

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 18th November 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

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Ward:

Ponders End

Ref: 14/02996/FUL & 14/02997/LBC

Category: Full Application

LOCATION: Middlesex University, Queensway, Enfield, EN3 4SA

PROPOSAL: Conversion of existing building to an eight form entry secondary academy with a 480 pupil sixth form to provide a total capacity of 1680 students involving refurbishment of existing caretaker's house, Broadbent building and gymnasium, a 3-storey teaching block to the south of Broadbent building, erection of a sports hall with changing facilities to south of gymnasium together with demolition of rear workshops, courtyard infill and attached single storey buildings and demolition of McCrae, Roberts and Pascal buildings, construction of a multi-use games area (MUGA), hard court area, car park with 2 coach parking / drop off zone, additional vehicular access to Queensway and associated landscaping.

Applicant Name & Address:

Mr Jason Wheelock
Middlesex University
Queensway
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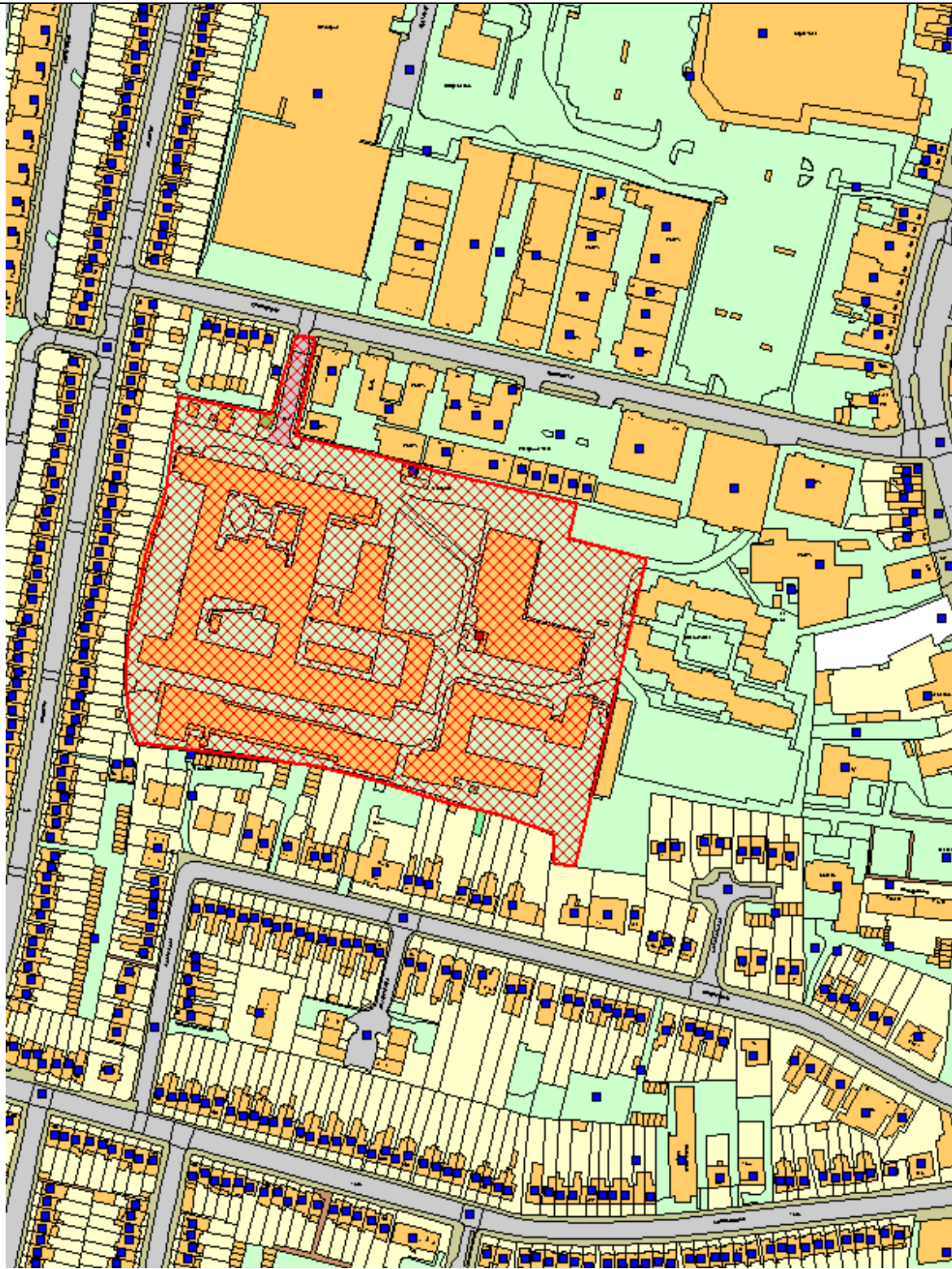
Agent Name & Address:

Miss Katie Robinson
Middlesex University
Queensway
Enfield
EN3 4SA

RECOMMENDATION:

That subject to the Environment Agency withdrawing their objection and pending the completion of a satisfactory Section 106 Agreement, the Head of Development Management / Planning Decisions Manager, planning permission shall be granted be **GRANTED** subject to conditions.

Ref: 14/02996/FUL LOCATION: Middlesex University, Queensway, Enfield, EN3 4SA



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The application site measures 2.8 hectares and is located on the former Middlesex University campus site on Queensway in Ponders End. Historically the site has been used for educational purposes originally accommodating the former Enfield Technical College, and later the Middlesex University who vacated the site in 2008 following the rationalisation and relocation of the university facilities to other sites around London. The site has remained vacant since this time.
- 1.2 To the north of the application site is the Queensway Industrial Estate which is designated as a Locally Significant Industrial Site. To the east, outside the application site, but still land in the applicant's ownership, is the remainder of the Middlesex University campus that includes the Ted Lewis building built in 1994. Further to the east is Ponders End High Street which comprises a mix of retail, community and associated facilities including a mosque, the former police station site, a library, nurseries, a plastics factory and retail units in the immediate vicinity. To the west and south of the application site are residential dwellings. The west comprises two storey terraced dwellings on Kingsway, and the south comprises a mix of detached and semi-detached dwellings and flats along Derby Road.
- 1.3 The former university campus benefits from two vehicle access points from Queensway, one adjacent to No.50 Queensway and the other through the multi-storey car park.
- 1.4 The application site comprises a number of buildings including the Broadbent building, Caretaker's House, a Gymnasium, workshops, multi storey car park and student accommodation buildings known as the Pascal Building, McCrae Building and the Roberts Building.
- 1.5 The Broadbent building, gymnasium and Caretaker's Cottage were constructed in 1938 – 1941 and were listed as Grade II buildings in 2000. The Broadbent is a three storey building with a six storey tower positioned centrally within the front of the building. It has been extended and altered and is located to the west of the site. Since listing and vacation of the site, the building has been systematically stripped of all original window furniture (bronze fittings) and several of the cast iron radiators. Terrazzo stair nosings have been damaged and there have been obvious attempts to lift the parquet flooring in places. The curved bench from the front entrance hall has been removed, but is still on site.
- 1.6 The gymnasium lies to the east of the Broadbent building and the Caretaker's Cottage is located within the north west corner of the site. The McCrae, Roberts and Pascal buildings were constructed at a later stage between the 1950's and 1970's.
- 1.7 The application site lies within Flood Zone 1 and the Ponders End Place Shaping Priority Area.

2. Proposal

- 2.1 The application seeks full planning permission and listed building consent for the conversion of the existing Broadbent building to an eight form entry

secondary academy with a 480 pupil sixth form to provide a total capacity of 1680 students involving refurbishment of the existing caretaker's house, Broadbent building and gymnasium, the erection of a new three storey teaching block to the south of the Broadbent building, erection of a sports hall with changing facilities to the south of the gymnasium together with demolition of the rear workshops, courtyard infill and attached single storey buildings and demolition of McCrae, Roberts and Pascal buildings, construction of a multi-use games area (MUGA), hard court area, car park with two coach parking / drop off zones, additional vehicular access to Queensway and associated landscaping.

- 2.2 The Pascal Building, McCrae Building, Roberts Building, single storey extensions within the northern courtyard to the Broadbent building, the single storey workshop to the rear of the Broadbent building and the Student Union Forum would be demolished to accommodate the proposal.
- 2.3 The three storey rear extension to the Broadbent Building would measure approximately 55 metres in width, 12.6 metres in height and 19 metres in depth. The proposed extension would be approximately 1.6 metres wider than the side elevations of the existing central element of the building. The extension would result in the Broadbent building measuring an overall depth of approximately 97 metres.
- 2.4 The extension would comprise aluminium windows and a brick external finish. The extension would comprise a flat roof with a parapet to enclose the external plant. A 250 square metre PV array at a 30 degree pitch would be sited on the new roof. The overall height of the extension would be set approximately 1.2 metres higher than the roof level of the existing Broadbent building.
- 2.5 In terms of refurbishment works to the Broadbent building, the existing steel framed single glazed windows along the north, east and west elevations of the Broadbent building would be replaced with double glazed thermal broken aluminium framed windows. The ground floor windows on the eastern elevation, the front windows within the tower, the three storeys of curved glazing facing the courtyard and the second floor glazing to the rear northern elevation which serves a corridor would be retained and repaired.
- 2.6 Various internal alteration works are proposed to facilitate re-use of the building, including installation of new services. Non-original partitions would be removed to allow reinstatement of the building's original plan arrangement of flexible teaching accommodation, and all toilets would be reinstated to their original locations to the east and west ends of the front wing at ground floor level and adjacent to the north-west and north-east stairs at the upper levels. The former assembly hall would also be reinstated to be used as a main function space for communal school activities and events and would involve removal of the existing unsympathetic modern mezzanine, lift and stairs. The auditorium space is significant for its role in the Broadbent's history as a communal focus for the college.
- 2.7 The retention and refurbishment of existing key internal elements that contribute to the significance of the listed building would also be undertaken and include the open space and decorative features of the main entrance hall at ground floor (including parquet flooring, terrazzo stairs and tiled columns) and the four main staircases at either end of the teaching ranges.

- 2.8 An original link between the existing Broadbent building and gymnasium would be reinstated. The glazed link would measure approximately 13 metres in width, 3 metres in depth and 5 metres in height.
- 2.9 The new sports hall with a flat roof and a brick external finish would be sited to the south of the existing gymnasium abutting the proposed link. The building would measure 42 metres in depth, 19 metres in width and 9 metres in height.
- 2.10 The windows of the gymnasium would be retained and refurbished.
- 2.11 To the south of the Broadbent building an external dining terrace with a depth of 7 metres and a width of 42 metres is proposed. A hard court multi use games area (MUGA) would be sited adjacent to the new sports hall. The southern courtyard within the Broadbent building would be reinstated and smaller courtyards across the site would be introduced. A large informal soft play space would be sited to the east of the site and habitat areas to the south.
- 2.12 A one way system would be introduced with vehicles entering the site from the north eastern access (through the multi storey car park) and exiting the site from the north western access. The multi storey car park is currently within the ownership of the applicant, however the multi storey car park and the remaining area of land to the east of application site is to be acquired by the Council to form the new Electric Quarter development. As part of the Heads of Terms for the acquisition of land, the Council will demolish the multi storey car park and this is due to take place in 2016. Both accesses will be used during the construction phase, however initially the school would only be served by the north eastern access.
- 2.13 A total of 120 parking spaces would be sited along the north and west boundaries of the site. Covered cycle storage areas would provide a total of 64 cycle spaces (48 spaces for students and 16 spaces for members of staff) with the ability to expand in the future. Drop off bays for six cars/ two coaches would be sited in close proximity to the north western access. A service area is proposed to the south west of the site.
- 2.14 A total of 111 staff would be employed with 108 full time members of staff and 35 part time members of staff. The hours of operation of the school would be 7am – 5pm Monday to Friday with staggered start and finish times for year groups 7 - 11 and sixth form. The school would be open for community activities between 5pm – 9pm Monday to Friday and 9am – 6pm Saturday to Sunday.
- 2.15 The following additional/ amended drawings and documents have been received:
- Location plan - the red line on the location plan has been amended to include the multi storey car park because the north eastern access through the multi storey car park forms part of the proposal but was not originally included.
 - Amended elevations showing a green wall to the south elevation of the sports hall and a double coping to the proposed extension to the Broadbent building
 - Drawing showing views to the access stair
 - Drawing showing details of the western access
 - Cycle storage plan and elevations
 - Statement of Education Need

- Statement of use of the Caretakers House
- Use of Brick Bond Statement
- Window Strategy Summary
- Construction Management Plan

