

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 21st July 2015

**Report of**  
Assistant Director,  
Planning, Highways &  
Transportation

**Contact Officer:**  
Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Mr Ray Reilly 020 8379 5237

**Ward:**  
Jubilee

**Ref:** 15/00659/FUL

**Category:** Full Application

**LOCATION:** Houndsfield Primary School, Ripon Road, London, N9 7RE

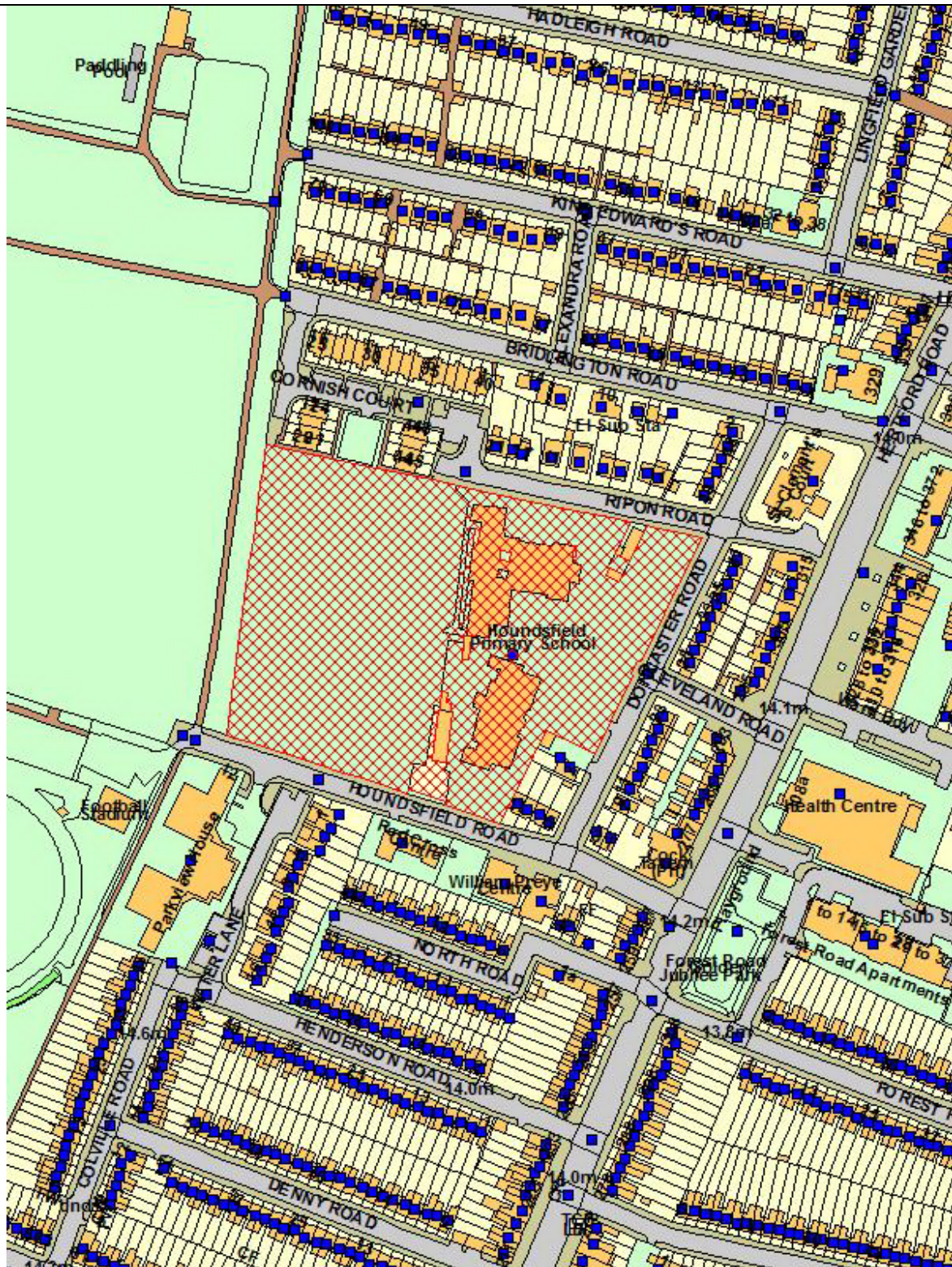
**PROPOSAL:** Erection of a detached building to form a nursery.

