

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd July 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Ms E. Kiernan Tel: 020 8379 2531

Ward: Palmers
Green

Application Number : P14-01895PLA

Category: Other Development

LOCATION: ST ANNES CATHOLIC SCHOOL, OAKTHORPE ROAD, LONDON, N13
5TY

PROPOSAL: Erection of a detached 3-storey Sixth Form Centre with mansard roof, railings and pedestrian access gate to front and associated landscaping (built in two stages).

Applicant Name & Address:

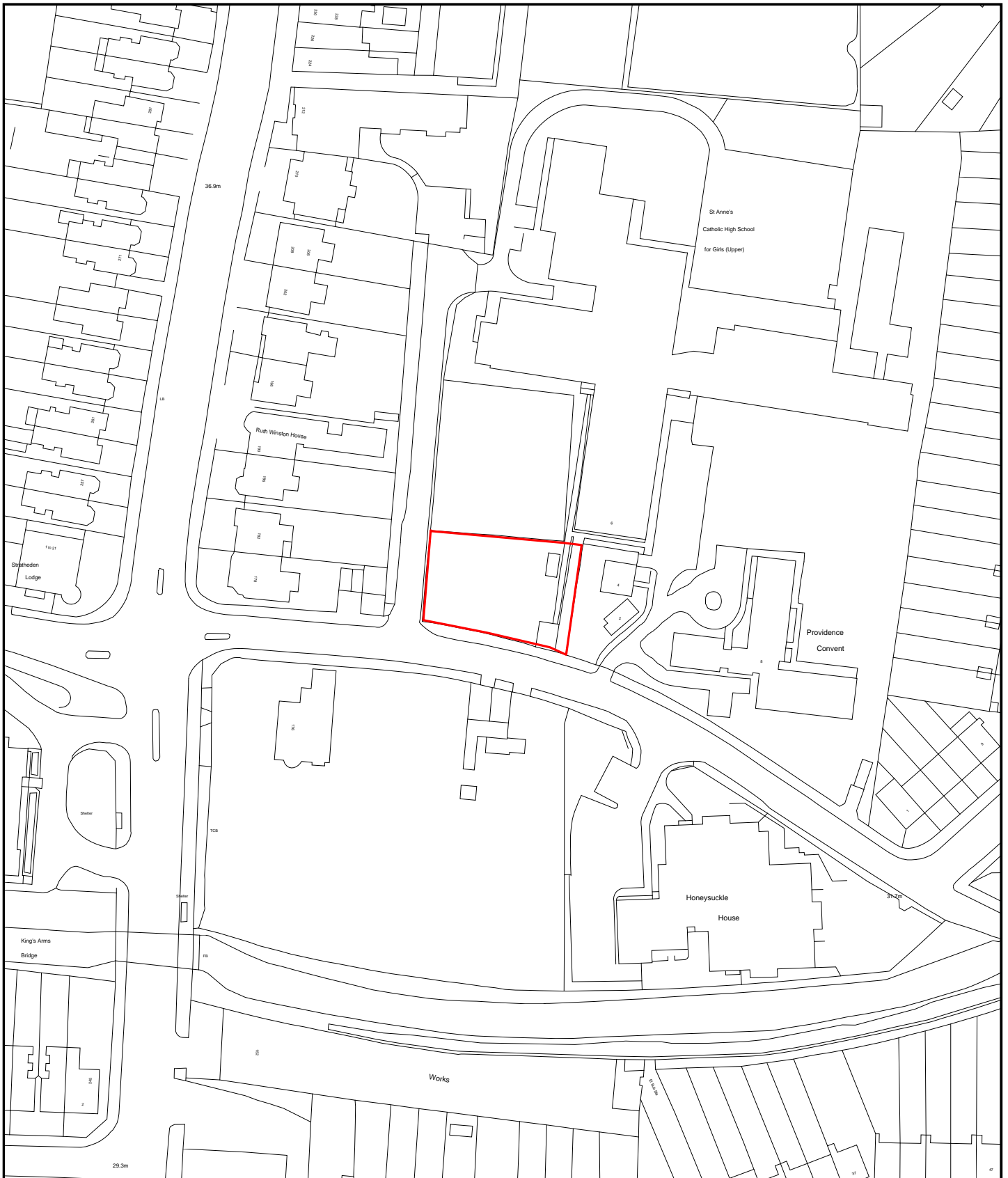
Clive Horscroft,
Diocese of Westminster
Vaughan House,
46, Francis Street,
London,
SW1P 1QN