3. Relevant Planning History

- 3.1 TP/08/1982 - Redevelopment of part of site to provide a total of 92 residential units, comprising partial demolition and conversion of Broadbent building to create 61 self-contained flats, incorporating roof terrace to tower, together with gymnasium and swimming pool (D2 use), conversion of existing gymnasium into village hall (D1 use) and erection of 31 two and 3-storey terraced houses, associated access road, car parking and landscaping. (Phase 1) - Withdrawn 29 April 2009.
- 3.2 LBC/08/0023 - Demolition of part single storey, part 2-storey extension to side and rear of existing Broadbent building together with part removal of internal walls to all floors and removal of mezzanine floor to existing library to facilitate conversion to 61 flats, gymnasium, swimming pool and village hall, together with associated external alterations – Withdrawn 30 April 2009.
- 3.3 P12-02254SOR - Demolition of some existing buildings on site, the conversion of the Grade II Listed Broadbent Building, gymnasium and caretakers cottage and redevelopment of site for residential use to provide a maximum of 560 dwellings on the Queensway site and to the High Street frontage together with up to 2000 sq.m. retail floorspace to the High Street frontage, up to 1600sq.m. commercial floorspace and provision of up to 500 sq.m. for community facility within the Queensway site, with associated car parking, access, and infrastructure. EIA not required – 25 October 2012.
- 3.4 P12-00732PLA - Redevelopment of site to provide a total of 471 residential units and 975 sq.m. of commercial B class floorspace in a 4-storey block, comprising partial demolition and conversion of Grade II Listed Broadbent building and demolition of remaining buildings, erection of a terrace of 40 x 2-storey 4-bed houses to southern boundary, with accommodation in roof space and front dormer windows; erection of 10 x 4-storey blocks comprising 295 units (134 x 1-bed, 82 x 2-bed, 79 x 3-bed) incorporating roof terraces; erection of 1 x 2-storey block of 8 x 1-bed units; erection of a 3-storey extension to south elevation of Broadbent building together with construction of second floor extension above central link to provide a total of 128 units (111 x 1-bed, 16 x 2-bed, 1 x 4-bed) together with refurbishment of existing listed gymnasium building to communal facilities for residents, construction of associated access roads linked to Queensway, car parking, play space, landscaping and retention of pedestrian link to High Street. – Refused on 14.02.2013 for the following reasons:
1. *The proposal, by virtue of the density, mix and tenure of units proposed, the concentration on starter and one-bed units, the lack of family units and the failure to make any provision for affordable housing, would fail to create a balanced and sustainable community on this key strategic site within Ponders End and this would prejudice the regeneration of this area. In this respect the development would be contrary to London Plan policies 3.4, 3.5, 3.8, 3.9, 3.11,*

3.12, 3.13 ,7.1 and 8.2, Core Policies 3, 5, 9, 40, 41 and 46 of the Enfield Plan Core Strategy and National Planning Policy Framework.

2. *The proposed development, and particularly the size, siting and design of blocks 5, 10 and 15 in relation to adjoining sites, would prejudice the development potential of those sites and particularly the size, siting and design of blocks 10 and 15 would fundamentally compromise the comprehensive redevelopment of the High Street frontage, as identified in the Ponders End Central Planning Brief, detrimental to the regeneration of this area. In this respect the development would be contrary to London Plan policy 7.1, Core Policies 40 and 41 of the Enfield Plan Core Strategy, Policy (II)H8 of the Unitary Development Plan, the Ponders End Central Planning Brief and the National Planning Policy Framework.*
3. *The proposed development, by virtue of its density, design, layout, massing and access would result in a poor quality and illegible environment that fails to satisfactorily integrate with its surroundings, fails to provide a safe and secure environment for future residents and which would fail to take the opportunities available for improving the character and quality of the area and the way it functions. In this respect the development would be contrary to London Plan policies 3.2, 3.5, 7.1, 7.3, 7.4, 7.5 and 7.6 of the London Plan, Core Policies 4, 30 and 41 of the Enfield Plan Core Strategy, Policies (II)GD3, and (II)H8 of the Unitary Development Plan, the Ponders End Central Planning Brief and National Planning Policy Framework.*
4. *The proposal by reason of the works proposed to the fabric of the Broadbent Building, including the proposed extension to the auditorium, together with the demolition of the Caretaker's Cottage, would result in undue harm to the significance of the heritage asset, contrary to London Plan policies 7.8 and 7.9, Core Policy 31 of the Enfield Plan Core Strategy, Planning Policy Statement 5 Practice Guide and the National Planning Policy Framework.*
5. *The proposed development would result in the generation of additional traffic on the local and strategic road network, exacerbating existing capacity issues, without making provision for appropriate mitigation to improve accessibility to the site for non- car modes. In this respect the development would be contrary to London Plan policies 6.1, 6.2, 6.3, 6.9, 6.10 and 6.12, Core Policies 24, 25 and 26 of the Enfield Plan Core Strategy and Policy (II)GD6 of the Unitary Development Plan.*
6. *The applicant has failed to provide adequate information for the Local Planning Authority to determine the likely impact of the proposals on protected species (bats, reptiles and black redstarts), which are a material consideration. This is contrary to the Enfield Plan Core Strategy policy CP36, the London Plan Policy 7.19 and national planning policy in the form of Government guidance on biodiversity in the planning system - Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (not revoked by the NPPF) and if the Local Planning Authority were to approve the application it could be found to have failed to comply with its duties under the 2010 Habitat Regulations.*
7. *The applicant has failed to demonstrate how opportunities have been taken to "protect or enhance the natural environment" and "improve biodiversity" which is contrary to the National Planning Policy Framework, the Enfield Plan Core Strategy Policy CP36 and the London Plan Policy 7.19.*

8. *Insufficient evidence has been submitted to demonstrate that the submitted energy strategy adheres to the principles of the energy hierarchy, represents the most efficient use of plant, delivers an adequately sized energy centre and aligns with the overall strategic objective to deliver a decentralised energy network to the North East Enfield and Ponders End strategic development area to accord with Strategic Objective 2 and Policies CP20 and CP40 of the Enfield Plan Core Strategy, emerging Policy DMD51 of the Development Management Document, the emerging North East Enfield AAP, Policies 5.2, 5.3, 5.5, 5.6 and 5.7 of the London Plan and the National Planning Policy Framework.*

3.5 P12-00733HER - Partial demolition and conversion of Grade II Listed Broadbent building to provide a total of 128 units (111 x 1-bed, 16 x 2-bed, 1 x 4-bed) involving erection of a 3-storey extension to south elevation, construction of second floor extension above central link together and alterations to windows, refurbishment of listed gymnasium building to communal facilities for residents and demolition of listed Caretaker's Cottage in association with redevelopment scheme under Ref: P12-00732PLA – Refused on 8 February 2013 due to the following reason:

The proposal by reason of the works proposed to the fabric of the Broadbent Building, including the proposed extension to the auditorium, together with the demolition of the Caretaker's Cottage, would result in undue harm to the significance of the heritage asset, contrary to London Plan policies 7.8 and 7.9, Core Policy 31 of the Enfield Plan Core Strategy, Planning Policy Statement 5 Practice Guide and the National Planning Policy Framework.

Planning application reference P12-00732PLA and listed building consent reference P12-00733HER sought the wholesale replacement of the existing original crittal windows with double glazed aluminium windows. This was considered to result in harm to the heritage asset and it was recommended that the windows, as a key feature, should be retained and adapted unless irreparable.

3.6 P12-02677PLA - Demolition of existing buildings on site (excluding the Broadbent Building, Gymnasium, Caretakers Cottage, multi storey car park to the Queensway frontage and 198 High Street) and the redevelopment of the site to provide a mix of residential (Class C3), business (Class B1), retail (Classes A1-A4) and community uses (Class D1), hard and soft landscaping and open space, new connection (vehicle and pedestrian) to High Street via College Court, retention and alteration of existing accesses to Queensway, car and cycle parking (including alterations to car parking arrangements within College Court) and all necessary supporting works and facilities, including an energy centre; the retention, refurbishment and extension of the listed Broadbent building, retention and refurbishment of the associated caretakers cottage and gymnasium to provide up to 43 residential units, 2,141sq.m (GIA) of commercial/live work floor space (Class B1) and 427sqm (GIA) of community use (OUTLINE with some matters reserved - Access). Committee decision. Approved on 5 March 2013.

3.7 14/03280/PADE Demolition of the non-listed buildings (Roberts building, McCrae building and Pascal building) - Approved 8 September 2014 and not yet implemented.

- 3.8 P12-02678HER - Works involving the partial demolition, alteration and extension of the listed Broadbent buildings, gymnasium and caretaker's cottage to accommodate new residential (Class C3), business (Class B1) and community use (Class D1). – Withdrawn on 30 September 2014.
- 3.9 14/03223/CEB - Soft strip and asbestos removal from Broadbent building and ancillary university buildings involving the removal of carpets, vinyl, WC partitions, stud walls (not part of original layout), light fittings, debris, chairs, tables etc. to allow asbestos removal from below the current floor finishes and asbestos removal from service duct and pipework gaskets etc. Granted 28 October 2014.

4. Consultations

4.1 Statutory and Non-Statutory Consultees

Traffic and Transportation

4.1.1 In response to the original submission Traffic and Transportation expressed concerns with the following:

- The quality of the pedestrian environment on Queensway.
- The robustness of the Transport Assessment in particular to the anticipated level of parental drop off.
- The information included within the Construction Management Plan.
- The provision of electric charging points and cycle spaces.
- The lack of detailed proposals of the north eastern vehicular access and exclusion of the access area within the red line of the application.
- The lack of detailed proposals of the pedestrian and cycle access routes to the High Street.

4.1.2 As a consequence revised plans and additional information have been received and several conditions would be attached to any grant of planning permission relating to the design of both access points, an amended Construction Management Plan, electric charging points and cycle spaces.

4.1.3 In terms of highway mitigation measures the following should be secured:

- Section 278 Agreement to cover the provision of raised entry treatments/build outs or similar arrangement at both vehicular access points into the site from Queensway, localised widening of footways near the access junctions with Queensway, repaving of footway and crossovers (over a distance of 15m on each side of the eastern and western access points).
- Section 106 Agreement - a contribution of £33,000 should be secured for implementation of traffic management and implementation of parking/waiting restrictions in Queensway together with provision of a new crossing facility towards the eastern end of Queensway. The new crossing will allow for a safe crossing of pupils amongst the various commercial vehicles using it.

English Heritage

- 4.1.4 Significance: The origin of the present buildings began with the Ediswan Institute at the beginning of the twentieth century, then offering technical evening classes, and eventually being purchased by the LCC and developed into the Enfield Technical College and the development of this site. The college gradually transformed into a polytechnic and latterly the Middlesex University. As such it has moderate historic and communal value.
- 4.1.5 The buildings are Grade II listed, principally for their aesthetic and architectural value. Designed by W.T. Curtis and H.W. Burchett the site embodies many of the theoretical discussions of modern educational architecture taking place in the 1930s. Construction began in 1938 and continued intermittently following the conclusion of the Second World War.
- 4.1.6 The design, form and materials show strong links to Dutch and Scandinavian architecture of the same period, notably that of W.M. Dudok. This is evident through the large glazed expanses, the central entrance tower, and the tiled giant-order columns. Technically advanced materials such as Crittall glazing, and the ideological alignment of the modern movement, would both have been very fitting design choices for an innovative technological institution.
- 4.1.7 Impact: The proposal is for the conversion of the redundant site to an eight form entry secondary academy and sixth form. The principal impacts upon the significance of the listed building are as follows:
- The replacement of the majority of Crittall 'universal section' windows with thermally broken aluminium windows of matching profile.
 - The demolition of the original workshop range to the rear of the site.
 - The proposal will bring about significant benefits to the listed buildings, including:
 - The restoration of the entrance lobby, hall, gymnasium, and southern courtyard.
 - The retention of more windows than previously consented schemes have allowed.
 - The return to an educational use for the site.
- 4.1.8 Policy: The Government's National Planning Policy Framework (NPPF) sets out its position regarding the protection of the historic environment (cf. Section 12). This policy requires the particular understanding of the significance of the site, the avoidance of less than substantial harm except where justified by significant public benefit, and the pursuit of opportunities to enhance or better reveal the historic environment.
- 4.1.9 Position: In our view the educational use of this Grade II listed building is the best possible use that can be achieved. The conversion of the building's interior spaces will not entail any major disruption of the building's essential planning, and the original circulation will largely be reconstituted where it has been obscured by later work.
- 4.1.10 Certain elements of the proposal mentioned above will have a significant impact on the building, and it is regrettable to see the loss of such a large amount of original Crittall glazing. However, in the context of the wider scheme and the generous public benefits afforded by the conversion of the

building to a secondary school we consider this harm to be less than substantial.