**Applicant Name & Address:**  
The Governors  
Ripon Road  
London  
N9 7RE

**Agent Name & Address:**  
Mr Aldo Dominger  
Wickhm House  
464 Lincoln Road  
Enfield  
EN3 4AH

**RECOMMENDATION:**  
That planning permission **BE APPROVED** subject to conditions.

Ref: 15/00659/FUL LOCATION: Houndsfield Primary School, Ripon Road, London, N9 7RE



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Scale 1:2500

North



## **1. Site and Surroundings**

- 1.1 The application site is Houndsfield Primary School, which is located off Ripon Road and which flanks alongside Ripon Road to the north and Doncaster Road to the east. The school site is large, in excess of 1 hectare and consists of a number of individual buildings of single, two and three storey in height. There is a large playing pitch and other play facilities to the rear of the site. The buildings on the site are set relatively far back from the street with a tarmac forecourt area to the front of the site facing onto Doncaster Road.
- 1.2 The area where the proposed building would be located is in the far most north eastern corner of the site at the junction of Ripon Road and Doncaster Road.

## **2. Proposed Development**

- 2.1 The application proposes the erection of a single storey detached building that would be 15.1m wide and 9.35m deep. It would be set in 3.8m from the Doncaster Road boundary and between 2m and 4m from the tapered boundary line of Ripon Road. It would be positioned 3.8m from the nearest building on site.
- 2.2 The building would be single storey and would have a height of between 2.5 and 3.6m high due to the angled nature of the roof. The building would be of a relatively modern design made up of a mixture of cedar cladding, bricks, aluminium joinery and a metal profile roof.
- 2.3 It is proposed to be used as a nursery between the hours of 8.30am and 3.30pm Monday to Friday. It would be for children Under 2 years of age. The nursery would accommodate 36 children over both morning and afternoon sessions (72 children in total over the course of the day) and there would be 9 staff on site to manage the nursery.

## **3.0 Relevant Planning History:**

- 3.1 The following is the planning history on the school site:
  - TP/05/1309: Construction of a multiuse sports pitch with synthetic grass surface and fencing together with the erection of floodlights comprising 6 x 10m masts in the south part of the playing fields. Withdrawn.
  - TP/11/1108: Use of part of school for a car boot sale. Refused and appeal dismissed.
  - LBE/11/0019: Erection of single storey prefabricated double classroom unit. Granted with Conditions.
  - P12-00245PLA: Demolition of existing HORSAs hut and erection of a 2-storey modular building comprising six classrooms, gym, hall and staff facilities to provide replacement and additional teaching space for up to three classes of 30 pupils together with construction of hard surfaced play area to rear, multi-use games area to side, 5 additional car parking spaces and new vehicular entrance to Houndsfield Road. Granted with Conditions.

- P13-01585PLA: Installation of 8 floodlights to multi use games area. Granted with Conditions.

#### **4. Consultations**

##### **4.1 Statutory and no statutory consultations**

###### Traffic and Transportation:

- 4.1.1 Traffic and Transportation officers initially raised an objection to the application based on the lack of detail in relation to pupil and staff numbers and the lack of consideration to the impact to highway function and safety. Some additional information has been provided. However, this still does not provide the parking surveys of the local area requested to support the applicants position on the level of parking available to support the new nursery. The applicant has therefore been requested to undertake further surveys in accordance with a recognised methodology. An update on these will be provided at the meeting. Notwithstanding, Traffic and Transportation recognise that the nursery would tend to cater for a more local catchment and that there would be an element of linked trips where siblings are already attending the school, and increased opportunity for pedestrian trips. In this context, they are satisfied, with the conditions recommended that the potential traffic impact could be satisfactorily mitigated.

##### **4.2 Public**

- 4.2.1 15 neighbouring properties were consulted on the application and 3 site notices were posted. No responses have been received.

#### **5. Relevant Planning Policy**

##### **5.1 London Plan**

3.18 Education facilities  
6.9 Cycling  
6.10 Walking  
6.11 Smoothing traffic flow and tackling congestion  
6.13 Parking  
7.4 Local Character  
7.6 Architecture

##### **5.2 Local Plan**

CP 8: Education  
CP30: Maintaining and improving the quality of the built and open environment.

##### **5.3 Development Management Document**

DMD16 Provision of new community facilities  
DMD18 Early Years Provision  
DMD 37 Achieving High Quality and Design-Led Development  
DMD45 Parking Standards and Layout  
DMD47 New Road, Access and Servicing

DMD68 Noise

5.4 Other relevant policy

NPPF  
NPPG

**6. Analysis**

6.1 The main issues for consideration on this application are:

- Principle of the proposed nursery
- Design and impact on character and appearance
- Neighbouring amenity
- Traffic and parking Impacts

6.2 Principle of the Proposed Nursery

6.2.1 There is an identified need for such facilities all across the borough, due to the noted increases in population within recent years. In addition DMD18 Early years provisions encourages such facilities to be incorporated with existing school facilities.