Agent Name & Address:

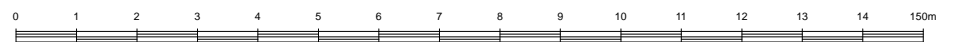
Wayne Everitt,
Wilby and Burnett
123, Provident House
Ashdon Road
Saffron
Walden
Essex
CB10 2AJ

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 12:34

Date of plot: 04/07/2014

1 Site and Surroundings

- 1.1 The application site is located on the northern side of Oakthorpe Road and comprises various buildings. The main school building is part two and part three storeys in height and features a pitched roof roofline with flat roof elements.
- 1.2 The site is bound by residential properties sited along Oakthorpe Road and The Grove to the east and a large car park to the rear (north). Additionally, to the west an access road provides separation from the rear elevation of commercial premises sited along Green Lanes.

2. Proposal

- 2.1 Planning permission is sought for the erection of a detached sixth form centre with mansard roof, railings and pedestrian access gate to the front with associated landscaping.
- 2.2 The proposed block would be erected to the south west section of the site, fronting Oakthorpe Road and adjacent to the existing games courts. An existing store building and 1.8m brick wall fronting Oakthorpe Road would be removed to accommodate the provision of the sixth form block.
- 2.3 The proposed block would have dimensions of approximately 23m in width by 15.3m in maximum depth and be finished with a mansard roofline to a maximum height of 11m (Phase 2).
- 2.4 The development would be implemented in two phases; phase 1 would feature a flat roofline with green roof and phase 2 would feature a mansard design. This phase would also include a green roof contained behind a raised parapet forming the edge of the mansard. The implementation of Phase 2 proposal is linked to funding in conjunction with the Education Funding Agency, Diocese of Westminster and the Council. However, there is no guarantee as to when, or if appropriate funding could be achieved.
- 2.5 The accommodation would provide for a sixth form centre with a common room, study rooms, offices and toilet facilities.
- 2.6 The proposed block would be set off the frontage by approximately 2 metres with landscaping. Pedestrian access would remain from Oakthorpe Road, however the existing brick wall would be removed and replaced with new metal railings set on a course of brickwork, as well as a new pedestrian access gate. The proposed brickwork with railings would have a maximum height of 2.2m to match the existing brick wall and piers serving the eastern frontage. The railings would be finished in black.

3. Relevant Planning Decisions

- 3.1 TP/00/1525 – Two storey extension to the north of building to replace temporary art building – granted with conditions

4. Consultations

- 4.1 **Statutory and non-statutory consultees**

4.1.1 Education

Education support the application

4.1.2 Thames Water

Thames Water advises that with regard to sewerage and water infrastructure they would not have any objection to the above planning application.

4.1.3 Traffic and Transportation

No objections subject to conditions

4.1.4 Biodiversity

The Council's Biodiversity Officer raises no objections to the proposal on ecological grounds, subject to conditions regarding bird nesting and landscaping and biodiversity enhancements.

4.1.5 Trees and Landscape

No objection subject to conditions

4.1.6 Environmental Health

No objection were raised subject to conditions regarding a Construction Management Plan and external lighting

4.1.7 Property Services

No objections were raised to the proposed development.

4.1.8 Sustainable Design

No objections subject to conditions

4.1.9 No comments were received from Regeneration, Leisure & Culture or Health, Housing and Adult Social Care

4.2 Public

4.2.1 Letters were sent to 44 adjoining and nearby residents. In addition notices have been displayed on site and in the local press. No representations were received.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

- Policy 3.16 Social infrastructure
- Policy 3.18 Education facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.4 Local character
- Policy 7.19 Biodiversity and access to nature

5.5 Local Plan – Core Strategy

- CP8 Education
- CP9 Supporting community cohesion
- CP11 Recreation, leisure, culture and arts
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP28 Managing flood risk through development
- CP30 Maintaining and improving the quality of the built and open environment
- CP36 Biodiversity

5.6 Saved UDP Policies

- (II) GD3 Aesthetics and functional design
- (II) GD6 Traffic Generation
- (II) GD8 Site Access and Servicing