- 4.1.11 The loss of the workshop range is equally unfortunate. The college's original technical function was evidenced through these buildings. We would encourage the council to require a recording of this range prior to demolition, and for the applicant to retain some signifier of this section of the site in the delivery of the replacement three-storey range (i.e. through the name of that area, or through architectural detailing that might reference the form of the lost workshops).
- 4.1.12 Having considered the scheme as a whole, and the relative significance of those elements of the building affected by the proposals, English Heritage would support this application, with the condition that suitable recording is carried out of the workshop range prior to demolition'.

Tree Officer

- 4.1.13 The Tree Officer raised no objection to the proposed development. A suitable condition was suggested to secure an effective tree protection plan for the retained trees. Although the landscape master plan indicates that there will be a significant improvement to the green infrastructure of the site, there should be an increase of softening and screening planting around the boundary including additional tree planting. The Tree Officer suggested that this may have to be shown in an indicative drawing before a decision is made to show that it can be achieved. However an indicative drawing has not been submitted.

Transport for London (TfL)

- 4.1.14 TfL advise that due to the proposals location, the site would be very well served by the bus network. However it is envisaged that capacity issues will arise by 2017.
- 4.1.15 Funding has been set aside for envisaged demand increases; however they feel that further monitoring is warranted post 2017 to gauge the extent of demand created. With this in mind, TfL explained that some form of agreement would need to be novated where additional funds can be sought to mitigate any longer term capacity issues.
- 4.1.16 The applicant submitted a letter which sets out that TfL has received funding to cover the costs of the provision of any necessary bus service enhancements resulting from Free Schools for which planning permission is granted in the lifetime of the parliament. TfL have confirmed that a financial contribution is not required.

Environmental Health

- 4.1.17 Environmental Health raises no objection.
- 4.1.18 The noise assessment submitted with the application is suitable and sufficient and the report is accepted.

- 4.1.19 The contamination survey recommends a stage 2 site investigation to address contamination issues and contamination may also arise which was not previously known and therefore two conditions have been suggested.
- 4.1.20 Demolition and construction will lead to dust emissions from site and as there are residents in close proximity to the development a condition is required.

Biodiversity Officer

- 4.1.21 The ecological report confirms that there are no perceived ecological constraints to the proposed development. Any approval should be subject to the following conditions: Nesting Birds, Bats - Destructive Demolition, Biodiversity Enhancements and SuDS & Green Roof.

Thames Water

- 4.1.22 No objections subject to conditions and technical information requirements being forwarded to the applicant.

Urban Design Officer

- 4.1.23 The Urban Design Officer expressed concerns with the following:

- The size and massing of the three storey rear extension.
- The proposed landscaping and boundary treatments.
- The loss of the route through the site.
- The Caretakers Cottage being left vacant.
- The blank façade of the sports hall.

Heritage Officer

- 4.1.24 The Heritage Officer welcomes the following:

- The return of the buildings to a sustainable educational use.
- Removal of the accretive development from within the central courtyard and return of the former assembly hall to its original configuration.
- Return of the gymnasium to its original use, retention of its original glazing and the former link structure restored.
- Retention of the original glazing within the tower structure and curved rear projection.
- Reinstatement of the former courtyard garden.

- 4.1.25 The Heritage Officer expressed strong concerns with the following:

- Lack of a full window by window condition survey to justify the package of retention/ replacement proposed. Such extensive window replacement in a historic building is considered to constitute substantial harm and the case has to be made for it.
- An earlier window condition survey by West Leigh has not been submitted or updated. The lack of maintenance means that many windows are in poor condition but it is not clear how extensive the problem is.

- The consultants suggestion that the windows are of limited 'archaeological' significance – this is not accepted and the Council should look for their retention and repair as a first option.
- The new three storey extension is taller and wider than the existing buildings contrary to pre-application advice. However the new build could be offset by the benefits the rest of the scheme could bring subject to what is resolved with the windows.
- Absence of information on proposals affecting significant parts of the original fabric make it hard to assess the full effects of the proposals on the building.

The Twentieth Century Society

4.1.26 As per previous pre-application comments, The Twentieth Century Society welcome the principle of these applications which the Society views as demonstrating a sensitive and conservation led approach to the adaptation of the grade II listed buildings. The proposals include removing much of the later unsympathetic in-fill development in the internal courtyards, and the retention of the caretaker's house. The Society also welcome the retention of the original glazing on the stair tower and on the east and west elevations of the gymnasium.

4.1.27 However, at pre-application stage The Twentieth Century Society raised concerns about the impact of the proposed replacement aluminium double glazed curtain walling system, given the particular importance that the current single glazed Crittall has to the appearance and character of the Broadbent building. The Society recommended that an up to date condition survey of the existing windows be carried out, and are disappointed that the comments have not been addressed and that no up to date survey has been submitted with the applications. The Society would expect such a survey to be an important element in any justification for the large scale loss of historic fabric proposed.

4.1.28 In the pre-application advice the Society also requested that a mock-up be assembled on site to inform the windows strategy. The Society have not seen this documented in any of the application material, which would have helped inform their advice. The Society are not convinced by the level of detail provided that the proposed double glazed aluminium curtain walling system will not harm the character and appearance of the listed building.

4.1.29 The Twentieth Century Society reluctantly object to the applications in their current form due to the harm that the replacement curtain walling system would have on the character and appearance of the historic building.

Environment Agency (EA)

4.1.30 The EA object to the application as submitted because the Flood Risk Assessment does not meet the requirements of the National Planning Policy Framework and the associated Practice Guide.

4.1.31 The applicant has not demonstrated that the peak discharge rate for all events up to and including the 1 in 100 chance in any year critical storm event, including an appropriate allowance for climate change, will not exceed 3 times the greenfield runoff rate. Where 3 times the greenfield runoff rate

cannot be met, evidence must be provided that demonstrates the greatest feasible reduction has been achieved, which must be a minimum of a 50% reduction in line with the London Plan Supplementary Planning Guidance.

- 4.1.32 The applicant has not demonstrated that sustainable drainage systems (SuDS) will be used and maximised on site to provide storage for surface water generated on site, in line with the National Planning Policy Framework paragraph 103, that requires development to give priority to the use of SuDS.
- 4.1.33 The EA have indicated that their objection can be addressed by demonstrating through their surface water strategy that the proposed development will not create an increased risk of flooding from surface water and that the surface water run-off rate has been reduced to 3 times the greenfield runoff rate or by at least 50% in line with the London Plan Policy 5.13 and its Supplementary Planning Guidance on Sustainable Design and Construction.
- 4.1.34 The EA have agreed to the agent submitting an updated Technical Note to stand alongside the Flood Risk Assessment rather than producing a new assessment. The Technical Note was submitted to the EA on Monday 5 November 2014. The EA have 21 days to respond to additional information, however comments are likely to be received by 14 November 2014.

Sustainable Design Officer

- 4.1.35 In response to the original submission the Sustainable Design Officer expressed concerns with the following:
- The Energy Statement only serves to achieve compliance with the current Building Regulations. The Statement does not mention strategies to address the existing listed building or the potential to connect to a proposed DEN. The Statement ignores the requirements of Policy DMD51 and Policy 5.2 of the London Plan.
 - A Flood Risk Assessment has been submitted but lacks engagement with SuDS and the requirements of Policy DMD 61.
 - The development appears to achieve a 'Very Good' rating although the pre-assessment sets a 'Good' rating baseline and it is unclear as to the scope of the assessment.
 - Green roofs or living walls have not been incorporated within the scheme.
- 4.1.36 The agent has submitted additional information, a revised Energy Statement and an updated Technical Note to stand alongside the Flood Risk Assessment. The Sustainable Design Officer has confirmed that the additional information is acceptable but several conditions would be required and a connection to a DEN would be required.

Conservation Area Group:

- 4.1.37 Members to be updated.

Education:

- 4.1.38 Heron Hall is already factored into secondary provision in the borough and has been taking three forms of entry (90 students) since September 2013. The admissions booklet shows the school as taking in the same amount of pupils in September 2015.
- 4.1.39 The Council is reliant on the places provided by Heron Hall Academy to meet statutory responsibility to provide enough school places to meet demand. There is not enough spare capacity in local schools to cover 90 places if they are not provided next year.
- 4.1.40 However, with academies the Council are not involved in how the building capacity is provided – of course they have to follow due process in terms of planning, building control, etc. so they should have planned to deliver the extra building capacity required in line with their resource and decant plan for how secondary children move from the current secondary provision at Cuckoo Hall to the new provision in the new and remodelled buildings.

4.2 Public response

- 4.2.1 Letters were sent to 698 adjoining and nearby residents. The consultation period expired on 8 September 2014. A site notice was posted on 3rd September 2014 and expired on 24th September 2014 and a press notice was published on 17 September 2014 and expired on 1 October 2014. No responses have been received.
- 4.2.2 Following the receipt of a location plan with an amended red line a new site notice was erected on 3 November 2014 and will expire on 17 November 2014. Members will be verbally updated at Committee of any comments that are 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 and has now successfully been through examination. It is expected that the document will be adopted at full Council in November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight.
- 5.2.1 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 London Plan

Policy 3.16 - Protection and Enhancement of Social Infrastructure
Policy 3.18 - Education Facilities
Policy 3.19 - Sports Facilities
Policy 5.2 - Minimising Carbon Dioxide Emissions
Policy 5.3 - Sustainable Design and Construction
Policy 5.4 - Retrofitting
Policy 5.10 - Urban Greening
Policy 5.11 - Green Roofs and Development Site Environs
Policy 5.13 - Sustainable Drainage
Policy 6.3 - Assessing Effects of Development on Transport Capacity
Policy 6.13 - Parking
Policy 7.4 - Local Character
Policy 7.6 - Architecture
Policy 7.8 - Heritage Assets and Archaeology

5.5 Core Strategy (adopted November 2010)

CP8 - Education
CP11 - Recreation, Leisure, Culture and Arts
CP20 - Sustainable Energy Use and Energy Infrastructure
CP21 – Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP24 - The Road Network
CP25 - Pedestrians and Cyclists
CP28 – Managing Flood Risk through Development
CP30 – Maintaining and Improving the Quality of the Built and Open Environment
CP31 - Built and Landscape Heritage
CP32 - Pollution
CP36 - Biodiversity
CP40 - North East Enfield
CP41 - Ponders End
CP46 – Infrastructure Contributions

5.6 Unitary Development Plan (UDP) (adopted March 1994)

(II)C17 Development within Curtilage of Listed Building
(II)GD3 Design
(II)GD6 Traffic implications
(II)GD8 Site Access and Servicing
(II)T13 Access onto Public Highway

5.7 Proposed Submission Version DMD (March 2013)

DMD16 - Provision of New Community Facilities
DMD37 - Achieving High Quality and Design-Led Development
DMD44 - Preserving and Enhancing Heritage Assets
DMD45 - Parking Standards
DMD47 - New Roads, Access and Servicing
DMD48 - Transport Assessments
DMD49 - Sustainable Design and Construction Statements
DMD50 - Environmental Assessment Methods
DMD51 - Energy Efficiency Standards

DMD68 - Noise
DMD69 - Light Pollution
DMD74 - Playing Pitches
DMD79 - Ecological Enhancements
DMD80 - Trees on Development Sites
DMD81 - Landscaping

5.8 Other relevant Policy/ Guidance

North East Enfield Area Action Plan (Proposed Submission 2014)
Ponders End Central Development Brief (adopted May 2011)
Section 106 Supplementary Planning Document (adopted November 2011)

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

6. **Analysis**

Principle of Development:

- 6.1 Historically the site has been used for educational purposes originally accommodating the former Enfield Technical College and later the Middlesex University. Although the site is currently vacant it was previously in educational use and therefore the use of the site as a secondary school is considered acceptable in principle. The proposed academy would also help meet the future need for secondary school places in the area.
- 6.2 The Ponders End Central Planning Brief (adopted May 2011) identifies the Middlesex University campus site for residential led mixed use development. Although the application site would accommodate an educational use, the land to the east of the application site is to be acquired by the Council with an intention to bring forward a comprehensive housing-led, mixed use regeneration scheme known as the Electric Quarter. This would be in accordance with the requirements of the Ponders End Central Planning Brief (adopted May 2011).
- 6.3 The submitted Planning Statement states that the Broadbent building would be available for community uses. This would be in accordance with Policy DMD16 of the Proposed Submission DMD which seeks efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use. The Council would be keen to encourage the use of the schools assets to the wider community through use of the playing fields, sports hall and classrooms for adult evening classes and other community uses. A condition requiring a community use plan would be attached to any grant of planning permission.

