

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1377

Ward: West Green

Date received: 25/06/2008

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Drawing number of plans (20)A001, 002, 003, 004, 005, 101, 102; (21)A001A, 002A, 003A, 004A, 005A, 101A, 102A, 111, 112, 113; (90)LP001B, A001, A002; (91)A001, 002, 003; BA2545TS

Address: Park View Academy, Langham Road N15 3RB

Proposal: Remodeling and refurbishment (with some demolition and new build) of an existing secondary school. Key works to include new forum space, remodeling of hall, dining and Learning Resource Centre (LRC), new landscape proposals and upgrading of building fabric

Existing Use: Secondary School

Proposed Use: Secondary School

Applicant: Haringey Council

PLANNING DESIGNATIONS

Road Network: B Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The Park View Academy is located on Langham Road, N15. The site is situated between Langham Road to the south-west, Downhill's Recreation Ground to the north-east and behind the shop buildings of West Green Road, to the south. The surrounding area is predominantly low rise residential, retail and some light industrial facilities. On the same site is the West Green Learning Centre, a community facility to which the school has access.

PLANNING HISTORY

A range of planning applications, for alterations and additions to the school, date back to 1967. Two planning applications are currently under assessment for this site. One being this application HGY/2008/1377 and the other being HGY/2008/1533 for the erection of two single storey temporary classroom

blocks linked by two x link corridors

DETAILS OF PROPOSAL

The proposal is part of a Haringey-wide Building Schools for the Future (BSF) program, a government initiative to rebuild or renew nearly every secondary school in England. Haringey's BSF programme will see more than £200m invested in improving schools in the borough. The redevelopment of Park View Academy involves remodeling and refurbishment (with some demolition and new build) of the existing secondary school. Key works to include new forum space, remodeling of hall, dining and Learning Resource Centre (LRC), new landscape proposals and upgrading of building fabric.

CONSULTATION

Internal and External Consultation

Ward Councilors
Transportation Group
Legal Services
Building Control
Council Arboriculturalist
Council Cleansing

Local Residents

14 - 54 (even) Langham Road N15
250 - 304 (even) West Green Road N15
42 - 46 (even) Belmont Road N15

RESPONSES

Internal and External

Transportation Group - no objection

Local Residents

Nil

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

G1 Environment
G2 Development and Urban Design
G9 Community Wellbeing

UD2 Sustainable Design and Construction

UD3 General Principles
UD4 Quality Design
UD7 Waste Storage

ENV3 Water Conservation
ENV9 Mitigating Climate Change: Energy Efficiency
ENV10 Mitigating Climate Change: Renewable Energy

M4 Pedestrians and Cyclists
M10 Parking and Development

OS5 Development Adjacent to Open Spaces
OS17 Tree Protection, Tree Masses and Spines

CW1 New Community/Health Facilities

ASSESSMENT OF THE APPLICATION

Key Issues for Consideration

1. Principle of Development
2. Design and Materials
3. Landscaping
4. Sustainability
5. Access
6. Impact of Buildings on nearby development
7. Traffic Generation and Parking

1) Principle of Development

Policy G9: Community Well Being states that development should meet the boroughs needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities. Policy CW1 (New Community / Health Facilities) of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible by walking or public transport and where it can be used for more than one community purpose. The proposed development is to remodel and refurbish an existing secondary school. Since the site is already being used for education purposes, the principle of the use has been established. The location of the facilities including improved performing arts spaces and sporting facilities will enable the school to offer these for community use outside of school hours. In addition, the site is serviced by bus routes along West Green Road and Downhill's Park Road to and from Wood Green, Tottenham, Tottenham Hale, Crouch End and Walthamstow. Therefore, the principle of the proposal is considered to be acceptable and in line with Council policy.

2) Design and Materials

Policy G2: Development and Urban 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. Policy UD4 – Quality Design of the Haringey UDP 2006 states that any proposal for developments and alterations or extensions, which require planning permission, will be expected to be of high design quality.

The majority of buildings on the Park View Academy site do not provide adequate accommodation to facilitate learning. Many of the buildings have poor ventilation and insulation making them excessively hot in summer and cold in winter. Roof lights cause excessive glare and heat in the classrooms. The music and drama spaces suffer from poor acoustics and there is little sound insulation between spaces. In the four storey teaching building (Block A) environmental standards are similarly poor. Classes are disturbed by noises from elsewhere and speech-intelligibility is often poor thus forming a barrier to learning. Classrooms are small or badly shaped and storage is inadequate particularly in the art classrooms.