5.7 Submission Version DMD

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD42 Design of Public / Civic Buildings
- DMD45 Parking Standards and Layout
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessment Methods
- DMD51 Energy efficiency standards

DMD52	Decentralised energy networks
DMD53	Low and zero carbon technology
DMD54	Allowable solutions
DMD55	Use of roof space/vertical surfaces
DMD56	Heating and cooling
DMD57	Responsible sourcing of materials, waste minimisation and green procurement.
DMD58	Water efficiency
DMD61	Managing surface water

5.8 Other Relevant Policy

National Planning Policy Framework
National Planning Practice Guidance

6. **Analysis**

6.1 The key considerations in the determination of this planning application will focus on the principle of development, the impact of the expansion of the school on the character of the surrounding area, highways and access issues, neighbouring amenity and other matters.

6.2 Principle

6.2.1 This is an existing educational site and therefore there is no objection in principle to the provision of additional buildings on the site for education use.

6.2.2 At present, with the exception of toilets and a common room, St Anne's High School does not offer any dedicated sixth form area to students. The existing common room is a classroom, which is inadequate and thus this places increased pressure on existing school facilities and designated classrooms for the rest of the school.

6.2.3 The proposed sixth form block would provide for a new common area, toilets, study rooms and ICT facilities, which would firstly allow adequate facilities to be offered to sixth formers, and secondly take the pressure away from existing facilities within the school building .

6.2.4 The proposal is intended to contribute towards Enfield's 6th Form Placement Strategy and allow an additional 72 pupils.

6.2.5 Part 1 of the Education and Skills Act 2008 (ESA 2008) places duties on local authorities to secure sufficient suitable education and training provision for all young people aged 16-19 years.

6.2.6 Additionally, the need for the provision of new school accommodation is directly linked to the need to provide additional school places for primary and secondary school children. The Council has an overriding statutory duty to provide sufficient pupil places for children of compulsory school age to meet anticipated demand, as detailed in Section 14 of the Education Act 1996. Given the current demand and future predicted growth in the Borough's child population, the proposed sixth form accommodation would assist in delivering the additional projected places required in the areas of the highest demand. This will also ensure that pupil mobility across the Borough is kept to a minimum. Meeting this need is a recognised consideration and there is

currently a presumption in favour of allowing such development unless material circumstances dictate otherwise.

6.3 Impact on Character of Surrounding Area / Neighbouring Properties

6.3.1 The proposed development would comprise the removal of part of the existing front boundary wall and the erection of a detached three storey sixth form block with new railings and pedestrian access gate and landscaping.

6.3.2 Policy 37 of the Submission DMD requires developments to be designed to be appropriate for their context, while Policy 42 of the Submission DMD requires civic buildings to be designed to a high standard.

6.3.3 The submitted plans indicate that there would be a Phase 1 and Phase 2 approach to the development. Phase 1 would feature a flat roofline to a maximum height of 8 metres, whereas Phase 2 would incorporate the addition of a mansard roofline with dormer windows to a maximum height of 11 metres. For clarity, the Phase 2 scheme is being considered under this application, as this would be the final outcome, however it is entirely dependent on funding.

6.3.4 The proposed sixth form centre (Phase 2) would be three storeys in height and set forwards of the existing main school building. Although, the design would not replicate the existing older buildings on site, it is considered that the architectural characteristics, comprising a mansard roofline and dormer windows would complement and relate appropriately to the existing school building. Additionally, the insertion of large glazed windows would allow natural surveillance, and combined with the removal of the existing brick wall and erection of railings, would provide a positive and active frontage. The Phase 2 option includes provision of a green roof, contained behind a raised parapet to the proposed mansard roof.

6.3.5 Should funding not become available and Option 1 with a flat roof is constructed and retained, then this would also be considered acceptable. It would also provide a green roof, and its simplistic design, which would be broken up with large fenestration is considered acceptable. It would not be detrimental to the character and appearance of the school site, or visual amenities of the street scene. Additionally, the sustainability credentials would be welcomed, having regard to policies CP20 of the Core Strategy and DMD55 of the Development Management Document (Submission Version)

6.3.6 It is therefore concluded that either option would provide an architecturally acceptable design without detracting from the overall appearance of the existing school buildings and surrounding area. It is therefore considered that the proposed development respects the character of the surrounding area with regards to Core Policy 30 of the Core Strategy, Policy (II) GD3 of the UDP, Policy 7.4 of the London Plan and Policies 37 and 42 of the Submission DMD.