Educational Need:

- 6.4 There has been an expansion in primary schools in the borough in recent years and consequently there will be a need to accommodate this expansion at secondary school level in years to come. Heron Hall is already factored into secondary provision in the borough and the Council is reliant on the places provided by Heron Hall Academy to meet statutory responsibility to provide

enough school places to meet demand. However as an academy the Council are not involved in how the building capacity is provided.

- 6.5 The case for the need to provide a new secondary school in the proposed area was made in a bid document which was reviewed and accepted by the Department for Education. The Statement of Education Need submitted during the planning application process states that a new school would offer cost effective high quality education for parents and pupils to choose, and would meet a basic future need in the area for secondary school places.
- 6.5 The Statement states that there will be a shortage of secondary school places in the borough and in recent years Enfield has received three emergency funding grants from the Department for Education. The first amounted to £6.9m (2009), the second £10m (2010) and the third £5.5m (2011). Furthermore the adjoining Boroughs, Barnet, Waltham Forest and Haringey will have a shortage of secondary places by 2014, and by 2015 the increase in birth rates and other demographic trends will result in even greater pressure in Enfield and the neighbouring boroughs. The London Council's report in April 2011 on "School Place Shortages in the Capital" indicated a growth of 100,000 primary age pupils between 2010/11 and 2014/15. This would therefore require additional secondary students across London with the increased demand starting in 2015/16 and rising subsequently.
- 6.6 The secondary school is currently operating from the Cuckoo Hall Academy in Edmonton and will relocate to the Broadbent building in September 2015. Any delay to the opening of the proposed new school would impact on the continuity of education for the existing primary school and secondary school students. Currently there are 90 Year 7 students and 80 Year 8 students on roll at Heron Hall. A further 90 will join the school in September 2015 which is the point at which accommodation is required on the application site for a total of 260 students. There would be a logistical problem of accommodating the existing and new secondary school students on the current school site. There would be insufficient outside space and insufficient specialist curriculum areas such as laboratories and drama rooms. Consequently it would result in significant costs in relocating the school to temporary accommodation.
- 6.7 A significant delay to the programme of works would result in a minimum requirement of a terms temporary accommodation, and there may also be a minimum requirement of 52 weeks applied to the accommodation which would be subject to fit out requirements, ICT, infrastructure, ICT and decant costs incurred by the school which may result in an overall cost of £800,000. The applicant is therefore keen to avoid any delays to the proposed development. However it should be noted that the original target for submission was 17 January 2014 with the aim to take the planning application to the Planning Committee on 22 April 2014. The planning application and listed building consent application was validated on 8 August 2014.

Impact on Listed Building:

- 6.8 Policy DMD44 of the Proposed Submission DMD states that applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused.
- 6.9 The Broadbent building is Grade II-listed in recognition of its special architectural and historic importance. Designed by Curtis and Burchett of the

Middlesex County Architects Department as a technical college it had, until it became redundant in 2008, been in educational use since its construction. Since there has been no real need for extensive alteration, large portions of the building survive extensively intact.

- 6.10 Until the 1930s educational institutions built by local authorities followed in the architectural tradition established in the 1870s by the School Boards. They were of traditional construction and were generally brick-built with Queen Anne-style timber windows. The need for a cheaper means of building led Curtis and Burchett to look to the continent for a radically different style and way of building.
- 6.11 Willem Dudok, the City Architect of Hilversum in the Netherlands provided the inspiration for their new, modernist style. Characterised by concrete and steel construction, dramatic, large, linear blocks with seemingly vast expanses of metal windows, brick cladding and decorative tiles. Curtis and Burchett adopted and modified Scandinavian Modernism for their own range of institutional buildings. Despite the stylistic departure the Broadbent building continues many of the traditional principles of educational buildings in this country with large, flexible internal spaces, large windows and ventilation across corridor-plan blocks.
- 6.12 There are a number of later additions to the Broadbent building including the southern courtyard which has been largely filled in by extensions. The space between the Broadbent and the gym also has numerous accretions that are of minimal value. Internally, a couple of the original corridor walls have been removed and either a central corridor inserted or the wing has been left open-plan. The auditorium has a later mezzanine and lift shaft which date from its use as a library. These compromise the appreciation of the double-height space, though the coved ceiling, stage and proscenium arch appear all intact. The setting has also been compromised, partly by numerous new buildings and the hard standing which surrounds them, but also from a recent lack of maintenance of the site. The workshops were altered in the 1990s and although included in the listing are not of integral significance to the site because they do not display the same innovative characteristics as the other listed buildings.
- 6.13 The buildings proposed to be demolished are those which make the least contribution to the significance of the setting of the listed building, and include unsympathetic modern additions that have compromised the appreciation of the original layout and design of the site. The removal of the existing inappropriate modern additions would therefore reveal the architectural significance of the listed building.
- 6.14 The Heritage Officer was consulted on the proposed scheme and has acknowledged that elements of the proposal including the demolition of the student accommodation buildings and extensions to the Broadbent building; retention of the original glazing to the tower structure and the curved rear projection; reinstatement of the former courtyard gardens; return of the former assembly hall to its original configuration; reuse of the gymnasium and retention of its original glazing and reinstatement of the original link between the gymnasium and the Broadbent building; would all be of benefit to the architectural significance of the listed building.
- 6.15 In terms of the new three storey rear extension to the Broadbent building, it is considered that although the proposed extension would be set both wider and

higher than the existing Broadbent building, the introduction of an architectural detail in line with the roof of the existing building to reference the height of the existing building would minimise any significant impact on the special character and appearance of the building.

- 6.16 Officers have requested that the extension be reduced in height to further minimise any significant impact to the existing building. However the agent has explained that the building height is essential due to the need to match the existing floor levels for accessibility and functionality; the specific room heights required in the Education Funding Agency's Facilities Output Specification; and the extent of roof plant required which is itself a function of putting all the heavily serviced facilities (excluding science) in the new extension in order to minimise detrimental impact on the listed building.
- 6.17 Although the height of a new extension to the Broadbent building was raised as a concern at the pre-application stage, given the reasons put forward for the need for the proposed height of the extension, the location and general design of the extension and the introduction of an architectural detail to visually reference the height of the existing building, on balance, the proposed extension is considered acceptable. It is also considered that the bulk of the new extension could be offset by the benefits that the overall scheme would bring.
- 6.18 The new sports hall has been appropriately sited to the rear of the existing gymnasium and would be of scale and design that would respect the character and appearance of the Broadbent building and the gymnasium.
- 6.19 In terms of external materials, the three storey extension and new sports hall are proposed to have a stretcher bond brick external finish. The current buildings have an English bond brick exterior and the use of English bond was advised at a pre-application meeting.
- 6.20 The Design and Access Statement states that the extension and sports hall have been designed to be deferential to the existing building in terms of their location, materials and proportion, while at the same time ensuring that they are clearly expressed as modern interventions rather than attempting to mimic the originals. Although the applicant/ agent's aim is to 'complement' rather than match the existing brickwork which is an acceptable approach, it is considered that the use of a stretcher bond and the sample brick that has been seen by Officers on site would not respect the special character and appearance of the listed building.
- 6.21 The applicant advises that one of the main reasons for not using English bond is due to the cost (approximately £220,000). The agent has also stated that the new buildings are to be of cavity construction with a half-brick thick external leaf and to mimic English bond would require the use of snapped headers or specials which they believe would be perverse as well as confusing.
- 6.22 At a meeting held with the applicant, agent and Officers to discuss outstanding issues with the scheme, the Heritage Officer suggested the use of alternative cladding materials for the sports hall to help reduce the costs so that an English brick bond could be used on the extension only. The applicant/ agent has rejected this suggestion concluding that the use of matching stretcher bond brickwork on both the new extension and sports hall would have less of a detrimental impact on the setting of the listed buildings than the use of English

bond on the extension and cladding panels on the sports hall. This is not supported by Heritage Officers.

- 6.23 Internal alterations, repairs and refurbishment are proposed to the principal fabric of the Broadbent building. The internal fabric is simple but in evidence throughout much of the building and is in variable condition. For instance the corridors and classrooms have parquet floors, the stairways terrazzo and some of the original radiators are evident within the building. These are high quality materials that are in keeping with the aesthetic of simple, functional elegance which is an important characteristic of the building. Sufficient information has however not been provided to assess the full effects of the proposals on the building, and therefore several conditions would need to be attached to any grant of planning permission requiring details on the repair, refurbishment, retention and removal of the internal historic fabric.
- 6.24 The significance of the cottage is essentially as a relatively intact example of well-designed educational buildings of the period. The Caretaker's Cottage is being retained and re-used, however additional information was not initially provided. An indicative timetable for proposed occupation was requested by the Heritage Officer to ensure that the building remains in use and does not become the target of vandalism. A statement has been submitted that confirms in the short term the Caretaker's Cottage would function as an additional base room for the site and security staff, thereby maintaining a suitable use whilst the medium term plans are finalised. In the medium term it is planned to bring the Caretaker's House back into use potentially as part of the sixth form teaching facilities or community use. A condition requiring the Caretaker's House to be weather tight would be attached to any permission.
- 6.25 Notwithstanding the above, the Heritage Officer has expressed strong concerns with regard to the replacement of the original Crittal windows which are a key element of the significance of the listed building. A window by window condition survey has not been submitted to justify why an extensive replacement of the windows is required, and in the absence of this information the proposed scheme would result in substantial harm to the listed building. In addition sufficient justification has not been provided as to why double glazed steel windows similar to the original windows have not been used rather than the proposed double glazed aluminium windows.
- 6.26 These views are echoed by the Twentieth Century Society who raise an objection to the proposed scheme in its current form, due to the harm that the replacement curtain walling system would have on the character and appearance of the historic building. Despite acknowledging that elements of the proposed works would have a significant impact on the listed building, English Heritage have raised no objection to the scheme, due to the public benefits afforded by the conversion of the building to a secondary school, and the wider context of the scheme. In coming to the Heritage Officer's conclusion the long term history of the site has been taken into consideration whereas English Heritage have looked at the wider general benefit of the scheme.
- 6.27 Pre-application advice was sought at the end of 2013 for the proposed conversion of the Broadbent building into a school. The requirement of a window by window condition survey was identified at this stage. The need to provide a report regarding the condition of the windows with any subsequent planning application was also highlighted within the pre-application enquiry response. Officers advised that whilst the challenge of achieving an efficient

building in terms of ventilation is recognised, total replacement of all glazing was not accepted at that stage, and would require a more robust justification together with details of the proposed replacement. It was also noted that other art modern buildings in the borough have been rejected for listing, because they do not have their original windows, so the total loss is bound to devalue the listed building in terms of heritage integrity.

- 6.28 It is also important to acknowledge that planning application reference P12-00732PLA and listed building consent reference P12-00733HER sought the wholesale replacement of the existing original crittal windows with double glazed aluminium windows. This was considered to result in harm to the heritage asset and it was recommended that the windows, as a key feature, should be retained and adapted unless irreparable. The replacement of the existing original windows is therefore not a new issue and has been demonstrated as a major concern to the Local Planning Authority in the past.
- 6.29 Planning application ref P12-02677PL sought to repair the windows within the north elevation of the building. The majority of the remaining glazing was proposed to be replaced with double glazed W20 steel windows, which would have provided a close match to the original windows but provide better thermal insulation. The repair and replacement of the windows was informed by a technical report that assessed what could feasibly be conserved and provided justification for the loss of original fabric.
- 6.30 The Broadbent building has been empty since 2008, and the windows have therefore not been maintained and many are in poor condition. As part of a previous planning application for the building, a firm called West Leigh who specialise in steel windows were commissioned to carry out a report on their condition, and the most sensitive and practical options for repair and/or reinstatement. The 2012 report concluded that the deterioration of the windows had occurred very much on an elevation by elevation basis rather than window by window. However the application proposed the retention and refurbishment of significantly more windows than currently proposed in this application, particularly for the stairwell windows and the principal north elevation excluding the tower. Whilst the extract submitted from the report identifies windows by number on elevations and proposes elevation-based approaches to retention/replacement, it does not go into the condition on a window-by-window basis, or justify why more extensive replacement is now required on grounds of condition.
- 6.31 The Heritage Statement submitted with the current application contains a few sample condition photographs and refers to the West Leigh 2012 condition survey. However the full West Leigh document was not submitted as part of the formal planning application process, and only an extract of the document which has not been updated has been subsequently submitted. The agent has been reluctant to submit a window by window condition survey due to costs and the conclusions that were set out in the West Leigh report that found that the majority of windows were beyond economic repair. The report was undertaken in 2012 and therefore the windows would have likely to have deteriorated further. The agent is however currently working on producing a window by window condition survey and the report should be available before the Planning Committee so that Officers can update Members on the findings.
- 6.32 In developing the current proposal the agents prepared a Window Strategy. They investigated three options for window improvements (Option 1 - repair and

refurbish, Option 2 - steel replacement system and Option 3 - aluminium replacement system). The cost benefit analysis for steel and aluminium windows is set out in table 1. The agents concluded that the replacement of windows with a steel window system would not meet thermal performance standards, and would incur severe cost premiums which could impact on the viability of the school. The business case for the replacement windows states that the extra over costs to change to a steel framed window would contribute nearly half of the new build cost of a two further entry primary school. Whereas the replacement of the windows with an aluminium window system replicating the existing window proportions, fenestration patterns, site lines and feature detailing, with the identified areas of glazing retained and refurbished would be a viable solution. It should be noted that the existing steel non thermally broken single glazed window system is no longer manufactured, therefore any replacement would be of a different profile.

