

Report Title: Transfer and adjustment of highways boundary and exchange of land at Alexandra Primary School – Wood Green.

Forward Plan reference number (if applicable):

Report of: Head of Corporate Property Services

Wards(s) affected: Noel Park

Report for: Non-key decision

1. Purpose

- 1.1 To propose a basis for proceeding with the Heartlands Spine Road with appropriation and exchange of land at Alexandra School land, as per the agreements reached between Highways, Children and Young People's Service and the School .

2. Recommendations

That the Committee:

- 1. Agree to the adjustment of the highway boundary as detailed in the report and shown purple on attached plan and
- 2. Approve the appropriation of the land coloured 'purple' from the Children and Young People's Service to Highways for highway purposes and the land coloured green, as shown in attached plan, be appropriated to the Children and Young People's Service from Planning and Highway and be used as part of Alexandra Primary School.

Contact officer : Monte Doffman ext. 2487

Report Authorised by : Dinesh Kotecha – Head of Corporate Property Services

Report Approved by : *[Signature]* Tim Dauncey , Interim Director of Corporate Resources

Report Approved by : *[Signature]* Niall Bolger - Director of Urban Environment

Report Approved by: *[Signature]* Sharon Shoosmith – Director of Children and Young People's Service

3. Cabinet Member for Resources

4.1 The Cabinet Member for Resources approved the recommendations of this report.

4. Director of Finance Comments

4.1 The Director of Finance has been consulted on the production of this report.

4.2 C&YP and Urban Environment have confirmed that all outstanding issues around the proposed adjustment to the highway boundary and transfer of land to the school have been resolved.

4.3 Furthermore it has been confirmed by Urban Environment that £105k has been set aside from the £5m CIF funding for the spine road to fund the works outlined in the report.

4.4 Any residual concerns the school has surrounding potential noise disruption caused by future housing developments in the area will be addressed as part of the wider development control process once plans have been submitted.

5. Head of Legal Services Comments

5.1 The Council has the power to appropriate land for any purpose for which the Council is authorised to acquire land and which is no longer required for the purpose for which it was held immediately before the appropriation. It is up to the Council to decide whether or not they are no longer required for purpose acting in good faith. Highways require the piece of land now belonging to Education so that Western Road can be widened as part of the Heartland Spine Road scheme. Agreement has been reached with both Alexandra Park Primary School and Children's Services for an exchange of land which would have the effect of compensating the school of any loss suffered as a result of its land being appropriated to Highways.

6. Comments of Head of Corporate Property Services

6.1 The minor adjustment in land value will be reflected in the Asset register next time The school is reviewed in April 2009. This will have a de minimis value of less than £5k.

7. Equalities Implications

No implications.

8. Consultation

All relevant parties have been consulted, including Children and Young People's Service, The Governors, Head Teacher and Staff at Alexandra Park Primary School and Ward members.

9. Local Government (Access to Information) Act 1985

9.1 List of background documents:

Spine Road – Planning Application Committee Report dated 22nd January 2007
Contract Files – Spine Road

- 9.2 This report contains exempt and non-exempt information. Exempt information is contained in {Part B and is not for publication. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972.
- 9.3 Information relating to Financial or Business affairs of any particular person (including the authority holding that information.
- 9.4 See Part B for exempt information.

1. Background

The Council has received funding in the sum £5m from the Department of Transport for the construction of a new spine road through land owned by National Grid and linking Western Road to Clarendon Road. The works will also involve improvement works to be carried out to both Western Road and Clarendon Road. The funding must be spent by the end of March 2008.

i) Spine Road Planning Application

The proposals for the 7.3m wide carriageway with 2m wide footways on both sides linking Western Road with Clarendon Road through the National Grid site were approved by the Planning Committee on 22 January 2007.

ii) Plan of Scheme

The proposals for the improvement works to Western Road would require easing the tight bend at the Alexandra Park Primary School in front of the entrance to the Decorium along Western Road.

iii) Land impact at Alexandra Park Primary School

The new road alignment cuts through the NE corner of the school site as detailed in Plan 1. It would mean the existing brick wall along the Western Road would have to be relocated to the back of the new footway as set out in attached plan.

