flat roof which is what we have at the moment and that is highly unsatisfactory. I do not accept your views.

Q12: Statement: I think at the last meeting you made it clear that the pitch of the roof made reference to Founders Hall and that might be a strong concept from keeping the buildings as a suite of styles within the school and I think it is having this major affect from 112 and other views and I think to hold on to those views with such strong concept just because it mirrors Founders Hall and I don’t see the justification and I do not think it damages the integrity of the design nor does it compromise the performance of the buildings for the school and to hold on to that and defend that robustly I can’t see any great justification.

Q13: Resident from 110 Highgate Hill: Construction Plan It seems to me to have a democratic deficit here, if the only time this is seriously considered after the planning permission is granted means that we have no input at all in this and it will dominate all of our lives and many others for two years.

Ans This is the oddity of our planning system, we are not required to provide detail construction plan at the point of making the planning application. At this stage I cannot tell you in detail how much earth is going to be removed, how many trucks will be required to remove the earth from the site, clearly this is an issue and we are addressing at the moment by putting together an outline construction plan.

Statement: Earlier this year we had an incident where two parking bays were closed off by bags of sand by Highgate contractors, so it gives us little confidence that they have any of our interests at heart.

Q14: Resident in Cromwell Ave – Have you looked at any other access using Cromwell Ave or Winchester Place?

Ans: We have looked at other options and the options that are presented tonight we think are deliverable, we can manage and we think are most successful.

Q15: We have heard the details of access will be reserved in the planning application are you able to give us an undertaking that you will use that form of access or not at all or will you if you fail to get technical compliance with the bank access then look for access elsewhere which could easily be given by the Council, you could submit a plan and that access would be forced upon people who are not concerned about it.

Ans: I think the approach we have outlined here tonight with the options that we have put forward is more likely to be successful to deliver materials to and from the site, we are not looking at other areas to access the site

Q16: Can you give us an undertaking that you will only do it across the bank or not at all?

Ans: We have to build this development safely and we have to respect our neighbours and both of those considerations will be taken on board and delivered, we have children to be mindful of their safety, neighbours who are concerned about access and both of those have to met by what we undertake.

Statement from Resident: In summary, it is quite possible that the access arrangements may prove to be impractical or unworkable and an alternative access will have to be found and I would like to put this on record.

Statement: if the school burnt down God Forbid and whether they came to repair it or built they would have the same problem we are having now, they would have to satisfy the neighbours and ensure that it would be done safely and this is no different.

Q17: Cllr Hare: I believe 112 is listed is that nationally Listed or Locally Listed and extends to the building cartilage therefore there must be considerable importance taking into account the affect on the view from the garden because they are part of the cartilage of the listed building.

Ans: It is locally listed and yes we are mindful of that and of the condition of the wall ensuring that as part of the consultation process that we have been through we have to do a full survey of the boundary walls, photographed and recorded to ensure that when the works are completed the wall is left in the condition we found it in. Yes, we have considered the views from the gardens and considered comments that have been made to us in terms of the elevation treatment and materials and we feel we have responded to those comments.

Q18: Is it possible that the existing approval for the 6<sup>th</sup> Form Centre constructed at the same time as these proposals here if your proposals get planning permission.

Ans: We have a permission to extend Brunner House by 5 classrooms and we have made an undertaking that if we get planning permission for this development that extension would not happen.

Q19: Statement: Resident from 110 Highgate Hill - May I say I am very surprise to see so many people here on account that I felt that a public meeting as many people who might be affected ought to come, there are a lot of people who use the bank, it is a very interesting way of getting in/out of Highgate and I felt they should know about these proposals and they should have an input. I have put posters all over the place and four times they were ripped up, it doesn't seem to me that the school is that interested in consultation. Channing has really involved us by advertising this meeting and this is why we feel like we do. No one has mentioned the archaeological report that has been mentioned at meetings and by neighbours, on the Councils website. Channing put an out of date and out of area archaeological report it didn't have our listed buildings on it and it looks as if everything is fine, the proposed comes forward an in an area of archaeological area interest and there has been no archaeological report , the backs of those buildings have a long history of 14<sup>th</sup> Century.

Ans: The Archaeological report has been submitted as part of the application, the assessment area has been enlarged to cover the whole cartilage of the school, and it did go in the archaeological importance area and the building is not part of that area. MOLAS reported that there is a low risk of any remains to be found and that is their analysis. The Museum of London would be open to an archaeological condition which would record any findings when the construction starts.

Q20: Hydrology is quite interesting because you say you have gone to a certain depth, my understanding is that you need to go to the basement area

according to Camden (the guidelines you are using ) be basement of local houses, you talk about 112 basement, but 112 doesn't have a basement. 1006,108,110 have basements, the water table is 8metres below, from Camden's website you need to do further investigations if you there are aquifers and that both he clay gate member and bag shop formation and both are here tonight, I think you need to do more work on your hydrology.

Ans: We have instructed a hydrology specialist company to come on site and do a site investigation to establish the hydrology of the site, as far as I am aware we do not have rights to go into anyone's basement to explore what is happening to their typography, all I can do is be the responsible architect and say that we have carried out that work, we have not been asked to do that by the Local Authority but off our own backs in response to questions raised. The full report will be out in the next 10 days of which we have undertaken to distribute to all of the neighbours.

Q21: Your CAD images are misleading, you have a photograph of the back garden of 112 for existing but you only show the back end of the garden where there is already a building, the front of the garden has no building, elevations of the bank where you can't see Elizabeth House from the bank.

Ans: I think architects when they draw damned if you do and damned if you don't. I think we have illustrated this proposal in quite a lot of detail from all the elevations we have been true to the survey of information we have got about the heights of buildings and how far it will go and we have done numerous views of different locations. I am not going to win this argument but these are my comments.

Q22: Cllr Allison – People are concerned about the increased footprint on the site and the length of the buildings and the roofs and the construction an I wondered if Channing had explored the possibility of the Ashmount site on Hornsey Lane which would be free from next September, it's a huge site and it would mean operating on two different sites but Highgate school does that successfully. It would mean you could expand and build more or less what you want without the restriction of this site and Islington would need to get permission from the secretary of state if that should turn into housing, as the land is educational would be relatively cheap and I wondered whether any approach had been made to Islington and whether Channing had considered that possibility.

Ans: We have considered it and we have no intention of currently moving off site and we have no intention of expanding the school beyond our current numbers.

Q23: Why does it seem ok to have such a dense building in such a small site?



Ans: We did look at other areas on the site, but the schools that are successful are the ones that are compact, the campus feel where all the facilities are was the best response for the site and it would be sympathetic to the existing building. I do not accept that we have just plonked a set of buildings together without thought. We have carefully considered the design of this building and its facilities and we feel this is the right solution for this site.

Q24: Comment on architecture – can you come up with something more mansardy that would satisfy a lot of comments being made tonight, would look much better.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting

## **APPENDIX 5**

**Submission from 'Metropolis Planning & Design LLP' received on date of sending report to Committee Services (Not discussed or noted within report**