	Option 1 – Aluminium	Option 2 - Steel
Window Construction Cost	£2,160,434	£3,051,755
Heating System Construction Cost	£336,259	£599,000
Heating Cost Saving (over 20 years)	-£397,800	
Benefit Less Cost	£2,098,893	£3,650,755
Cost benefit for Option 1	£1,551,862	

Table 1: Cost Benefit Analysis of Aluminium vs Steel Windows.

6.33 It is the Heritage Officer’s view that the proposed new windows would prejudice the character of the host building, and that this harm cannot be justified in terms of any public benefit that might be achieved by the proposal. The proposed replacement windows are considered to be a significant departure from the pattern and form of the original windows. The proposed windows are of a significantly greater depth than the existing windows and the windows would change the pattern of opening lights. The sample window was available to view on site. Consequently the Heritage Officer has suggested that a more suitable alternative unit should be put forward that respects the existing character and appearance of the building and replicates as closely as possible the existing fenestration in order for the scheme to be acceptable.

6.34 In response to the Heritage Officer’s comments the agent stated that ‘*Whilst Crittall do offer double glazed systems (eg ‘Corporate W20’) they do not have a thermally broken system. Their windows do not therefore meet Part L of the Building Regulations, resulting in ‘cold bridging’ and the risk of condensation. We would therefore be forced to use secondary glazing which would be visually detrimental in itself and risk the need for increased mechanical ventilation together with additional louvres through the external building fabric. It would also be functionally detrimental as it would impact on the interior. Furthermore, the W20 frames would not match the originals in that the opening lights would be evident (as is not currently the case) with wider sightlines and smaller glazing panes. Furthermore, the W20 sections can only accommodate a 16mm*

double glazed unit which has a lower thermal performance than a standard 24mm unit.

- 6.35 *Thermally broken steel windows would have deeper sections than the originals, the sightlines would be significantly wider and the opening lights would be evident. Steel windows thermally broken, are also still of poorer thermal performance hence the impact on the Schools environmental systems. Therefore we have proposed a high performance aluminium system'.*
- 6.36 In terms of current building regulations, listed buildings fall into a class of building where special considerations may apply. When undertaking work on or in connection with a listed building, the aim should be to provide improved thermal performance and adequate ventilation as far as is reasonable and practically possible. The work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings.
- 6.37 In summary on the heritage issues, there are many welcomed benefits of the proposed scheme which seek to reclaim plan form, fabric and some internal spaces of the original and to bring the building back into its original use. However the original Crittal windows are integral to the character and special architectural interest of the listed Broadbent building, and in the absence of a window condition survey to justify the extensive replacement of the existing original windows, and the proposed replacement windows, the Heritage Officer is unable to support the proposed development because the scheme would result in substantial harm to the special interest and architectural and historic significance of the listed building. This would be contrary to Policy CP31 of the adopted Core Strategy and Policy DMD44 of the Proposed Submission DMD (March 2013) which seeks development to conserve and enhance the special interest, significance or setting of a heritage asset.

Impact on Street Scene and Design

- 6.38 Policy DMD 37 of the Proposed Submission DMD states that applications for development that are not suitable for its intended function, that is inappropriate to its context, or which fail to have appropriate regard to its surroundings, will be refused.
- 6.39 The surrounding area has a mixed character, with Victorian terraces contrasting with the industrial buildings along Queensway and the Broadbent building. Given the site would remain as an educational use, and the proposed scale and nature of the development it is not considered that the proposal would result in any demonstrable harm to the character and appearance of the area.
- 6.40 The proposal has capitalised on the opportunities available on the site in terms of its layout. For instance the single storey additions to the Broadbent building and the student accommodation building blocks would be demolished. This would reduce the extent of built form on the site and has enabled new hard and soft informal social spaces with different functions and characters for the students to be introduced across the site. The new sports hall has been appropriately sited to the rear of the existing gymnasium and would be of a scale and design that would respect the character and appearance of the Broadbent building and the gymnasium. Parking spaces are located to the north and west of the site and a one way vehicular access route is proposed which would help ensure that the site does not become excessively congested.

- 6.41 The Ponders End Central Planning Brief seeks to create a sequence of connected public streets and spaces through the Middlesex University site from the High Street and Queensway, and reinforce pedestrian and cycle connections to Southbury and Ponders End Stations. Currently it is unclear how the proposed entrances to the east of the site would link with existing roads and pedestrian networks. The agent along with the Regeneration Team have confirmed that the details will be developed and come forward as part of the Electric Quarter development, this issue will therefore be dealt with by condition. Visual links from both Queensway to the northern tower and from the high street/ proposed Electric Quarter development to the eastern flank of the Broadbent building would also need to be retained. This will be managed through landscaping and boundary treatment conditions.
- 6.42 The Urban Design Officer raised concerns with the height of the proposed extension and suggested that an architectural detail is introduced at the same height as the existing roof line to visually reference the height of the existing building if the extension is not reduced in height. As previously discussed in this report, it is considered that although the proposed extension would be set both wider and higher than the existing Broadbent building, the introduction of an architectural detail in line with the roof of the existing building would minimise any significant impact on the special character and appearance of the building. Furthermore considering its location to the rear of the building and the public benefits the overall scheme would bring the extension is considered acceptable.
- 6.43 In terms of boundary treatments the existing brick retaining wall and fences along the western boundary would be retained; the trees and vegetation located along the south of the boundary would predominately be retained with fencing introduced; the external wall along the north of the site would be retained and a new 2.1 metre high weldmesh fence would be introduced along the eastern boundary. Weldmesh fencing adjacent to hedging would also be sited within the site. The agent has confirmed removal of the 1.2 metre high fencing proposed to enclose the Caretaker' Cottage. Full details of the proposed boundary treatments have not been provided and therefore a condition would be required to ensure that the boundary treatments do not result in any significant impact on visual amenity.
- 6.44 Design is an iterative process which frequently involves compromise between a number of competing and sometimes conflicting objectives. Overall it is considered that the general design of the proposed development would contribute to economic, social and environmental sustainability and would therefore be in accordance with Policy 37 of the Proposed Submission DMD.

Impact on Neighbours

- 6.45 Any new development should not impact on the residential amenity of neighbouring residents. The proposed development would not significantly impact on the residential amenities of the surrounding residential properties. The development would be sited closer to the common boundary with Derby Road to the south, however a minimum distance of approximately 40 metres would be maintained between the proposed rear extension to the Broadbent building and the new sports hall, and the residential properties located on Derby Road. There would also be a minimum distance of approximately 25 metres between the proposed extension and the residential dwellings located on

Kingsway. Although the proposed extension to the Broadbent building would be set higher than the existing roof level of the Broadbent building, the distances are considered acceptable to prevent loss of light or any other harm to the residential amenities of the occupants. The new hard and soft informal social spaces would be sited a minimum distance of approximately 20 meters from the dwellings located to the south of the application site and therefore due to this distance there would be no demonstrable harm to these residents in terms of noise and disturbance.

Transportation, Access and Parking

- 6.46 Policy DMD45 of the Proposed Submission DMD (March 2013) requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.47 Policy DMD47 of the Proposed Submission DMD states that new development will only be permitted if the access road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic. The application was accompanied with a Transport Assessment and a Travel Plan.
- 6.48 A one way system would be introduced with vehicles entering the site from the north eastern access (through the multi storey car park) and exiting the site from the north western access. The red line on the location plan has been amended to include the multi storey car park because the north eastern access through the multi storey car park forms part of the proposal but was not originally included.
- 6.49 The multi storey car park is currently within the ownership of the applicant, however the multi storey car park and the remaining area of land to the east of the application site is to be acquired by the Council to form the new Electric Quarter development. As part of the Heads of Terms for the acquisition of land, the Council will demolish the multi storey car park and this is due to take place in 2016. Both accesses will be used during the construction phase, however initially the school would only be served by the north western access.
- 6.50 The western access will provide the sole means of pedestrian and vehicle access into and from the site for approximately 390 pupils and 46 staff until 2016 where a condition and Section 278 Agreement would be triggered for delivery of the eastern access. Details of the western access have been provided but do not provide appropriate levels of pedestrian priority i.e. there is no provision of a pedestrian footpath/ link to the east of the access from Queensway. However this could be improved by the provision of a shared, single surface level access.
- 6.51 Traffic and Transportation have no concerns with the use of the two pedestrian and vehicular accesses from Queensway, however details of their design is required. Details of a suitable connection to the high street for pedestrians and cyclists would also be required via condition.
- 6.52 The submitted Transport Assessment concluded that mitigation is not required because the staggered school start times for Year 7-11 and sixth form help to

spread the vehicular demand associated with pupil and staff travel over the 07:00-09:00 AM period and the PM Period 1600-1800. However the proposal would substantially increase the number of pedestrians in the area and therefore a contribution of £33,000 will be secured for implementation of traffic management and implementation of parking/ waiting restrictions in Queensway, together with the provision of a new pedestrian crossing facility towards the eastern end of Queensway.

- 6.53 A Section 278 Agreement would also be required to cover the provision of raised entry treatments/build outs or similar arrangement at both vehicular access points into the site from Queensway, localised widening of footways near the access junctions with Queensway and repaving of the footway and crossovers (over a distance of 15m on each side of the eastern and western access points).
- 6.54 The application site is sited within an accessible location and has an estimated Public Transport Accessibility Level (PTAL) of 3 which equates to an average level of accessibility to public transport. It is within a short walking distance of local bus services located on the High Street and Southbury Road linking the site with the wider area. The site is also within a walking distance of Southbury Rail Station and although outside the PTAL walking distance, the site is also within 1.2km of Ponders End Rail Station.
- 6.55 Policies 6.3, 6.9 and 6.13 of the London Plan (2011) seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan (2011) sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility. A total of 120 parking spaces would be sited along the north and west boundaries of the site which is considered acceptable.
- 6.56 The levels of cycle parking should meet the requirements of Table 6.3 of the London Plan which requires one secure cycle parking space to be provided for 8 staff or students. The cycle parking should be lockable, lit, benefit from good natural surveillance, sheltered from the elements, easy to use and must not damage cycles.
- 6.57 A convenient and safe access to and from the stores, building and the street must be provided to comply with the London Plan Policy 6.9 and Policy DMD45 of the Development Management Document (Submission Version). Covered Sheffield cycle stands would provide a total of 64 cycle spaces (48 spaces for students and 16 spaces for members of staff) with the ability to expand in the future. Details have been submitted but further information on design is required and will be secured through condition.
- 6.58 A revised Construction Traffic Management Plan has been submitted and reviewed by T&T. However further information and clarification such as the type of construction vehicles that would be used and the location of wheel washing is required and therefore a pre-commencement condition would be attached to any grant of planning permission.
- 6.59 TfL have not objected to the proposal but has raised some concerns with regards to bus capacity in the area and have suggested that some form of agreement is made in relation to additional funds to mitigate any longer bus term capacity issues. The applicant submitted a letter which sets out that TfL

has received funding to cover the costs of the provision of any necessary bus service enhancements resulting from Free Schools for which planning permission is granted in the lifetime of the parliament. TfL have confirmed that a financial contribution is not required.

Trees and Landscaping

- 6.60 There are no trees on the site that are protected by a Tree Preservation Order or by being located within a Conservation Area. However a suitable condition would be required to secure an effective tree protection plan for the retained trees. This would be in line with Policy DMD80 of the Proposed Submission DMD (March 2013) which seeks to protect trees of significant amenity or biodiversity value. The Tree Officer has also requested an increase of softening and screening planting around the boundary including additional tree planting to further enhance the local environment, this would also be dealt with by condition.

