

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

**Reference No:** HGY/2008/1433

**Ward:** Seven Sisters

**Date received:** 02/07/2008

**Last amended date:**

**Drawing number of plans** S5219/D/0/002; S5219/D/3/001, 010, 011, 012, 013, 200, 201, 202, 203; S5219/F/2/013; S5219/F/3/001, 010, 011, 012, 200201, 202, 203,

**Address:** Gladesmore Community School, Crowland Road N15 6EB

**Proposal:** Demolition of existing teaching blocks and gymnasium, and erection of 2 x new two storey buildings to create a new auditorium and new mathematics faculty building; erection of a new entrance structure and erection of a new covered cloister to internal school courtyard; alterations to existing facade of main teaching block by installation of new windows; and alterations to paved areas, including creation of an outdoor teaching area, new steps, ramps and planter boxes.

**Existing Use:** School

**Proposed Use:** School

**Applicant:** Haringey Council - Children And Young People's Services

**Ownership:** Council

### **PLANNING DESIGNATIONS**

Archeological Imp  
Road Network: B Road

**Officer Contact:** Stuart Cooke

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The application site comprises the Gladesmore Community School campus in Crowland Road N15. The site is adjacent to the Markfield recreation ground to the east and the residential properties of Gladesmore Road to the south and Elm Park Avenue to the west. Crowland primary schools are located to the north side.

The existing school buildings date originally from the 1950's and are arranged in an "L"-shaped block fronting the recreation ground and to the rear of the properties in Gladesmore Road. These buildings vary from 2- to 4-storeys in height. There are various additional buildings within the site, including a free standing science block to the west of the main courtyard, a 3-storey teaching block at the north end of the site and a 2-storey City Learning Centre fronting Crowland Road.

The site also has an all weather games pitch, which has been occupied by temporary buildings for the neighbouring Crowland School which was damaged by fire in 2006.

The total site area is 1.86 hectares. The site is within an area of archaeological importance.

## **PLANNING HISTORY**

Various planning permissions have been granted for extensions/additions to the main school buildings.

## **DETAILS OF PROPOSAL**

The scheme proposes the demolition of the existing gymnasium and two teaching blocks and the erection of two new buildings to accommodate a new auditorium and mathematics teaching block. The new buildings will allow the school to be divided into faculties, increasing the sense of "ownership" of each of the schools spaces. Internal and external alterations to access stairs and classroom layouts would improve the internal quality of the existing teaching spaces and circulation areas. The exiting paved access ways will be improved and connected by a covered cloister. A new entrance is also provided improving access.

The new buildings will replace the exiting buildings to be demolished. Another 2-storey building will be demolished to create an outdoor landscaped teaching area. The schools gymnasium will be relocated to the Gladesmore Sports Centre adjacent to the school site.

The scheme will involve the removal of two mature trees in the south east corner of the site, a Willow and a Cherry, which are proposed to be replaced with new planting.

The scheme is part of the Children and Young Peoples Service Building Schools for the Future programme, designed to improve existing facilities for all schools in the borough.

## **CONSULTATION**

Ward Councillors

Transportation

66-100, 79-95 Elm Park Avenue  
118-170, 125-189 Gladesmore Road

In addition to the Planning Service consultation, Childrens Service has carried out its own programme of consultation during the design development stage. An exhibition was held of the proposed design during a parent's day on 5 November 2007. Local residents have been invited by letter to attend a series of drop-in sessions at which they could review the designs and ask questions. These sessions were held on 14, 21 and 23 January 2008. The plans have also been displayed at the Marcus Garvey library. The project architects also met with Ward Councillors on 28 February 2008 to explain the proposals.

## **RESPONSES**

Transportation – no objections but recommends condition requiring cycle storage and travel plan.

## **RELEVANT PLANNING POLICY**

The Councils Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It complies with relevant national policy guidance and the London Plan. The principal policies which are relevant to this case are set out below.

### **CW1 COMMUNITY WELLBEING**

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

### **POLICY UD3: GENERAL PRINCIPLES**

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future

development in the borough will not worsen the quality of life for those living and working in Haringey.

Paragraph (e) of this policy requires details of tree planting and works and soft landscaping to be submitted and considered as part of development proposals.

#### **POLICY UD4: QUALITY DESIGN**

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

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

The main issues to be considered are:

- The need for the new facilities
- Appearance/design
- Impact on adjacent properties
- Loss of trees
- Sustainability

##### The need for the new facilities

Policy CW1 recognises the need for high quality community facilities to be provided throughout the borough for the benefit of local people. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. The BSF programme is a central government funded initiative to improve education facilities generally throughout the country.

This proposal will improve the level of facilities available to students at the school, improve the circulation and common areas throughout the campus, and generally improve the learning environment offered by the school. As such, the proposals are considered to meet the requirements of policy CW1 and help create a successful, healthy and inclusive facility.