6.2.2 As this nursery is to be located within the existing school grounds, it is considered the best location for the facility within this community and therefore complies with policy DMD18.

6.3 Design and Impact on the Character and Appearance

6.3.1 The proposed nursery building would be located in the north east corner of the school site close to the junction with Ripon Road and Doncaster Road. It would be a single storey building approximately 15m wide x 9.35m deep and would be set approximately 3.8m from the Doncaster Road boundary and between 2m and 4m from the Ripon Road boundary. The building would be between 2.5m and 3.6m high due to the angled roof proposed.

6.3.2 The building would have a relatively modern form and would be finished in a mixture of cedar cladding, bricks, aluminium fenestration and metal clad roof.

6.3.3 The built form of the surrounding streets is predominantly made up of 1930's terraced or semi-detached houses. The existing buildings on the school site are traditional late 19<sup>th</sup> century and are made of traditional materials such as London stock and slate roofs.

6.3.4 Whilst the proposed building would be of a contemporary design and it would be on a relatively open corner, it would only be single storey in height and would not be unduly imposing within the adjoining street scene.

6.3.5 In conclusion subject to final details of the finishing materials, which will be secured by condition, there is no objection to the proposed scheme from the perspective of design appearance and local character having regard to DMD37 of the Development Management Document, CP30 of the Core Strategy and 7.4 and 7.6 of the London Plan.

#### 6.4 Neighbouring Amenity

- 6.4.1 From the perspective of neighbouring amenity it is considered the proposed nursery building is acceptable. It is single storey and is also located on the opposite side of the street from the houses on Ripon Road and Doncaster Road. It would not therefore give rise to any loss of light or outlook for existing residents.
- 6.4.2 There is obvious potential for additional noise nuisance as a result of the nursery with the young children playing and the obvious vehicular and pedestrian activity associated with the nursery use. However due regard should also be given to the fact that the nursery would be located in the existing primary school site which already has high number of pupils.
- 6.4.3 Overall taking all factors into account it is considered the proposal would have an acceptable impact from the perspective of neighbouring amenity.

#### 6.5 Traffic and Parking Impacts

- 6.5.1 The nursery would operate between the hours of 8.30 am and 3.30pm Monday to Friday. Nine staff would be on site at any one time and the nursery would operate over 2 sessions per day, morning and afternoon that would accommodate 36 children in each session. The applicant has also advised that based on average vehicle numbers to the existing school they anticipate that approximately 10 children would travel by car to the nursery.
- 6.5.3 Traffic and Transportation have stated that the information submitted is relatively sparse in terms of the potential impacts in terms of trip generation, traffic, parking and pedestrian activity associated with the use. However it has been recognised that it is an existing school site, which is the optimum location for such a use. Also, drawing on experience from other similar school sites, it is considered that with the conditions recommended the potential traffic impact could be satisfactorily mitigated.

### **7. Conclusion**

- 7.1 The proposed nursery will assist in meeting an identified need for early years places. It is considered that the proposed building is of an appropriate scale and design to complement the character and appearance of the area. The proposed building and use would not negatively impact upon neighbours. In addition whilst there may be some additional vehicular activity associated with the additional children attending the nursery, it is considered that the impacts can be properly controlled through the conditions recommended.

### **8. Recommendation**

- 8.1 That planning permission be approved subject to the following conditions:

1 C60 Approved Plans

2 C07 Details of Materials

- 3 Construction Traffic Management Plan-No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement should include:
- a) condition survey of highways in vicinity of the site
  - b) routing of demolition and construction vehicles;
  - b) access arrangements to the site;
  - c) the estimated number and type of vehicles per day/week;
  - d) details of any vehicle holding area;
  - e) details of the vehicle call up procedure;
  - f) details of any changes to on-street waiting and loading restrictions that will be required;
  - g) details of measures to protect pedestrians and other highway users from construction activities on the highway;
  - h) details of facilities for construction vehicle wheel cleaning;
  - i) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

The development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason - To minimise the impact of construction works upon highway safety, congestion and parking availability

- 4 Cycle Parking-C59 (details of cycle parking) The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

- 5 Pedestrian pathway- The development hereby approved shall not commence until details of a pedestrian pathway for all persons including disabled persons that connects the car park with the front entrance within the site has been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of access for all within the site

- 6 Refuse storage- C19 (Details of refuse storage)- The development shall not commence until details of refuse storage facilities to be provided within the development have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity.

- 7 Star Track compliant Travel Plan- Six months following occupation of the development a full, STAR-Track compliant School Travel Plan, incorporating the components set out in TfL guidance, shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall also include: Agreed targets with the aim of reducing the impact of car travel on the environment; to encourage staggered start and finish times for the various year groups throughout the school; measures to promote sustainable transport and provisions promoting a wider range of cleaner travel choices; a phased programme for the increase in cycle parking provision on site, a full travel survey in consultation with the Council's School Travel Plan Monitoring Officer(s); a programme for the review and monitoring of the Travel Plan to ensure targets are met. The School shall operate in accordance with the approved Travel Plan.