6.4 Traffic Impact

6.4.1 It is acknowledged that the expansion of the school to provide an enlarged sixth form would increase the number of vehicle and pedestrian movements into the site and on surrounding residential roads. However, it is expected that the majority of new students would use public transport (this is reinforced

by the schools existing school travel plan results) due to their age range, thus traffic increase would be minimal and not significant.

- 6.4.2 The parking provision would remain as existing, which is considered acceptable as the development is not likely to result in an increase in the parking demand. The Design & Access statement says that staff numbers would not be increasing, although the additional information does confirm that student numbers could increase by 73 so staff numbers could increase in proportion. Nevertheless, the existing provision still remains acceptable.
- 6.4.3 Given the above, an appropriate condition could be attached, should the scheme be granted, to secure further cycle parking at a provision of one space per twenty students for both existing and future numbers (unless already provided).
- 6.4.4 There are slight concerns with the principle of reopening the existing pedestrian access as this could increase the number of potential vehicles stopping outside it and thus reducing visibility splays and increasing safety concerns. However it is likely that vehicles already stop close to the access as it is adjacent to an existing pedestrian access approximately 10m away. Nevertheless, the zig zags protecting the accesses should be extended to reduce the risk of this happening, which could be secured by an appropriate condition, should the scheme be granted.
- 6.4.5 The access and servicing arrangements would remain as existing and therefore are deemed acceptable, having regard to policy (II) GD8 of the Unitary Development Plan.

6.3.1 Neighbouring Amenity

- 6.3.2 The proposed development would be situated to the south west corner of the site, fronting Oakthorpe Road. There is an access road directly adjacent to the west boundary of the site and beyond are the rear elevations of premises sited on Green Lanes. The ground floors of these building are typically occupied for commercial purposes with residential accommodation at upper levels. The proposed block would be sited approximately 50m away and given this separation; it is not considered that the proposed development would be detrimental to the operation of the commercial premises or to residential amenities in regards to loss of sunlight/daylight, outlook or privacy.
- 6.3.3 The proposed block would be set back from Oakthorpe Road by 2m and combined with the separation provided by the public highway; it would not be detrimental to residential amenities of occupiers to the south at Honeysuckle House, which is located opposite the site.
- 6.3.4 With regard to residential properties sited to the east of the site at Riverway, these properties are at least 50m away and the building would be screened by existing school buildings, thus not highly visible, and as such would not be detrimental to residential amenities.

6.7 Sustainability

- 6.7.1 It is acknowledged that Policy CP20 of the Core Strategy requires all new developments to address the causes and impacts of climate change by:

minimising energy use; supplying energy efficiently; and using energy generated from renewable sources.

- 6.7.2 A BREEAM pre-assessment has been submitted, which indicates that the development would achieve a 'Very Good' rating, which is consistent with DMD50 of the Development Management Document (Submission Version).
- 6.7.3 An Energy Statement was not submitted, however the BREEAM pre-assessment indicates that an 8% improvement will be targeted, which is considered acceptable, having regard to DMD51 of the Development Management Document (Submission Version).
- 6.7.4 In regards to water efficiency, a 25% improvement over the BREEAM baseline has been targeted, which is acceptable, having regard to DMD58 of the Development Management Document.
- 6.7.5 The submitted information indicates that a green roof with extensive substrate would be provided, which is considered acceptable, having regard to DMD55 of the Development Management Document (Submission Version).
- 6.7.6 In regards to SuDs, a drainage strategy has not been submitted, however given the proposed permeable surfaces and green roof, it is considered that this would be acceptable, having regard to DMD61 of the Development Management Document.

6.8 Biodiversity

- 6.8.1 The Biodiversity Officer has reviewed the submitted documentation and confirmed that the proposed green roof would be acceptable from an ecological perspective, however the landscaping plan lacks details and thus it is requested that appropriate conditions relating to birds nesting and landscaping and biodiversity enhancements are secured, should the scheme be granted.

6.9 Trees

- 6.9.1 The submitted landscaping plan indicates the removal of two trees on site; however these are not protected by TPO, or sited within a Conservation Area and as such their removal is acceptable in principle.
- 6.9.2 The proposal would involve the implementation of further landscaping works, including shrub beds and greenery to the front of the site. This would improve the visual appearance of the building and assist in promoting an active frontage. It is therefore considered that details of an appropriate landscaping scheme could be secured by condition.