Biodiversity

- 6.61 European Protected Species such as bats are legally protected by the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. If protected species are present it is illegal to deliberately kill, injure, capture or disturb them, or to damage, destroy or obstruct their roosts. Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.
- 6.62 An Ecological Appraisal dated July 2014 was undertaken by a qualified Ecologist and submitted with the planning application. The ecological report confirms that there are no perceived ecological constraints to the proposed development and therefore the proposed development is unlikely to result in any significant harm to any protected species. However, the Biodiversity Officer has recommended several conditions relating to Nesting Birds, Bats - Destructive Demolition, Biodiversity Enhancements and SuDS & Green Roof be attached to any permission granted. It should be noted that habitat areas are proposed along the southern boundary of the site. This would be in accordance with Policy DMD79 of the Proposed Submission DMD (Ecological enhancements).

Pollution

- 6.63 Policy DMD 64 of the Proposed Submission DMD sets out that planning permission will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all phases of development. The Environmental Health Officer has raised no objection to the proposal and has confirmed that the noise assessment submitted with the application is suitable and sufficient. The contamination survey recommends a stage 2 site investigation to address contamination issues and therefore a condition has been suggested requesting that this information is submitted and approved by the LPA.

Sustainable Design and Construction

- 6.64 Policy DMD 49 of the Proposed Submission DMD states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD 49 and 51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 6.65 Policy DMD 50 of the Proposed Submission DMD requires major non-residential development to achieve a Very Good BREEAM rating. The proposed development would be in accordance with this requirement.
- 6.66 The proposal would incorporate a green wall to the south elevation of the new sports hall which would contribute to enhancing biodiversity and managing surface water run off within the site; replacement windows to improve the thermal and solar performance of the building; a new condensing gas fired boiler and use of a natural ventilation system.
- 6.67 As set out in Policy DMD52 all major development should connect to or contribute towards existing or planned decentralised energy networks (DEN) supplied by low or zero carbon energy. Proposals for major development which produce heat/ and or energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable. The proposed development does not plan to connect to a DEN and it has not been demonstrated that this is not possible. This would be against planning policy requirements and therefore a reason to refuse the planning application. However the proposal would be subject to connection to a DEN and this would be secured through a S106 Agreement.
- 6.68 The original Energy Statement submitted with the application demonstrated that the proposed PV array to be sited on the extension would be in accordance with the Building Regulations. However there was no energy strategy that addressed the existing building or referred to connecting to a decentralised energy network. The Sustainable Design Officer confirmed that this was unacceptable and a reason for refusal because it would not be in accordance with London Plan Policy 5.2 and Policy DM51 of the Proposed Submission DMD (March 2013).
- 6.69 The agent has submitted additional information, a revised Energy Statement and an updated Technical Note to stand alongside the Flood Risk Assessment. The Sustainable Design Officer has confirmed that the additional information is acceptable however several conditions would be required and an obligation to safeguard future connection to a DEN would be secured through a S106 Agreement.

Flood Risk

- 6.70 Policy DMD 59 of the Proposed Submission DMD states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. In consultation with the Environment Agency, planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in, unacceptable levels of flood risk.
- 6.71 The site is located within Flood Zone 1 with minimal risk of flooding from all sources. However because the development proposals are greater than 1 hectare and sited within Flood Zone 1 a Flood Risk Assessment is required and

consequently the Environment Agency were consulted. The Environment Agency along with the Sustainable Design Officer have raised an objection to the scheme because the Flood Risk Assessment lacks engagement with SuDS and does not meet the requirements of the NPPF and the NPPG.

- 6.72 Policy DMD 59 of the Proposed Submission DMD requires new development to manage surface water as part of all development to reduce run off in line with Policy DMD 61 of the Proposed Submission DMD which requires all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. The proposal does not demonstrate how SuDS will be used and maximised on site to provide storage for surface water generated on site in line with this policy or the NPPF.
- 6.73 To overcome the EA's concerns it must be demonstrated that through their surface water strategy that the proposed development will not create an increased risk of flooding from surface water and that the surface water run-off rate has been reduced to 3 times the greenfield runoff rate or by at least 50% in line with the London Plan Policy 5.13 and its SPG Sustainable Design and Construction. The surface water strategy must demonstrate that the use of SuDS has been given priority over more traditional pipe and tank systems, providing justification where it is not considered practicable to utilise SuDS on site.
- 6.74 The EA have agreed to the agent submitting an updated Technical Note to stand alongside the Flood Risk Assessment rather than producing a new assessment. The Technical Note was submitted to the EA on Monday 5 November 2014. The EA have 21 days to respond to additional information; however the EA have confirmed that comments are likely to be received by 14 November 2014.

S106

- 6.75 S106 agreements are required to make acceptable development which would otherwise be unacceptable in planning terms. Table 5.1 of the S106 SPD summarises the range of planning obligations that the Council will seek for different types and scale of development across the borough. In terms of schools, sustainable transport measures/ transport is the highest priority followed by tackling climate change and public realm provision/ green infrastructure and landscape features/ biodiversity.
- 6.76 In accordance with CP46 of the adopted Core Strategy, contributions may be sought and pooled where necessary for development that places demand on the road network within the locality of the development, and contributions may be required for significant highway works in the borough's place shaping priority areas. However wherever possible the provision of new facilities should be made on site.
- 6.77 Traffic and Transportation have confirmed the highway mitigation measures that should be secured as part of the proposed scheme. A financial contribution of £33,000 will be secured through a Section 106 Agreement for implementation of traffic management and implementation of parking/waiting restrictions in Queensway together with the provision of a new crossing facility towards the eastern end of Queensway. The new crossing will allow for a safe crossing of pupils amongst the various commercial vehicles using it.

- 6.78 An obligation to safeguard future connection to a DEN would be secured through a Section 106 Agreement.
- 6.79 A Section 278 Agreement will also be secured to cover the provision of raised entry treatments/ build outs or similar arrangements at both vehicular access points into the site from Queensway, localised widening of footways near the access junctions with Queensway and repaving of footway and crossovers (over a distance of 15m on each side of the eastern and western access points).

CIL

- 6.80 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until 2015. A Mayor's CIL charge is not applied to vacant buildings brought back into the same use and therefore the proposed development is not CIL liable. In addition education uses are zero-rated for the Mayoral CIL.

7.0 Conclusion

- 7.1 Policy 31 of the adopted Core Strategy and Policy DMD44 of the Proposed Submission DMD states that when considering development proposals affecting heritage assets, regard will be given to the special character and those applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused. This approach is consistent with that set out at a national level with the National Planning Policy Framework stating:

In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

- 7.2 Furthermore, at Paragraph 132 it states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should

be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

7.3 It goes on to state at Paragraph 133 and 134 that:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

7.4 The applicant has acquired the site and listed building in full knowledge of the refusal of planning application reference P12-00732PLA and listed building consent reference P12-00733HER which had sought the wholesale replacement of the existing original critical windows with double glazed aluminium windows. This approach to the replacement of the windows was considered to result in substantial harm to the heritage asset and it was recommended that the windows, as a key feature, should be retained and adapted unless irreparable.

7.5 The current proposals involve extensive replacement of the original steel windows with new double glazed aluminium windows. It is considered that it would result in substantial harm to the special interest and architectural and historic significance of the Grade-II listed Broadbent building. It is acknowledged that English Heritage have raised no objection to the principle of replacing the existing windows but the window condition survey to support this has yet to be completed or submitted in support of the current proposals to justify the extensive replacement of the existing original windows. Sufficient justification of the use of double glazed aluminium windows over steel windows has also not been provided. It is considered therefore that the proposed replacement windows would undermine if not remove the heritage value of the listed building and the proposal would be contrary to Policy CP31 of the adopted Core Strategy and Policy DMD44 of the Proposed Submission DMD (March 2013) which seeks development to conserve and enhance the special interest, significance or setting of a heritage asset.

7.6 These concerns were identified by the Council at the pre-application stage when it identified the information that would be required with any formal

planning application in light of the planning history and the constraints on the site. Regrettably, this advice has not fully been taken on board and requested information has not been submitted. Viability and the financial pressures on delivering projects of this nature have also been fully recognised and officers have sought to take a pragmatic and proactive stance from the pre-application stage, throughout the planning application process through negotiations, attending meetings and site visits and suggesting solutions to reduce any significant impact on the listed building and reduce the number of pre-commencement conditions. In so doing, it is recognised even in the comments of CAG, that the key heritage significance is the glazing to the building with significant flexibility to support this being achievable on the material and use of brick bond. Despite this, the applicant/ agent has not been willing to amend the proposal in terms of the replacement windows, the size of the extension to the Broadbent building, the brick sample and bond. Officers have compromised and accepted elements of the scheme such as the height and width of the extension due to the overall public benefits the scheme will bring to the local community but with no further progress, it has been left to assess the scheme notwithstanding the substantial harm identified, against the criteria set out in the National Planning Policy Framework.

- 7.7 The key here is whether the harm or loss is outweighed by the benefit of bringing the site back into use.
- 7.8 It is recognised that the application would ensure that the listed building is rescued from vacancy and further neglect; and furthermore see the Broadbent building brought back into its original education use. The proposals also seek to reclaim plan form, fabric and some internal spaces of the original which is welcomed. However, the main benefit would be the degree to which this would meet current and future need within the Borough for secondary school places.
- 7.9 The Council is reliant on the places provided by Heron Hall Academy to meet their statutory responsibility to provide enough school places to meet demand. With a high proportion of children and young people and a growing population, the new secondary school would help meet the growing need for secondary schools in the borough. There has been a significant expansion in primary schools in the Borough in recent years and this will eventually feed through into a need for expansion in the secondary sector. Consequently there will be a need to accommodate this expansion at secondary school level in years to come. The secondary school is not identified as a school to come forward over the plan period however it is recognised that it would provide flexibility and parental choice for the community. The existing students and future students due to start in September 2015 cannot be accommodated on the current Heron Hall site but the students could be relocated to temporary accommodation, although this would result in additional costs.
- 7.8 The proposed development as currently envisaged would substantially harm if not remove the heritage value of the listed building. Careful consideration has been given against this context to the weight that should be attributed to the education need in the borough which Heron Hall Academy contributes to and whether this benefit outweighs the identified harm. It is a very finely balanced argument but regrettably, it is considered the public benefit associated with the delivery of secondary school places does marginally outweigh the impact.
- 7.9 The Environment Agency has raised an objection to the scheme because the Flood Risk Assessment lacks engagement with SuDS and does not meet the

requirements of the NPPF and the NPPG. However an updated Technical Note to stand alongside the FRA has been submitted to the EA and the Local Planning Authority and this may lead to the EA withdrawing their objection.