2. Negotiations with School

Since September 2006, 3 separate meetings have been held between Steve Barnes from Children & Young People's Service, Monte Doffman of Corporate Property Services and Harvinder Mudhar of Highways Infrastructure Group to discuss the impact on Alexandra Park Primary school. There was also a short discussion on site with the School Caretaker and Head teacher with Harvinder Mudhar and Simon Talbot prior to the planning application being submitted.

The matters were reported to the Project Board for the Scheme and as a result a further meeting between representatives of Children's Services, Property & Contracts and Highways took place on 4th January 2007 to resolve the issues.

A further meeting between Harvi Mudhar, Monte Doffman, Steve Barnes and Robert Farrell took place on 22nd February 2007 at River Park House and a general level of agreement on the proposals was reached.

i) Report from Dearle & Henderson

Following the meetings in September, the Children's Services appointed a Consultant, Dearle & Henderson in October 2006 to carry out a study to consider the impact of the road on the school. This report was funded from the Spine Road budgets. The conclusions from this report suggested an initial cost for remedial action at the school totalling well over £500,000. The original report from Dearle and Henderson for the Children's Service included items that were not appropriate.

ii) Costs of accommodation works

Provisions in the Spine Road budgets as estimated for the proposed accommodation works but excluding the land exchange costs have been set at £105,000. The proposals are shown on attached plan.

3. **Times for decision**

i) Current Position

The scheme design has been completed and tenders for the Spine Road works have been completed. The overall work program suggests that works on the National Grid site need to begin in early July for them to be completed by end of March 2008. The Program has been designed so that works at the Alexandra Park Primary school can be carried out during the summer holidays in 2007. This is to minimise the disruption for the running of the school.

4. **Agreements to date**

i) Remedial works estimated at £105,000 has been agreed with Children's Services and are to be carried out to Alexandra Park Primary school.

ii) The total area of 117 sq metres of land shown coloured purple on attached plan and belonging to the school is to be appropriated from Education to Highways.

iii) In addition to the remedial works to be done to the school set out in paragraph 4 i) above and in order to compensate the school for the land lost to it, an area of land to the rear of the existing school car park totalling nearly 240 sq metres and shown green on attached plan is to be appropriated from Planning and Highways to Education. The land is presently being used for storage of disused refrigerators by the Recycling Centre. This piece of land will be incorporated into the school boundary, thus giving the school a net gain of 190 sq metres. Highways will put up a new secure fencing around the area and re-surface and mark it for car parking for the school use.

5. Recommendations

- i) To agree the adjustment of the highway boundary as detailed in this report and shown purple on attached plan; and
- ii) Approve the appropriation of the land coloured purple on attached plan from Education to Highways for the purposes set out in this report and the land coloured green on attached plan from Planning and Highways to Education to be incorporated as part of Alexandra Park Primary School site.

6. Use of Appendices / Tables / Photographs

Attached plan - Details of the land transfers

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NOTES:

1. Reels 2 No metal benches & 2 No goal posts to be removed. School to confirm actual position.
2. All vehicle gates to allow for Fire Brigade access.
3. All vehicular gates to be a minimum 1m clear access.

Key:

- PROPOSED CARRIAGEWAY ALIGNMENT
- PROPOSED BACK OF FOOTWAY ALIGNMENT
- LAND ACQUISITION REQUIRED FOR HIGHWAY PURPOSES
- EXISTING LBH LAND TO BE OFFERED IN EXCHANGE TO ALEXANDRA SCHOOL
- RESURFACE EXISTING CAR PARK AREA IN 6MM OPEN GRANULAR SURFACE TO BRING THE AREA BACK TO PLAYGROUND STANDARD.
- PROPOSED DEMARCATION WALL
- PROPOSED 2.5m HIGH BRICK WALL
- PROPOSED 1m HIGH BRICK WALL WITH RAILINGS
- EXISTING SCHOOL BOUNDARY
- EXISTING GATE
- PROPOSED GATE

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HARINGEY HEARTLANDS
 SPINE ROAD PROJECT

ACCOMMODATION WORKS
 @ ALEXANDRA SCHOOL

DATE	1:200	DATE	MARCH 2007
BY	GB	CO	HM

SS HI 10026-C1-16

