

**REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference No:** HGY/2008/0857

**Ward:** Northumberland Park

**Date received:** 16/04/2008

**Last amended date:** 19/05/2008

**Drawing number of plans** (21)A002G, (21)A003D, (21)A004, (21)A005C, (21)A101, (21)A102A, (21)A104B, (21)A105, (90)LP002 B, (90)LP003, (90)A002, (90)A006, (90)A007, GS270789/100 (Elevations), GS270789/100 (Block A North & East Elevations), GS270789/101, GS270789/102, GS270789/103, GS270789/104, GS270789/200 P2, GS270789/201 P2, GS270789/202 P1, GS270789/203 P1, GS270789/204 P2 & GS270789/205 P2.

**Address:** Northumberland Park Community School and the Vale Trulock Road N17 0PG

**Proposal:** Erection of double height space linking existing school block to a new Library space at first floor. Erection of extension to existing technology block, comprising two classrooms in single storey structure. Recladding to some areas of existing school facade. New landscaping with covered walkways and updated parking facilities.

**Existing Use:** School

**Proposed Use:** School

**Applicant:** Haringey Council Children and Young Persons

**Ownership:** Council

**PLANNING DESIGNATIONS**

Road Network: B Road

**Officer Contact:** Gary Savins

**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

**SITE AND SURROUNDINGS**

The Northumberland Park School and the Vale School is a 11-16 school with approximately 1080 students and share the same site. The existing site consists of a number of separate teaching and administration blocks, between the 1960s and the present day.

The site is bounded by Trulock Road to the east and Worcester Avenue to the west. A Primary School is located to the south of the site, with predominantly residential uses adjoining to the north.

The White Hart Lane Football Stadium is located immediately to the west across Worcester Avenue.

**PLANNING HISTORY**

The following relevant town planning history was identified for the site (out of 21 items over 30 years):

HGY/1993/1342 – Erection of 2 storey teaching block – Granted.

HGY/1996/0601 – Mencap Centre Renovation and alterations to existing sports facility and theatre to include extension to theatre, café, and provision of additional car parking – Granted.

HGY/1996/0677 – Erection of existing kitchen and dining room – Granted.

HGY/2000/0706 – Removal of temporary existing building and the erection of a new two storey teaching block to accommodate a new art facility – Granted.

HGY/2001/0279 – Removal of existing temporary building and the erection of a new two storey teaching block to accommodate a new art facility (Alterations to elevations of application ref 2000/0706 approved on 9/8/2000) – Granted.

HGY/2002/0072 – Erection of new build multi-purpose hall associated stores plant and foyer connecting onto existing theatre block and including new external landscaping – Granted.

HGY/2003/0125 – Erection of new single storey classroom block – Granted

HGY/2005/1174 – Alteration to caretakers office and garage store, including provision of ramp, relocation of fenced gate and alteration to elevation. Reduction in height of front boundary wall – Granted.

## **DETAILS OF PROPOSAL**

This proposal is for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; and new landscaping with covered walkways and updated parking facilities. The works also include the the provision of a new external fire escape stair to the west end of Block A2.

The proposed works have been amended from that which was originally proposed. These amendments have been primarily in relation to the proposed tree removal and on-site car parking adjacent to Trulock Road. These aspects of the original scheme have now been removed.

The proposed development essentially includes a mix of new build, remodelling and refurbishment to the two existing schools. A main design aspect of this development scheme has been the grouping of classrooms within departments to create a 'hub' and to foster ownership as well as circulation. Approximately 370m<sup>2</sup> of existing school buildings are to be demolished, with a new build area of 816m<sup>2</sup>. The proposed works will result in a net increase of 6% of the existing floorspace of the two schools. Further, approximately 3772m<sup>2</sup> of the existing school is to be remodelled and 2041m<sup>2</sup> is to be refurbished.

## **CONSULTATION**

Transportation Authority  
Local Ward Councillors  
27-35(o) Almond Road, N17  
1-28(c), 4a Trulock Road, N17  
1-60(c) Trulock Court, Trulock Road N17  
19-36(c) Taylor Close, N17  
St Pauls & All Hallows C of E Infant School, Park Lane N17  
20-38(e), 17-41(o) Worcester Avenue, N17  
The Secretary THFC, 748 High Road, N17

## **RESPONSES**

### Transportation Authority

The following comments were received from the Transportation Authority in relation to the proposed works:

*'This site is in an area with medium public transport accessibility level and has not been identified within the Council's adopted 2006 UDP as that renowned to have car parking pressure. It is also on the busy bus route High Road, which offers some 68buses per hour (two-way), for frequent bus connections to and from Seven Sisters tube station. There is also the presence of W3 bus route on the nearby Northumberland Park which provides some 24buses per hour (two-way), for bus connections to and from Wood Green tube station. We have subsequently considered that majority of the students/staff/patrons of this development would use sustainable travel modes for*

their journeys to and from the site. Moreover, Tottenham Hotspur Match Day controlled parking zone is in place in this area, operating from Monday to Friday between 1700hrs to 2030hrs and Saturday/Sunday & Bank Holidays from 1200hrs to 1630hrs, which provides some on-street car parking control. The applicant has also proposed additional 16 car parking bays including 4 disabled parking bays and 22 cycle racks as detailed on Ground Floor Plan No. (21)A002.