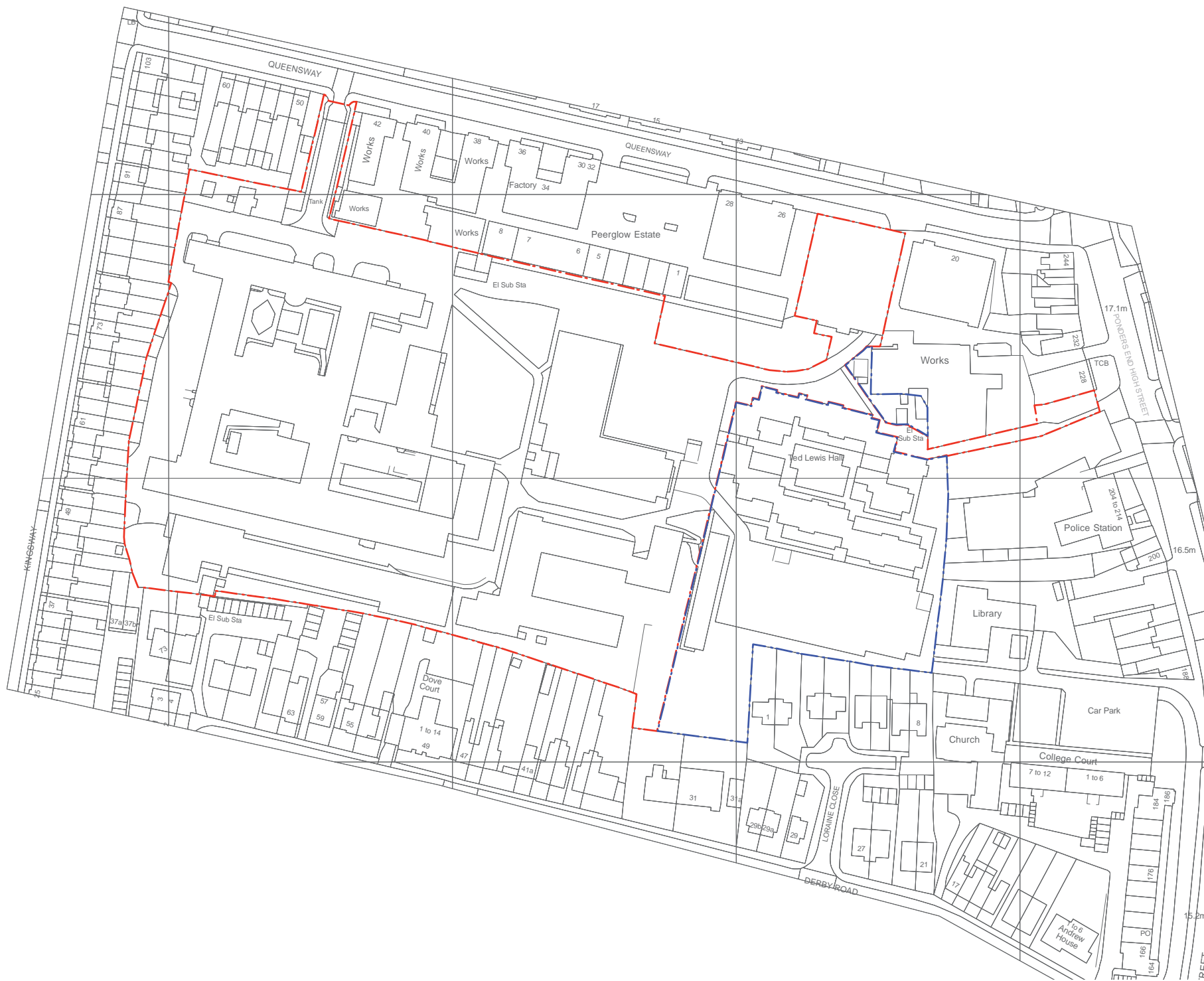
8.0 Recommendation

That subject to the Environment Agency withdrawing their objection and pending the completion of a satisfactory Section 106 Agreement, the Head of Development Management / Planning Decisions Manager, planning permission shall be granted BE GRANTED subject to the following conditions:

1. Development to start within three years.
2. Development to be in accordance with approved plans.
3. Details of external materials.
4. Repair schedule and method statement for the terrazzo stair floor and cill repairs.
5. Additional detailed drawings.
6. Room by room schedule of removal/ retention of original radiators and parquet flooring.
7. Recording of the workshops and a signifier of this section of the site.
8. All satellite dishes and radio antennae to be removed.
9. Caretaker's Cottage to be weather tight.
10. Details and drawings of the PV array. Service and maintenance
11. EPC
12. Energy Statement
13. SuDS details
14. BREEAM
15. Water Efficiency
16. Green Procurement
17. Site Waste Management Plan
18. Considerate Constructors
19. Rain Water Harvesting
20. Nesting Birds
21. Bats – Destructive Demolition
22. Biodiversity Enhancements
23. Tree Protection Plan
24. Landscaping Scheme
25. Details of Enclosure
26. Details of the two vehicular access arrangements and delivery of second vehicle access by September 2016
27. Details of the pedestrian access to the high street (temporary and permanent)
28. Temporary School Traffic Access Management Plan based on the western access
29. Permanent School Traffic Access Management Plan based on both accesses
30. Details and drawings of electric charging points
31. Details and drawings of the cycle parking
32. Contamination Investigation and Assessment of the extent of contamination
33. Written approval of Remediation Strategy if contamination found during the works
34. Construction Traffic Management Plan
35. Restricted Hours – Opening
36. Community Use Plan

That LISTED BUILDING CONSENT BE GRANTED subject to the following conditions:

1. Development to start within three years.
2. Development to be in accordance with approved plans.
3. Details of external materials.
4. Repair schedule and method statement for the terrazzo stair floor and cill repairs.
5. Additional detailed drawings.
6. Room by room schedule of removal/ retention of original radiators and parquet flooring.
7. Recording of the workshops and a signifier of this section of the site.
8. All satellite dishes and radio antennae to be removed.



- Application site boundary
- Additional land under same ownership

Issue	Date	Notes	Chkd	Appt
A	24.07.14	For Planning	KR	NM
B	09.09.14	For Planning - Access points indicated	KR	NM
C	29.10.14	For Planning - Red line revised	KR	NM
D	30.10.14	For Planning	KR	NM

Key Plan



Project
**Willmott Dixon
 Heron Hall Academy**

Drawing
Site Location Plan

Scale
1:1250 @ A3

Date
11.07.14

Status
For Planning

Drawn by
KR

Job ref. Title, Date, Revision
2467_GAD_100000_D

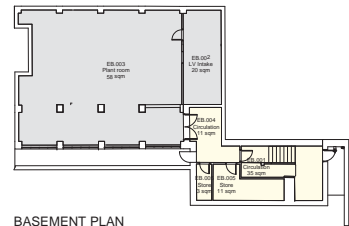
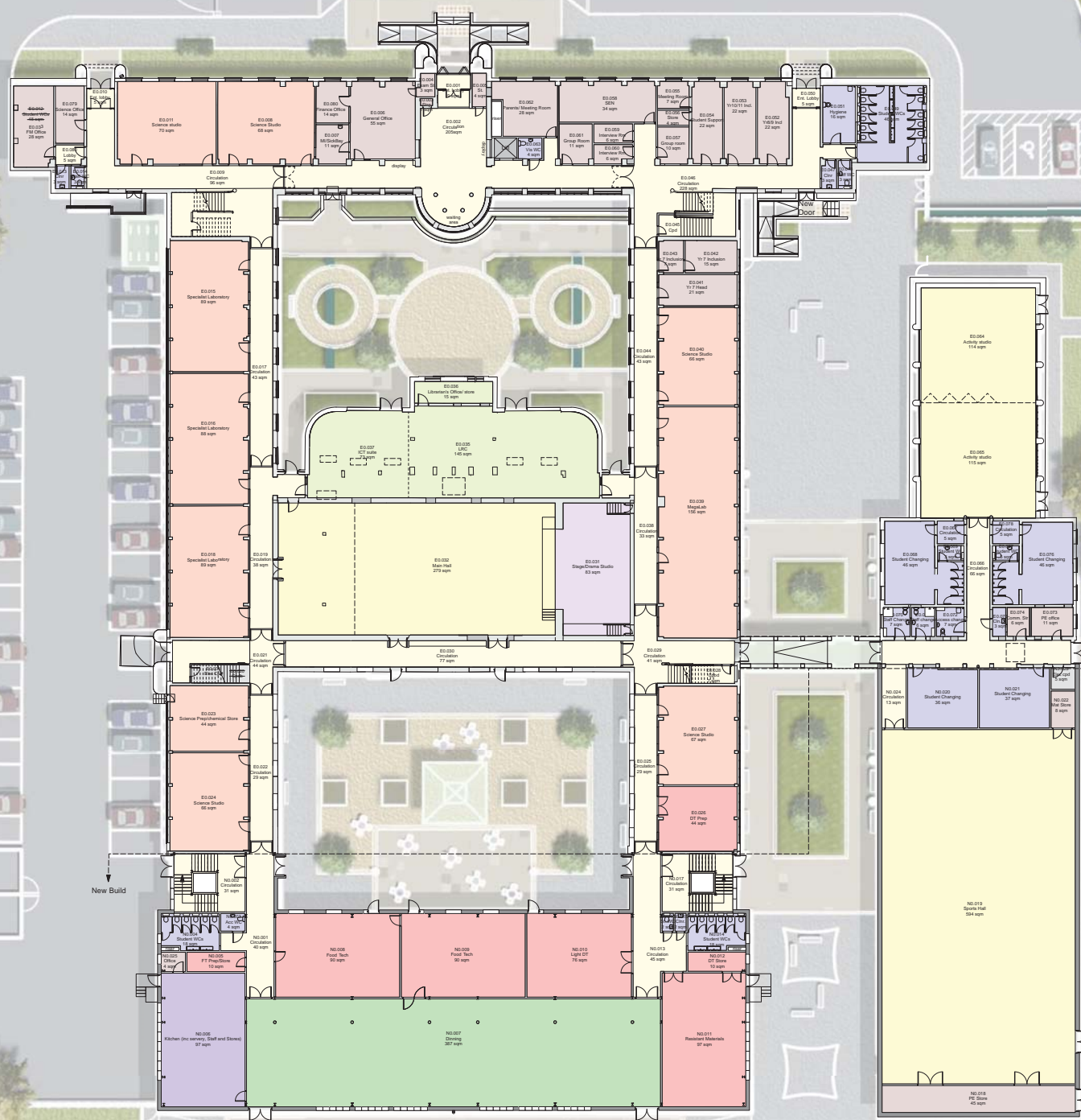


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BASEMENT PLAN

Notes
 Based on Plowman Craven survey '28222 BIM Heron Hall Academy, Prov 5' 15.11.13
 The landscape arrangement has been developed in response to consultation with Heron Hall Academy and the Education Funding Agency. The proposals will be refined in further detail as part of the ongoing design process and for agreement with Enfield Planning department in discharge of a landscape planning condition. It is proposed that such discharge will be required prior to commencement of the landscape works.

Issue	Date	Notes	Chd	Apprd
A	24.07.14	For Planning	KR	KR
B	08.08.14	Room numbers added. Existing doors nbs removed. Room layouts amended to SEN and student support. Existing rooflights to LRC shown.	CLL	KR
C	13.08.14	Room numbers updated & Rm E0.043 'Y7 Inclusion' added/ revisions as clouded.	CLL	KR
D	27.08.14	Fm Office and student toilets. CLL Sanitary layouts shown. Finance office. Doors as clouded.	CLL	KR
E	02.09.14	Food prep and kitchen office. KR For Planning.	KR	KR

Key Plan



Project
 Willmott Dixon
 Heron Hall Academy

Drawing
 Proposed
 Basement & Ground Floor Plan

Scale Date
 1:200 @ A1 22.07.14

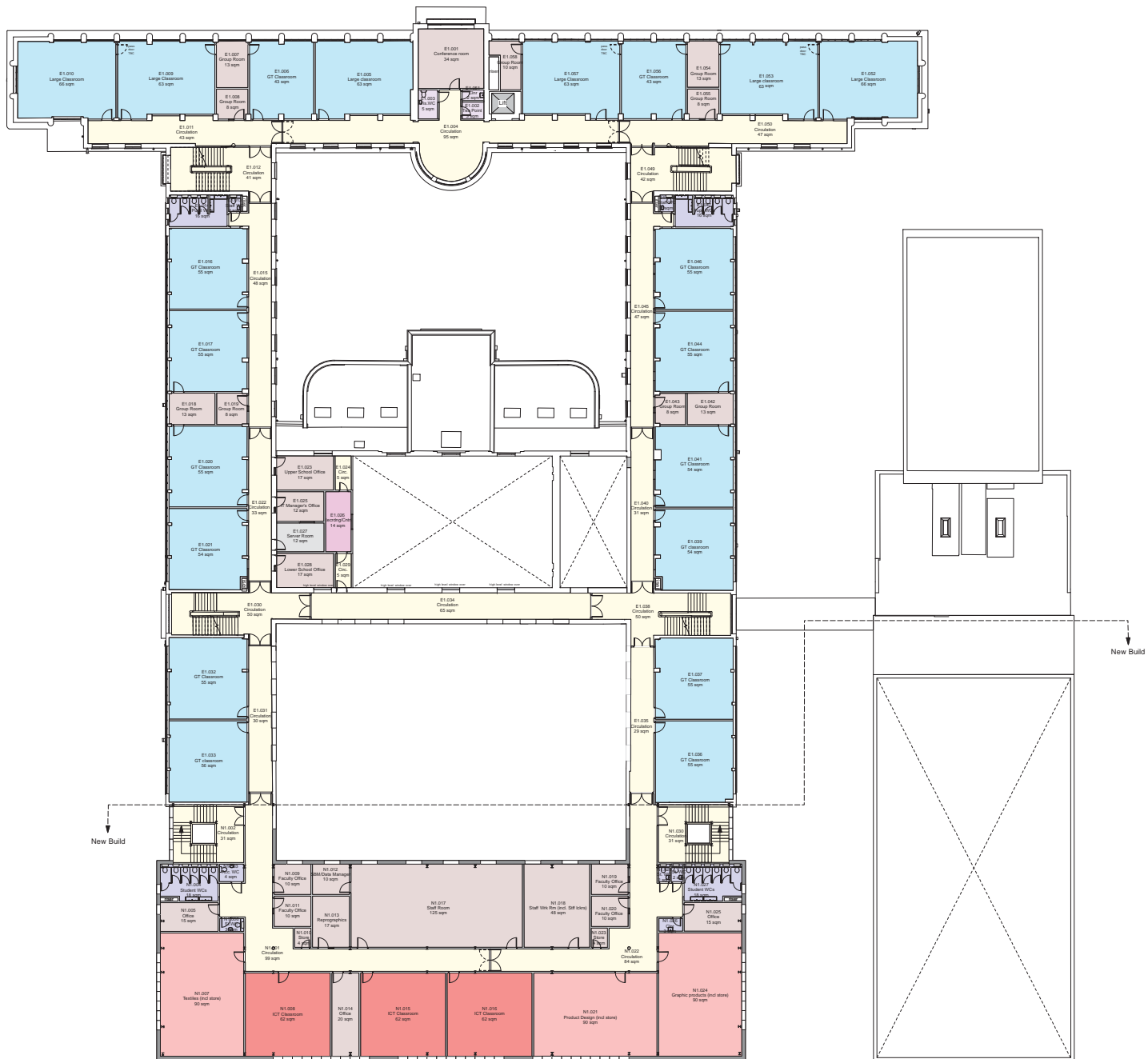
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 For Planning
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Issue	Date	Notes	Chd	Apprd
A	24.07.14	For Planning	KR	KR
B	08.08.14	Room numbers added. Existing doors nbs removed. Group rooms, mezzanine layout.	CLL	KR
C	27.08.14	Sanitary layouts shown stores added.	CLL	KR
D	02.09.14	For Planning	KR	KR