##### Appearance/design

Policies UD3 and UD4 generally seek to achieve a high standard of design. The new buildings will replace the older, worn out buildings currently on the site. The general design approach is to create new buildings which will reflect and tie together the mix of different ages and styles of buildings currently on the site. The 1950's blocks have robust red/brown bricks/concrete/glass architecture while the more recent buildings are predominantly white render. All the new buildings will use a mixture of brick to match the existing and off-white render with fenestration to reflect the varying existing sizes of window.

The two principal new build elements are the maths block and the gym. The new maths block is a 2-storey structure with a second floor plant room and is designed to so that the elevational appearance and fenestration is consistent with the existing school buildings. The new auditorium building is a double height structure to replace the existing gym. It would be slightly higher than the existing structure.

In terms of appearance and design, the new buildings and structures proposed for the site have been carefully designed to blend in with the existing buildings both in terms of size and appearance. The new buildings will help to harmonise the fragmented appearance of the existing buildings on the site and improve the general appearance and functioning of the site as a whole. The scheme is considered to meet the requirements of policies UD3 and UD4.

#### Impact on surrounding properties

Policy UD3 seeks to avoid any loss of amenity to adjacent occupiers as a result of development.

Generally the scheme will improve the appearance of the school site from the surrounding area and the demolitions will help to open up the site and create more views through the site consistent with the aims of policy UD3. The proposed auditorium building is located away from any residential properties and, although it is higher than the existing gymnasium, it will not cause any loss of light or amenity to the surrounding properties.

The proposed mathematics block is located in the south east corner of the site, close to the rear boundaries of properties in Gladesmore Road. The new building is 2-storeys replacing the existing single storey structure. The properties in Gladesmore Road have 11 metre deep rear gardens. The proposed maths block is a further 15 metres away, giving a total of 26 metres between the rear of the houses in Gladesmore Road and the proposed buildings. The height of the new maths block is 6.8 metres to the parapet level and it is located to the north of the houses. Given the distance between the houses and the proposed building, the orientation of the building to the north and the height, it is considered that little additional sunlight or daylight will be lost to the rear of the houses. The distance between the rear of the houses and the proposed building, and its height, mean that the outlook and aspect from the rear windows will also be little affected. There are no

windows proposed in the south elevation of the maths block, so no overlooking will occur.

In the light of the above, the relationship between the existing houses and proposed buildings is considered to be satisfactory and meet the requirements of policy UD3.

### Loss of trees

The proposal involves the loss of two trees in the south east corner of the site, one Cherry and one Willow. Both are mature trees with amenity value, but are not subject of TPO's. Both are required to be removed to accommodate the proposed auditorium and maths buildings. To mitigate the loss of these trees, the scheme includes the planning of two replacement trees of a size and type to be agreed, to both to offset the reduction in amenity caused by the removal of the existing trees and in a position to help screen the new buildings from the surrounding properties.

A condition is attached requiring such details prior to the commencement of the development.

### Sustainability

The applicant has submitted an Energy Options report in support of the application. The report sets out measures to increase the energy efficiency of the existing buildings and proposals for renewable energy targets. The report concludes that energy efficiency measures such as brie soliel and solar glazing are introduced. Also wind turbines or Solar PV with option 8 (comfort cooling) would enable the maths block and auditorium to achieve 2006 Building Regulations and GLA 20% CO2 reduction targets. Ground source heat pumps are also recommended. A condition is attached to require the appropriate energy efficiency and renewables measures to be provided.

### Other Issues

The site is located in an Area of Archaeological Importance. There a condition is attached for a desk based study to be carried out prior to the development commencing.

## **SUMMARY AND CONCLUSION**

The application site comprises the Gladesmore Community School campus in Crowland Road N15. The scheme proposes the demolition of the existing gymnasium and two teaching blocks and the erection of two new buildings to accommodate a new auditorium and mathematics teaching block.

The new buildings will help to harmonise the fragmented appearance of the existing buildings on the site and improve the general appearance and

functioning of the site as a whole. The scheme is considered to meet the requirements of policies CW1, UD3 and UD4.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1433

Applicant's drawing Nos. S5219/D/0/002; S5219/D/3/001, 010, 011, 012, 013, 200, 201, 202, 203; S5219/F/2/013; S5219/F/3/001, 010, 011, 012, 200201, 202, 203,

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. 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.
4. 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, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, 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.

5. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.



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 in line with national and local policy guidance.

6. 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.

7. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: new replacement specimens of a similar type to those trees to be removed and their location shall be agreed with the Council's Arboriculturalist and planted in the first growing season thereafter and replanted if necessary and maintained to the satisfaction of the Local Planning Authority.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of visual amenity of the area.

8. That 40 secure, sheltered cycle parking spaces shall be provided as part of the scheme hereby approved, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development

Reason: to ensure satisfactory cycle parking provision.

9. Notwithstanding the details given in the application, a school travel plan shall be provided, the scope and format of which shall be agreed with the Local Planning Authority.

Reason: to ensure the sustainable future travel arrangements of the school