Furthermore, our interrogation with TRAVL trip forecast database has revealed that based on similar sites (Southgate School-EN4, Aylward School-N18, Preston Manor High School-HA8 and Bacon City College-SE16), this development proposal would generate a combined movement (in and out of this site) of some 26 vehicles in the critical morning peak hour. However, we do have the following concerns with this development proposal:

1. While the level of traffic predicted for this school's expansion may be viewed in isolation as insignificant, it is inevitable that it would exacerbate the impact the considerable traffic already generated by the existing development, have on the adjoining roads. It is therefore deemed that the proposed increase in the car parking spaces would only attract more vehicular activities to this site. Hence we will ask that the applicant removes the 12 visitors' car parking bay from the scheme and increase the number of cycle racks to thirty (30).

2. The creation of a supplementary vehicle access south of the existing access on Trulock Road is also not acceptable as this would only accentuate the existing vehicular conflict at this location. Thus, we will require the applicant to take out this new access.

Consequently, the highway and transportation authority object to this application, in its current Form'.

#### Local Ward Councillors

The following comment was received from a local ward councillor in relation to this application:

*"I will start with a general statement that from my observations of most existing schools is that over the years most of them have had a "hotch potch" of additions and alterations that basically end up with their sites looking a complete mess, devoid of any decent design / appearance / character.*

*So I am requesting that both the new build and the refurbishment is done in such a manner, using the appropriate materials, that the result is a scheme that gives character, architectural quality, a well structured layout and landscaping over the whole site.*

*I am making the following specific points.*

*That the new buildings do not have a flat roof as in the longer term this is on a lifetime basis more expensive, and from my experience the appropriate maintenance required cannot be relied upon to be carried out.*

*That there is no wooden cladding as again from my experience the appropriate maintenance is not normally carried out.*

*That there is appropriate signage to enable visitors and other users to find there way around this large site, which is certainly not the existing situation. Do the buildings and layout make it easy to find your way about?*

*That the new buildings be provided with fire sprinklers, as per the revised government guidance for school buildings. If possible given the financial constraints sprinklers also to be provided in the refurbished buildings".*

A full copy of all submissions received have been attached to the file.

Any comments received following the completion of this report, will be tabled at the meeting.

## **RELEVANT PLANNING POLICY**

### The London Plan

Policy 3A.21 – Education Facilities

### Unitary Development Plan 2006

G2 – Development and Urban Design  
G9 – Community Well Being  
UD3 – General Principles  
UD4 - Quality Design  
CW2 – Protecting Existing Community Facilities

### Supplementary Planning Guidance

SPG1a – Design Guidance

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

The key planning issues that are required to be considered in relation to these proposed works to the Northumberland Park and Vale Schools are as follows:

- the impact on the community facility
- building design and siting;
- sustainability issues;
- street scene;
- amenity of nearby residential properties; and
- circulation and parking.

### The Impact on the Community Facility

The proposed works are essentially extension, refurbishment and remodelling works to improve the functioning and operation of the two schools. The main issues addressed in this current design are the grouping together of classrooms within departments to create a 'hub' and to foster ownership as well as ease circulation.

The design also addresses practical operational issues such as health and safety, fire access, environmental control and security.

It is considered that these works are likely to improve the operation and functioning of this community facility.

### Building Design and Scale

The proposed works involve a number of new building additions on the site, with these primarily being in the form of a one storey western extension to Block B, a two storey southern extension to Block A2 (new library) and enclosed concourse/forum space, a new stairwell to western side of Block D and lightweight steel covered walkways between a number of the buildings.

It is considered that the proposed works can be comfortably accommodated given the size of the site and the established built form on the site. Further, the new two storey extension to the southern side of Block A2 will effectively be the only component of the development that will protrude above the existing two storey roof line of this individual Block. Notwithstanding, it is considered that this element will provide visual interest to this elevation and whilst it exceeds the primary roof line of this building and it does not exceed the height of the existing corner element in the north-eastern corner of the Block.

Additionally, the works are considered to be at an appropriate human scale and will improve the internal and external spaces on the site. These works are considered to be commensurate with the established

built form and pattern on the site. The works do not require any new 'stand alone' buildings to be created and are more so logical extensions of the existing buildings on the site.

It is also noted that a comprehensive landscape scheme has been proposed which includes design measures to improve both the soft and hard landscaped spaces on the site, whilst also improving and softening the existing building and their immediate environs.

The building design and scale of the proposed works are considered acceptable.

### Sustainability Issues

The proposed extensions are not of a sufficiently large scale to warrant major renewable energy installations, nevertheless the following elements are proposed:

- solar panels for hot water heating to meet 10% renewable energy target;
- solar shading and insulation of existing buildings to reduce over heating problems;
- a raking façade and overhang to reduce solar gain to the new build library and walkway; and
- additional landscaping.