Educational models both in the United Kingdom and abroad were examined to create a quality design outcome. A summary of the works are outlined below:

Block A and B

Block A and B are existing 4 storey blocks located on the south-eastern section of the site, closest to Langham Road.

- Administration area remodeled to accommodate staff in one central location
- Additional meeting rooms and flexible office space
- Staff changing area
- Level difference between block B and C will be removed for greater accessibility
- First Floor remodeled to include Learning Resources Centre (LRC) and Block B will consist of English classrooms, located adjacent to the LRC
- Second Floor refurbished consisting of science and language classrooms
- Walls refurbished to enhance acoustic insulation and vandal resistance
- Third Floor refurbished to include mathematics and humanitarian classrooms. The existing art rooms relocated to Block M
- Creation of faculty staff rooms

- The stairs will be widened and internal layout reconfigured to allow stairs to be accessible from central corridor, improving circulation and fire egress.
- Two additional disabled WC's on second and third floors
- South façade of block A and B will have solar shading installed to alleviate heat gain
- Roof upgraded with additional insulation

Block C

Block C is currently a 390m² single storey “street” between two sections of Block A. This area will be demolished and a new forum space created in its place. The new forum area will be the heart of the school and provide a link between the buildings. The multi-use space will be wider than the existing street. It will be a double height space and have direct links to the LRC. This addition will improve circulation and connectivity and create an even ground floor level, eliminating existing steps between blocks.

Block D

The existing music and drama departments are housed in Block D and will be refurbished and remodeled, improving acoustics and spatial layout. Two entrances will be provided. The roof will be thermally upgraded.

Block E

Block E will consist of a part remodeling and part new build infill. The new area will provide for direct internal circulation between Blocks C, G H and F and also provide space for offices, store and toilet facilities adjacent to the theatre.

Block G

The change rooms will be remodeled, including the provision of a wheelchair accessible change room. The spaces will be designed to be for multiple use i.e. for external sports hire as well as performance change areas.

Block H

The existing theatre block will be remodeled to provide level floor linking to the forum space of Block C. The design of the seating will be a retractable and mobile seating system to allow for a variety of configurations.

Block M

Block M is currently a 2 storey block. It will be mostly refurbished to accommodate two art classrooms (relocated from Block B), Food Technology,

and Graphic/ICT classrooms. The new build extension to Block M will provide a link to the new forum space at ground floor and to Block A and B by a bridge at first floor level. A corridor will provide a link to the courtyard on the north side of the block. The staff room is located at first floor level providing both privacy for staff and passive surveillance of the courtyard area. Block M will be treated externally to improve thermal performance and visual appearance.

Block N

This block is predominantly used for P.E. The works will include refurbishment of the sports hall and remodeling of the changing rooms. The existing squash courts will be converted into PE classrooms. Windows will be created on the east elevation to allow for natural light into the classrooms. A P.E office will also be created on the first floor viewing gallery.

Block P

The West Green Learning Centre will be partially used by the school with ICT classrooms and offices on the ground floor as well as some office space on the first floor. There will be no works to this block under the BSF program.

The materials used in the redevelopment will include a insulated render system on metal framing, insulated render system on existing brickwork, windows replaced with a mixture of translucent insulated panels (Kalwall or similar) and double glazing and aluminum projecting sun louvers. A further condition of consent will require full details of materials and colours to be submitted to and approved in writing by the local planning authority.

3) Landscaping / Trees and Open Space

The application includes a detailed Landscape Plan, Landscape Statement and Tree Survey. The new landscaping design will improve the student entrance and car parking, create multi-use piazzas and generally create defined spaces and respond to the steep topography at the rear of the site.

The Tree Survey Plan, produced by Barnes Associates, identifies 8 trees as being in poor condition and therefore ideally removed. The plan further shows 5 trees of high quality. The majority of trees on the site are shown as either 'moderate condition' or 'low quality'. The landscaping plan shows semi-mature trees to be planted around the main entrance, basketball court and new piazza area.