7. **Conclusion**

- 7.1 Having regard to the considerations above, the proposed new sixth form block would not harm the residential amenities of neighbouring properties or the appearance of the surrounding area.
- 7.3 It is therefore considered that the scheme is acceptable.

8. **Recommendation**

8.1 That planning permission be **GRANTED** subject to the following conditions:

1. C60 Approved plans
2. C07 Details of materials
3. C09 Details of Hard Surfacing
4. No areas of hedges, scrub or similar vegetation where birds may nest shall be cleared outside of the bird nesting season (March-August inclusive). Should clearance during the bird-nesting season be unavoidable, a suitably qualified ecologist shall assess the areas to be removed prior to clearance, and if any active nests are recorded then no further works shall take place until all young have fledged the nest.
Reason: To ensure that wildlife is not adversely impacted by the development, in accordance with policy CP36 of the Core Strategy and the National Planning Policy Framework
5. C41 External lighting
6. C17 Landscaping (amended to include biodiversity and landscaping enhancements)
The development shall not commence until details of trees, shrubs and grass to be removed and or planted on the site have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following:
 - Native and wildlife-friendly plants and trees of local or national provenance;
 - Biodiversity enhancements, including, 5 bird and 5 bat bricks/tiles/tubes to be built into the design and/or around the new buildings;
 - Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to travel across the site (10x10cm gaps in appropriate places at the bottom of the fences)The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.
Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety and that biodiversity is not adversely affected by the proposed development
7. C59 Cycle parking
8. The new pedestrian access shall not be brought into use until a Traffic Regulation Order has been made to extend the existing zig zag waiting restrictions across the new pedestrian access on Oakthorpe Road.
Reason: In the interests of highway safety.
9. Prior to first occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than a 25% improvement over a BREEAM calculated baseline as specified in the pre-assessment submitted with the scheme.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

- 10 The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 5.15 of the London Plan.

- 11 The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 1 and 1 in 100 year storm event allowing for climate change unless otherwise agreed in writing by the Local Planning Authority. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

- 12 Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

- 13 The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of

the development and shall provide for no less than a 8% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs utilising gas as the primary heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

14 The development shall not commence until details of the biodiversity (green/brown) roof(s) have been submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- a. Biodiversity based with extensive substrate base (depth 80-150mm);
- b. Sited in accordance with plan No. 1722/1/SD18 hereby approved; and,
- c. Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape. Details shall include final agreed phasing strategy option and full ongoing management plan and maintenance strategy/schedule for the green/brown roof to be approved in writing by the Local Planning Authority.

The biodiversity roof shall be provided in accordance with the approved details prior to occupation of the development unless otherwise agreed in writing by the Local Planning Authority and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

15 Evidence confirming that the development achieves a BREEAM New Construction rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence

required shall be provided in the following formats and at the following times:

c. a design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage within 3 months of the commencement of superstructure works on site; and,

d. a post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion and within 3 months of first occupation unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

16

The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

i. Target benchmarks for resource efficiency set in accordance with best practice

ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste

iii. Procedures for minimising hazardous waste

iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works) groups and support them by appropriate monitoring of waste.

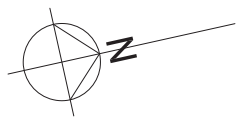
v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

17

C51a Time Limited permission



REVISIONS

- A Revised following receipt of planners' comments dated 4. 3. 14
- RDE 14 March 2014