### Street Scene

The proposed works involve a number of upgrades to the external facades, primarily those of Blocks A1 and A2. All the works proposed along the eastern façade of these two blocks will be directly visible from Trulock Road.

The existing block along this eastern façade currently consist of white insulated render and a number of glazed windows in blue metal frames. There is also an existing small entrance canopy along façade.

The proposed works aim to essentially maintain the existing treatment along this façade, with the exception of the replacement of the existing entrance with a more modern larger structure, and the erection of a second structure a short distance to the south. The new entrances are to be a lightweight metal structure and timber soffit with light inserts. The works also involve the inclusion of intermittent colour coated panels to the first floor. The new works are considered to be contemporary in design, functional whilst not being excessive in size or over dominant.

The existing trees along Trulock Road are to be retained.

It is considered that the proposed new and refurbishment works along the eastern façade of Blocks A1 and A2 are an improvement on the existing situation and will improve the aesthetics of the school when viewed from Trulock Road.

### Amenity of nearby Residential Properties

The proposed building works, due to their design and siting, are not considered likely to result in any additional adverse amenity impacts on surrounding residential properties.

The main components of this design that require consideration in relation to the amenity currently enjoyed by nearby residential properties are those associated with the new and upgraded parking facilities, as well as the new refuse storage area.

The new refuse storage area has been adequately located away from site boundaries and is to be satisfactorily screened with both new fencing and landscaping. Additionally, the new car parking areas are considered to be in appropriate locations unlikely to cause detriment to nearby properties.

It is not considered that this proposal will have any unreasonable detriment to the amenity currently enjoyed by nearby residential properties.

### Parking and Circulation

This proposal intends to provide a new drop off facility, with additional access to Trulock Road, as well as a number of new on-site car parking spaces. The new car parking spaces are primarily located around the new proposed bin store area to the north-west of the site and in the north-western pocket of the site.

The new drop off facility is aimed at providing more space for mini buses bringing children with special requirements to the school and to prevent the mini buses backing up onto Trulock Road. This facility requires the creation of a new exit onto Trulock Road, with the existing exit being closed off. It is not proposed to alter the traffic flows, with exiting vehicles joining the one way system.

The new car parking spaces that are proposed are primarily in existing derelict spaces and are aimed at addressing existing parking demands on the site. The new spaces are in appropriate locations and should improve the functioning and operation of the schools.

The amended plans delete some parking spaces which go some way to dealing with the transport officers concerns: however the applicants do require the second access on Trulock Road, for dropping off of pupils from mini-buses.

The proposed parking and circulation measures are considered to be satisfactorily designed and will result in an improvement on the existing situation.

A condition is proposed, to require to submission of a Green Travel Plan.

## **SUMMARY AND CONCLUSION**

The proposed development is of a type and scale which is appropriate to this location. The scheme meets the relevant policy requirements for sites of this type as well as being in line with The London Plan.

The position of the buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of daylight or sunlight. The design approach is modern which fits in with the surrounding area, and will improve the operation and functioning of the two schools.

Accordingly, this application is recommended for approval.

## **RECOMMENDATION**

The Sub-Committee is recommended to RESOLVE as follows:

- (1) That planning permission be granted in accordance with planning application reference number HGY/2008/0857 & Applicant's drawing No.(s) (21)A002G, (21)A003D, (21)A004, (21)A005C, (21)A101, (21)A102A, (21)A104B, (21)A105, (90)LP002 B, (90)LP003, (90)A002, (90)A006, (90)A007, GS270789/100 (Elevations), GS270789/100 (Block A North & East Elevations), GS270789/101, GS270789/102, GS270789/103, GS270789/104, GS270789/200 P2, GS270789/201 P2, GS270789/202 P1, GS270789/203 P1, GS270789/204 P2 & GS270789/205 P2.

for the following reason

The proposed development for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; new landscaping with covered walkways and updated parking facilities; and provision of a new external fire escape stair to the west end of Block A2 complies with policies 3A.21 'Education Facilities' of The London Plan, G2 'Development and Urban Design', G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design' and CW2 'Protecting Existing Community Facilities' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance'.

subject to the following conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.  
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
4. 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 1200 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.
5. Prior to the commencement of use of any of the new buildings, a minimum number of thirty (30) cycle racks are to be provided on the site.  
Reason: To promote sustainable means of transport and reduce traffic congestion in the area.
6. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
7. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
  - a. those existing trees to be retained.
  - b. those existing trees to be removed.
  - c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
  - d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.  
Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.
8. Within 3 months of the commencement of development, a Green Travel Plan for the School shall be submitted, to include measures for promoting non-car-borne journeys to and from the School.  
Reason: In order to encourage more sustainable modes of travel for the School.

## REASONS FOR APPROVAL

The proposed development for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; new landscaping with covered walkways and updated parking facilities; and provision of a new external fire escape stair to the west end of Block A2 complies with policies 3A.21 'Education Facilities' of The London Plan, G2 'Development and Urban Design', G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design' and CW2 'Protecting Existing Community Facilities' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance'.