A variety of materials are to be used in the landscaping of the site. It is recommended that a condition of consent require the proposed paving be constructed of a material or designed in a way to allow permeability.

The landscaping plan, drawing no. (90) LOP001) shows several spaces including the garden, outdoor music space and amphitheatre seating as being covered in synthetic turf. The use of synthetic turf is not considered to be the most suitable material in these locations. Although it may be considered to be

a lower maintenance choice the use of such a material is not considered to provide a pleasant outdoor space or contribute to the overall objects of the scheme which include providing “enjoyable external environments”. The applicant has been consulted and agreed that no synthetic turf will be used except for the sports pitches (which do not form part of this application). The areas currently designated as using synthetic turf will be finished in grass, planting or hard paving. It is recommended that a condition of consent be used to ensure no synthetic turf is used and the details of the replacement materials be submitted to and approved in writing by the local planning authority.

4) Sustainability

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. Further to this Policy UD2 of the UDP contains the Council’s sustainability objectives. Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems, reuse/refurbishment versus new build, allocated composting areas and provision for alternative fuelling. A Sustainability Statement is included with the planning application. The following issues are considered to be specifically relevant to this scheme:

Energy Efficiency / Renewable Energy

Policies ENV9, ENV10 and SPG8c relate to Energy Efficiency and Renewable Energy. The key objectives of Policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development. Under guidelines in the Haringey Better Schools for the Future Design Brief 2007, the school should aim for a BREEAM rating of ‘excellent’ for new-build projects and ‘very good’ for major remodeling and as high as possible in refurbishment projects. The proposal is currently being appraised by Haringey’s BREEAM Assessor. A condition of consent may be applied to ensure compliance with the Design Brief guidelines.

The refurbishment and remodeling of the existing buildings will improve environmental performance in terms of energy efficiency, thermal comfort and ventilation. A range of measures including roof and façade treatments will help the existing buildings achieve Building Regulations Part L – 2B requirements for energy consumption and CO2 emissions. In addition, the works will enhance the aesthetic appearance of the buildings. Most of the existing roofs will be upgraded to increase the level of thermal insulation to match the performance of the new roofs. The walls of Block M are being upgraded by adding an external insulated render system. There are no proposals to upgrade the walls of any other existing structure on the site.

Shading measures are proposed along the south facing elevations of Block A and B and the eastern elevation of Block B, to mitigate solar gains and reduce the likelihood of overheating.

Overall, the development is considered to meet the intent of policy ENV9 Energy Efficiency.

A key aspect of Policy ENV10 is for developments to achieve 10% of the on-site energy requirement from renewable resources. The submitted Sustainability Statement proposes the installation of solar hot water panels to meet hot water demand (i.e. sinks and showers) within the school. It is stated that an area of 550m² would be required to meet the projected hot water demand of 61,343 kg CO₂ pa. This is in excess of the 47,459 kg CO₂ pa required to meet the 10% renewables target. A condition of consent will require the specified provision of 550m² of solar hot water panels. Based on the above, it is considered that the overall objective of ENV10 is satisfied by the proposal.

Water

Policy ENV3 states that all new development should incorporate water conservation methods. The application has not provided any detail of proposed water conservation initiatives within the development. There are a number of measures being put in place to ensure water use is reduced as far as possible, including:

Where sanitary fittings (taps, WC's, showers etc.) are being replaced with new fittings as part of the works, the opportunity is being taken to significantly reduce the water use by specifying low water use appliances. This will include spray taps, dual flush WC's and low flow shower heads with movement sensor control.

Automatic shut down in WC areas will be incorporated to ensure water is not wasted by taps left running. Movement sensors will close a motorised valve on the water flow pipe to the area when the area is empty.

Flow restrictors (local control valve) will be fitted to appliances to ensure that excessive flow rates of water are avoided. Each appliance can be adjusted at completion of the works to ensure that water flow rates are correct (not too high).

Conditions of consent will require the above measures be implemented.

Noise

The acoustic performance of the older buildings on the site is very poor, particularly in the music and drama spaces. The refurbishment and remodeling works will improve acoustic performance in the new build areas as well as the classrooms in the main block (A and B), stairs, corridors and

assembly hall. Overall, the learning environment will be improved as a result of the works.