NEW SIXTH FORM CENTRE
for
ST ANNE'S CATHOLIC HIGH SCHOOL, PALMER'S GREEN

DIOCESE OF WESTMINSTER

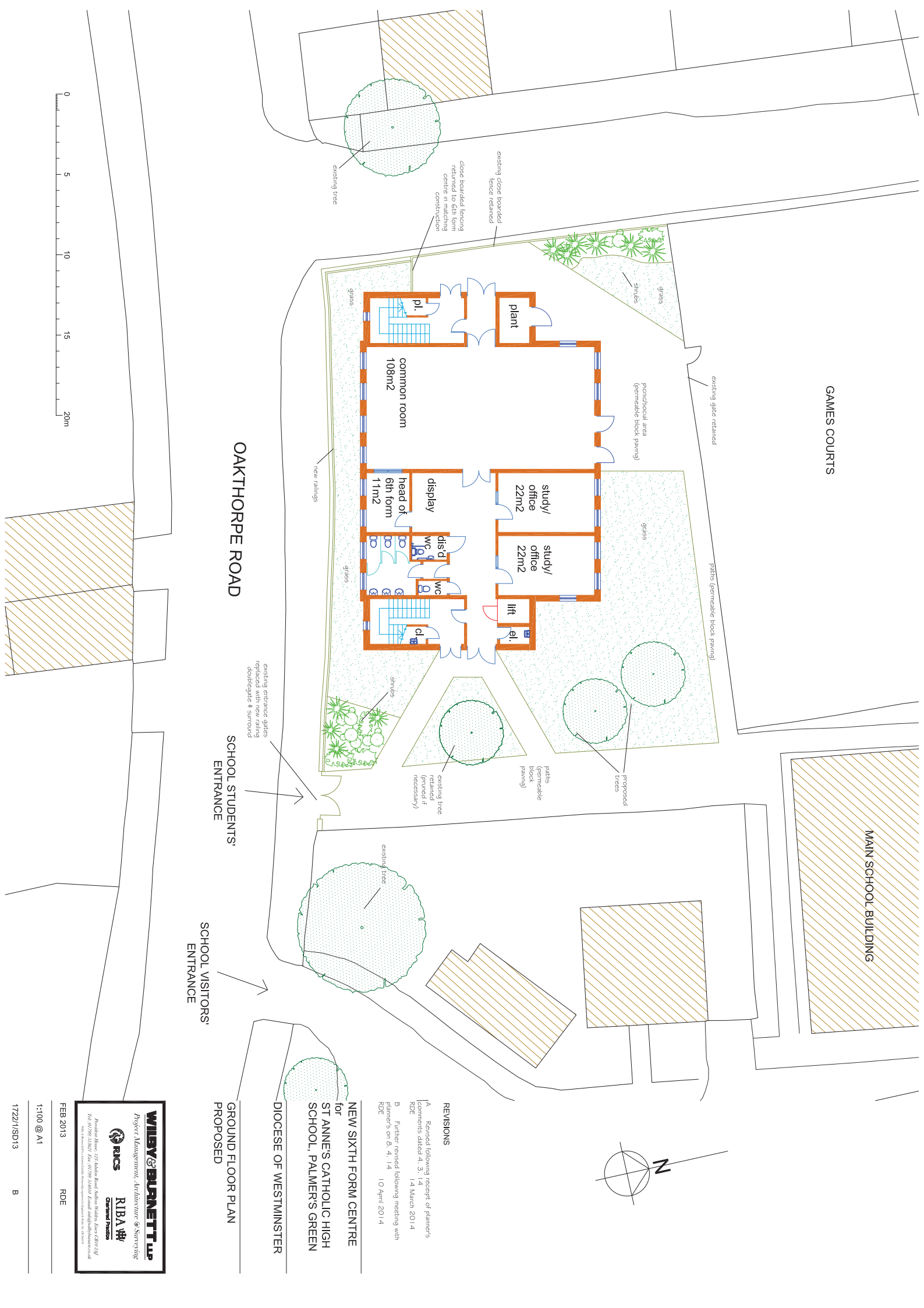
LOCATION & BLOCK PLAN

WILBY & BURNETT LLP
Project Management, Architecture & Surveying

RICS **RIBA**
Chartered Practitioner

Project File No.: 126 Address Road, Sutton Walden, Essex, CM20 2JF
Tel: 01206 518624 Fax: 01206 516009 Email: info@wiburnett.com
www.wiburnett.com

JAN 2013 RDE
1:500 @ A1



GAMES COURTS

MAIN SCHOOL BUILDING

OAKTHORPE ROAD

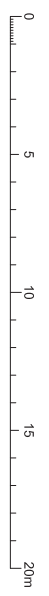
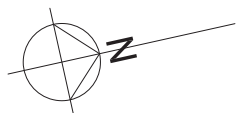
SCHOOL STUDENTS' ENTRANCE