Key Plan

Project
**Willmott Dixon
Heron Hall Academy**

Drawing
**Proposed
First Floor Plan**

Scale Date
1:200 @ A1 22.07.14

Status
For Planning

Drawn by
CLL

Iss. v.t. Type, Series, Revision
2467_GAD_120011_D

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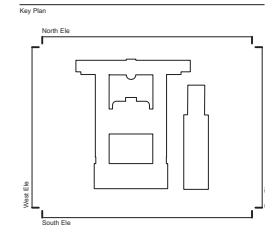
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Issue	Date	Notes	Chd	Appr
A	24.07.14	For Planning	KR	KR
B	08.08.14	For Information. Sports Hall doors amended.	CLL	KR
C	02.09.14	Activity studio window key.	KR	KR
D	09.10.14	For Planning. Horizontal eaves detail added where clouded.	CLL	KR
E	27.10.14	Eaves detail revised to double CLL coping. Green wall shown.	KR	



WEST ELEVATION

- Materials Key
1. Brick
 2. Retained and refurbished window
 3. Replacement aluminium windows
 4. New aluminium windows
 5. Curtain wall glazing
 6. Plant screen
 7. Tiles
 8. Green Wall
 9. Metal Cladding Panels



Project
**Willmott Dixon
Heron Hall Academy**

Drawing
East & West Elevations

Scale Date
1:200 @ A1 24.07.14

Scale
For Planning

Drawn by
CLL

Job ref. Title, Series, Revision
2467_GAD_140021_E

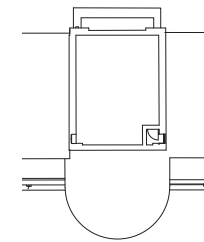
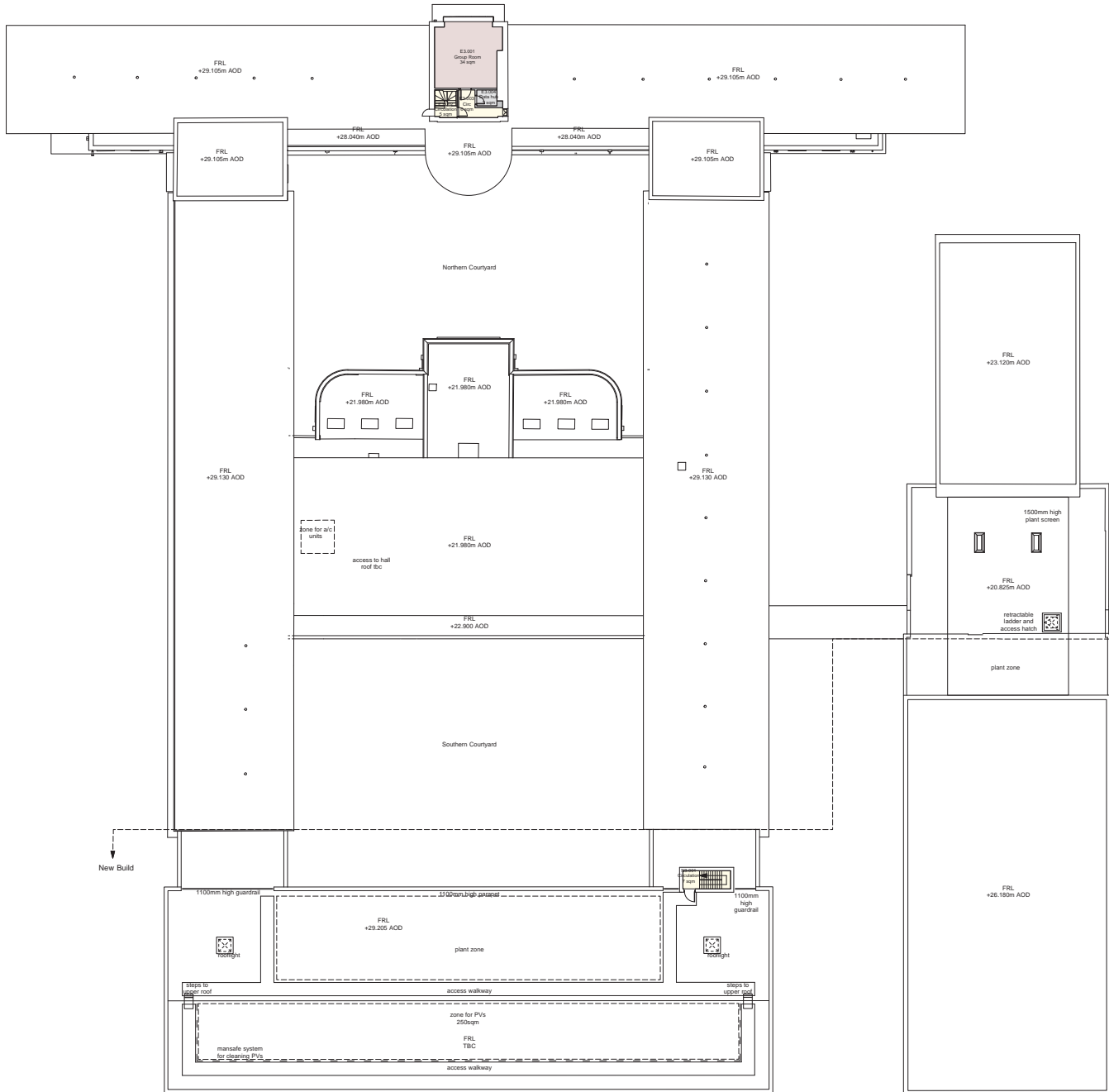
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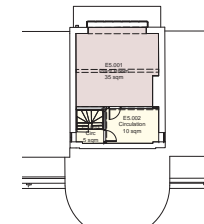
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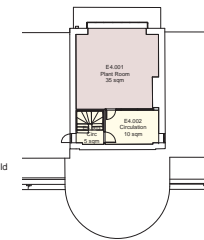
EAST ELEVATION



TOWER ROOF PLAN



FIFTH FLOOR PLAN



FOURTH FLOOR PLAN

Issue	Date	Notes	Chkd	Appt
A	24.07.14	For Planning	KR	KR
B	08.08.14	Room numbers added.	CLL	KR
C	13.08.14	Roof levels updated.	CLL	KR
D	02.09.14	For Planning.	KR	KR

Key Plan



Project
**Willmott Dixon
Heron Hall Academy**

Drawing
**Proposed
Third, Fourth, Fifth, Tower Roof Floor Plan**

Scale
1:200 @ A1

Date
22.07.14

Status
For Planning

Drawn by
CLL

Use of Type, Series, Revision
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Issue	Date	Notes	Chd	Apprd
A	24.07.14	For Planning.	KR	KR
B	13.08.14	Background amended to show new build. Sports hall door removed.	CLL	KR
C	02.09.14	For Planning.	KR	KR
D	09.10.14	For Information. Horizontal eaves detail added where clouded.	CLL	KR
E	29.10.14	Eaves detail revised to double CLL coping detail. Green wall shown.	CLL	KR

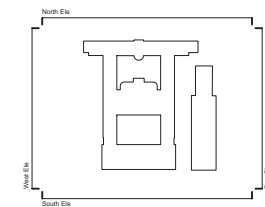


NORTH ELEVATION

Materials Key

- 1. Brick
- 2. Retained and refurbished window
- 3. Replacement aluminium windows
- 4. New aluminium windows
- 5. Curtain wall glazing
- 6. Plant screen
- 7. Tiles
- 8. Green Wall
- 9. Metal Cladding Panels

Key Plan



Project

Willmott Dixon
Heron Hall Academy

Drawing

North & South Elevations

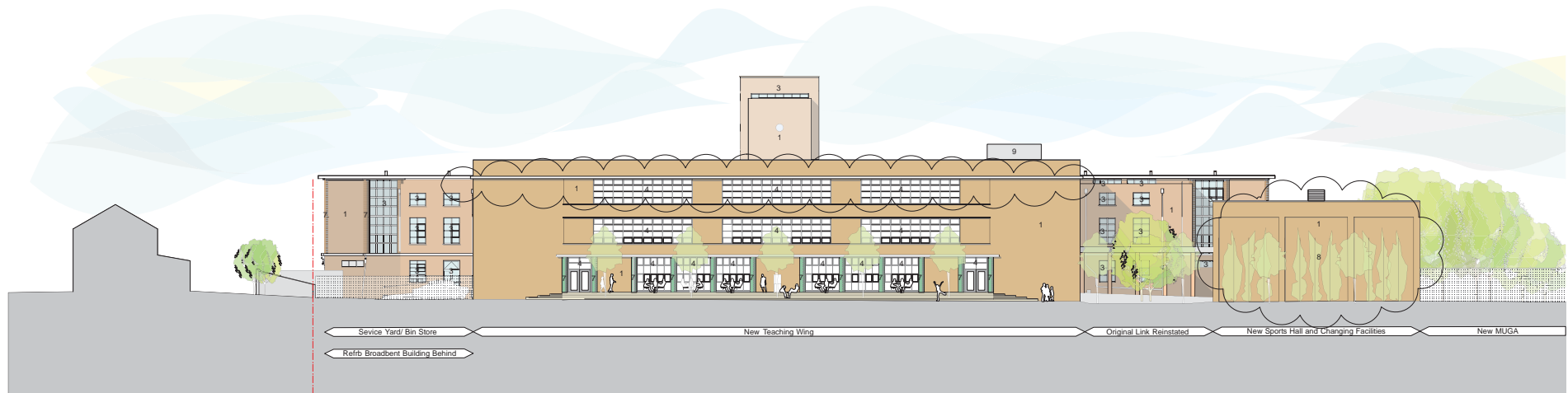
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Scale
For Planning

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0 5 10 15 M

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For CDM information refer to the Architecture PLB Hazard Elimination and Residual Risk Register. Notes on this drawing refer only to items where a Residual Risk can be clearly linked to a specific item. As recommended within 'ACIP Managing Health and Safety in Construction', notes do not include generic risk information which must be considered by the relevant contractor.
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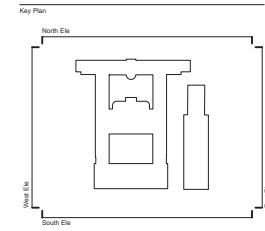
SOUTH ELEVATION

Issue	Date	Notes	Chd	Appr
A	24.07.14	For Planning	KR	KR
B	08.08.14	For Information. Sports Hall doors amended.	CLL	KR
C	02.09.14	Activity studio window key.	KR	KR
D	09.10.14	For Planning. Horizontal eaves detail added where clouded.	CLL	KR
E	27.10.14	Eaves detail revised to double CLL coping. Green wall shown.	KR	KR



WEST ELEVATION

- Materials Key
1. Brick
 2. Retained and refurbished window
 3. Replacement aluminium windows
 4. New aluminium windows
 5. Curtain wall glazing
 6. Plant screen
 7. Tiles
 8. Green Wall
 9. Metal Cladding Panels



Project
**Willmott Dixon
Heron Hall Academy**

Discipline
East & West Elevations

Scale Date
1:200 @ A1 24.07.14

Status
For Planning

Drawn by
CLL

Job ref. Title, Series, Revision
2467_GAD_140021_E

0 5 10 15 M

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EAST ELEVATION