Daylight

It is considered the new build blocks will achieve suitable natural daylight access. The remodeling and refurbishment of the existing blocks will improve natural light in these buildings.

External Lighting

No details have been submitted regarding external lighting. Reference should be made to SPG8e 'Light Pollution'.

Land Contamination

Site investigation information shall be required through condition, to identify any potential areas of contamination within the site in line with policy ENV11. Reference should also be made to SPG8f 'Land Contamination'.

Waste Storage and Recycling

Policy UD7 'Waste Storage' requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. Composting areas are encouraged by the Council. The existing bin storage area is to be relocated to an enclosure opposite the dining room offering easy access from the kitchen and rear school entrances. The service vehicle access is to be separate from the pupil and pedestrian access enhancing safety. The proposed bin store is larger in area than the current provision and includes storage of recyclable waste. In addition, the scheme provides an area for an enclosed student allotment and will provide space for composting bins to the rear of the sports hall.

Large developments are generally required to produce a Waste Management Plan, however since the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site. It is considered that the above satisfies the requirements of Policy UD7. Overall, the scheme is deemed to be inline with policy requirements.

5) Access

The proposed development must provide appropriate access for both mainstream and Special Educational Needs (SEN/SEBD) students. The design and accesses statement accompanying the application states that the intention is "to make the school as fully compliant with DDA requirements and Building Regulations: Part M, as possible within the budget". In order the improve accessibility the following measures would be implemented as part of the redevelopment:

- Unifying the many disparate level changes at ground floor level to provide a single continuous level, eliminating the need for ramps and platform lifts
- Replacing existing narrow doors with wider, compliant door sets where possible.
- Providing visual markers and navigation devices for the visually impaired.
- Induction loops for those with hearing difficulties
- Fully accessible disabled lift to all floors currently exists in block B. The lift in block M will be upgraded to meet Part M requirements
- New accessible toilets and showers for staff and students

An Access Statement, prepared by David Bonnett Associates, has been included in support of the planning application. The proposal will improve on the current accessibility provisions within the site. Overall, the development is deemed to be in line with policy requirements, including SPG4 'Access for All – Mobility Standards'.

6) Impact of redevelopment on surrounding area and adjacent MOL

Residential Amenity

Policy UD3 General Principles and SPG3b address issues of privacy, overlooking, aspect, outlook and daylight. The new build element of the scheme will be located within the school site, where there are currently existing buildings. The new build element will not be more than two storeys in height, for the communal forum space and single storey for the other elements. As such, there are no anticipated issues relating to impact on residential amenity. In terms of noise impact on the residential properties a densely planted hedgerow planted along the residential boundary will screen the backyards of the residential properties from the school. Alongside the new student entrance a more formal hedge of Leylandii will conceal the backs of the houses in Ashley's Alley. There have been no objections received from local residents regarding the proposed development. Overall, the development of is deemed to comply with policy requirements.

Metropolitan Open Land (MOL)

The Park View Academy Campus is located adjacent to Downhill's Recreation Ground, located along the northern (rear) boundary of the school. Beyond Downhill's is Lordship Recreation Ground. Both parks are designated as Metropolitan Open Land (MOL). The school redevelopment is located within the existing school boundaries and therefore will not impinge directly on the parkland. Works to the rear boundary include creating a stepped terrace to create an amphitheatre, and student allotments. The landscape plan indicates

that a security fence with fire exit gate shall be located along the northern boundary. A condition of consent will require full details of fencing be submitted to and approved in writing by the Local Planning Authority to ensure this does not have any significant detrimental impact on the adjacent open space, inline with policy OS5 “Development Adjacent to Open Spaces”.

7) Traffic Generation and Parking

Policy M10 ‘Parking for Development’ of the UDP 2006 identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. No specific standard is given for education use.

Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development.

The Transportation Group has been consulted and raise no objection to the application. The site abuts West Green Road and Downhill’s Park Road bus corridors where 54 buses per hour make trips to and from Wood Green, Tottenham, Tottenham Hale, Crouch End and Walthamstow.

The redevelopment of the school site will result in an overall decrease in floor area of 78 square metres. Pupil numbers at June 2006 were 1227 for students aged 11-19. Since then the sixth form has been relocated to an alternative site within the borough with pupil numbers reducing to 1080 aged 11-16. Staff numbers will reduce in line with student numbers. As such, it is anticipated that there will be a reduction in the net trips generated by the site.