SCHOOL VISITORS' ENTRANCE

GROUND FLOOR PLAN PROPOSED

NEW SIXTH FORM CENTRE
for
ST ANNE'S CATHOLIC HIGH SCHOOL, PALMER'S GREEN
DIOCESE OF WESTMINSTER

- REVISIONS**
- A. Revised following receipt of planner's comments dated 4. 3. 14
 - RDE 14 March 2014
 - B. Further revised following meeting with Planner's on 6. 4. 14
 - 10 April 2014

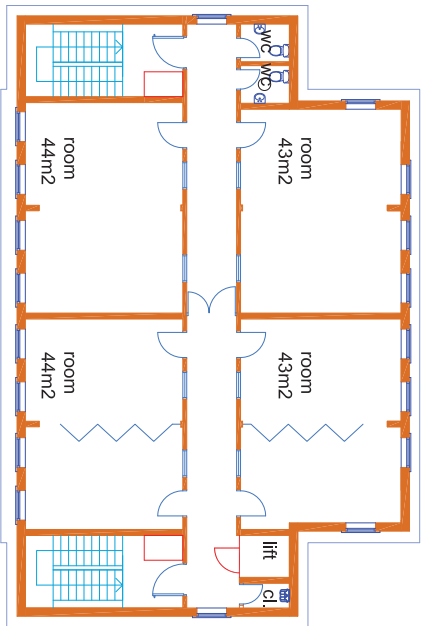


WILBY & BURNETT LLP
Project Management, Architecture & Surveying

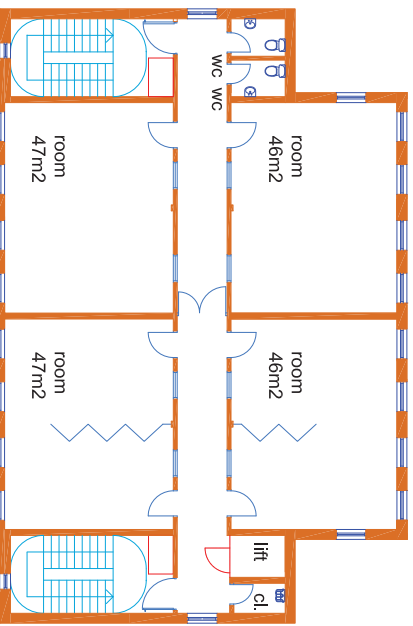
RICS **RIBA** **Chartered Practise**

Project Room, 125 Abchurch Lane, London, EC4A 3DF
Tel: 020 7393 3100 Fax: 020 7393 5100 Email: info@wilbyburnett.com

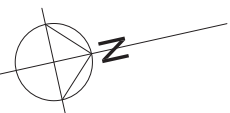
FEB 2013 RDE
1:100 @ A1
172271SD13 B



SECOND FLOOR PLAN



FIRST FLOOR PLAN



REVISIONS

- A Revised following receipt of planners' comments dated 4. 3. 14
- SCD 14 March 2014
- B Further revised following meeting with Planners on 6. 4. 14
- RDZ 10 April 2014

NEW SIXTH FORM CENTRE
for
ST ANNE'S CATHOLIC HIGH
SCHOOL, PALMER'S GREEN

DIOCESE OF WESTMINSTER

UPPER FLOOR PLANS
PROPOSED

WILBY & BURNETT LLP
Project Management, Architecture & Surveying

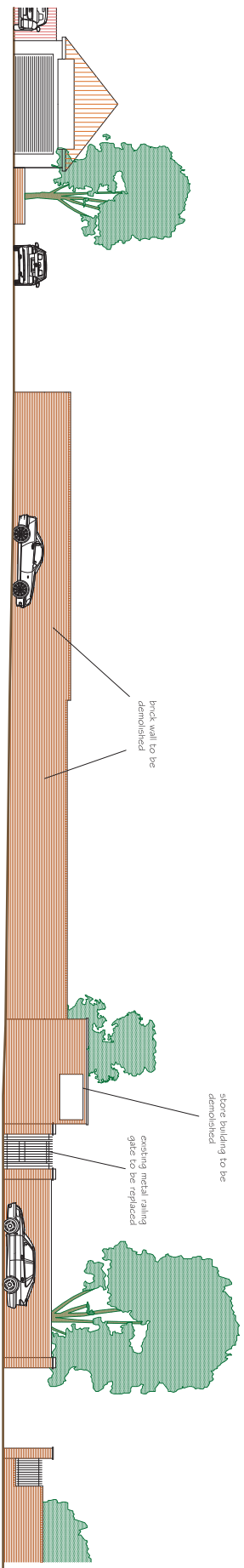
RICS **RIBA**
Chartered Practitioner Chartered Practitioner