The school has an existing travel plan which indicates that over 86.3% of students traveling to the school use sustainable means of transport during morning peak. A new travel plan has not been submitted but the documentation provided states that the school will produce a Draft Travel Plan after the planning application has been made. A condition of consent will ensure that a Travel Plan is produced.

The site currently provides 27 on-site parking spaces for staff, 10 visitor spaces and 2 disabled spaces. It is proposed to retain these 39 spaces and improve the configuration and setting of the parking area. The number of cycle parking spaces is to be increased by 50%, from 22 spaces to 44 spaces for the use of staff, students and visitors. It is considered the proposed level of vehicular and cycle parking proposed is suitable and consistent with policy requirements.

SUMMARY AND CONCLUSION

The redevelopment of the Park View Academy, including remodeling, refurbishment and rebuild will replace the dated and substandard facilities, allowing enhanced opportunities for teaching and learning. The location and

scale of the new build will result in no detrimental impact on neighbouring residential properties or the adjacent Metropolitan Open Land (MOL) of Downhill's Park. The design and materials will enhance thermal and acoustic insulation, natural light and ventilation thus improving energy efficiency and comfort. Landscaping and grounds improvement will further enhance the school environment and facilities available to students and the community generally. Overall, the development will provide a community benefit. It is therefore recommended that the application be granted planning permission subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2008/1377

Applicant's drawing No's: (20) A001, 002, 003, 004, 005, 101, 102; (21)A001A, 002A, 003A, 004A, 005A, 101A, 102A, 111, 112, 113; (90)LP001B, A001, A002; (91)A001, 002, 003; BA2545TS

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. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development. No synthetic turf shall be used (except for sports pitches).
Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Details of a scheme depicting those areas to be treated by means of 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 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.

7. Hard landscaped areas shall be permeable in construction and/or design.
Reason: To allow water infiltration and thus reduce water runoff to the storm water system.

8. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

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

9. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent adverse light pollution to neighbouring properties.

10. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:
(i) Sequence of construction activity throughout each phase;
(ii) Location and specification of acoustic barriers;
(iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;

- (iv) Details of construction lighting and parking;
- (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- (vi) Details of boundary hoardings and measures to ensure they are maintained

in a secure and tidy condition.

Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and does not have an adverse impact upon the Metropolitan Open Land.

11. 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.

12. No development hereby approved shall commence until details of surface water drainage works and source of control measures have been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure water discharge from the site shall not be prejudicial to the amenities of the area.

13. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

14. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating compliance BSF Design Brief 2007.

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.

14. The following water conservation measures shall be implemented:

Where sanitary fittings (taps, WC's, showers etc.) are being replaced with new fittings as part of the works, low water use appliances shall be installed. This will include spray taps, dual flush WC's and low flow shower

heads with movement sensor control.

Automatic shut down in WC areas incorporated to ensure water is not wasted by taps left running. Movement sensors that close a motorised valve on the water flow pipe to the area when the area is empty shall be installed.

Flow restrictors (local control valve) shall be fitted to appliances to ensure that excessive flow rates of water are avoided. Each appliance shall be able to be adjusted at the completion of the works to ensure that water flow rates are correct (not too high).

Reason: To ensure the development incorporated water conservation measures, in order to contribute to efficient use of water by the development.

15. The existing School boundary fence is to be maintained in good order and repaired where necessary to ensure proper function. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure access and egress to the site is via the formal points on White Hart Lane. To reduce the taking of short-cuts off the School campus, which has a detrimental impact on residential amenity.

REASON FOR APPROVAL:

The proposal has been assessed against and found to comply with policies: G1 Environment, G2 Development and Urban Design, G9 Community Wellbeing, UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD7 Waste Storage, ENV3 Water Conservation, ENV9 Mitigating Climate Change: Energy Efficiency, ENV10 Mitigating Climate Change: Renewable Energy, M4 Pedestrians and Cyclists, M10 Parking and Development, OS5 Development Adjacent to Open Spaces, OS17 Tree Protection, Tree Masses and Spines, CW1 New Community/Health Facilities of the Haringey Unitary Development Plan - Second Deposit (2004).