Proposed Floor - 125 Abchurch Lane, London, EC4A 3DF
Tel: 01753 61861 Fax: 01753 61809 Email: info@wilbyburnett.com

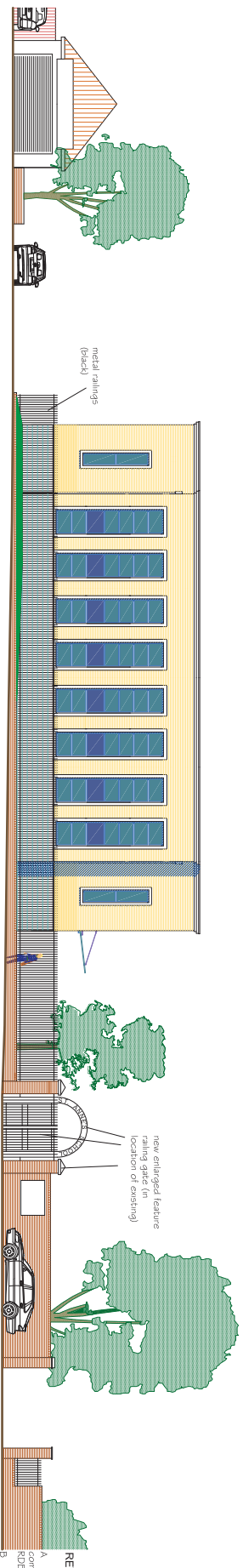
FEB 2013 RDE

1:100 @ A1

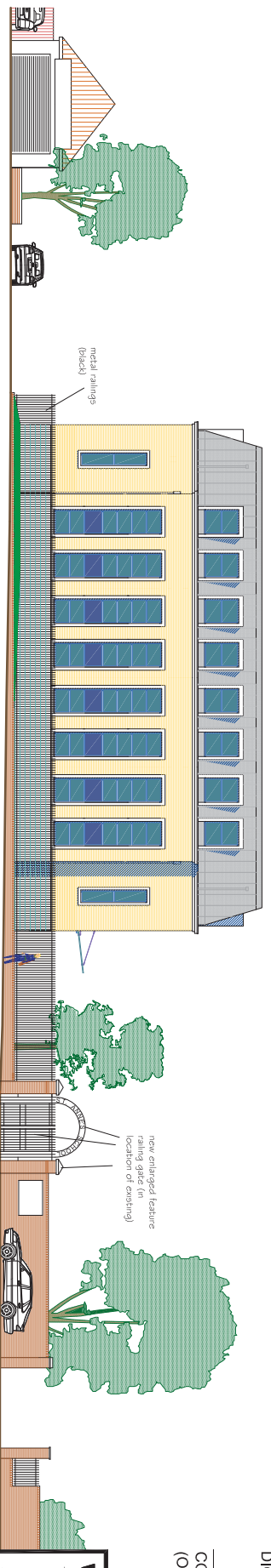
1722/1/SD14 B



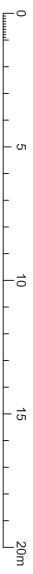
EXISTING ELEVATION



PROPOSED ELEVATION - PHASE 1



PROPOSED ELEVATION - PHASE 2



REVISIONS

A. Revised following receipt of planner's comments dated 4. 3. 14 14 March 2014
 RDE
 B. Further revised following meeting with planners on 8. 4. 14 10 April 2014
 RDE

NEW SIXTH FORM CENTRE
 for
ST ANNE'S CATHOLIC HIGH SCHOOL, PALMER'S GREEN
DIocese of Westminster

CONTEXT ELEVATIONS
(OAKTHORPE ROAD)

WILBY & BURNETT LLP
 Project Management, Architecture & Surveying

RIBA 2014
Chartered Practice

Practice Name: 22, Halsey Road, Welwyn Hatfield, Essex, EN9 3JF
 Tel: 01438 832222 Fax: 01438 832222
 The RIBA Chartered Practice logo is a registered trademark of the Royal Institute of British Architects.

JAN 2014 RDE
 1:100 @ A1
 17221/SD15 B