Reason: In order to reduce the level of car borne traffic associated with the development and move towards more sustainable modes of transport.

- 8 C51A Time Limited Permission



This drawing must be read in conjunction with the specification and all other contract documentation listed therein.

Revisions



**NEW BUILDING**

Project

**UNDER 2s PROJECT**

Client

**HOUNSFIELD PRIMARY SCHOOL**

Detail

**LOCATION SITE PLAN**



- Project Management
- Architecture
- Building Surveying
- Building Services

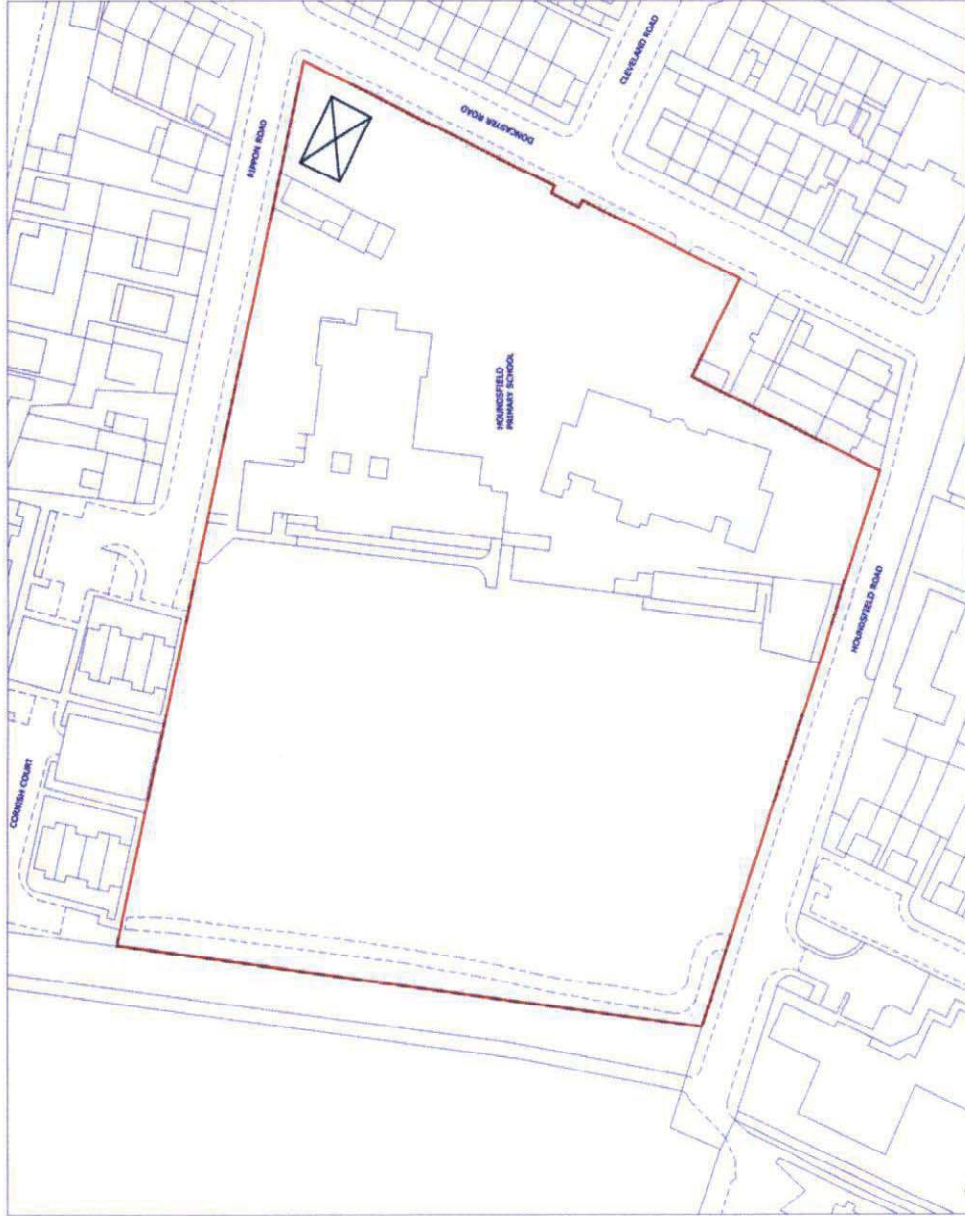


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Date **19/03/2015** Drawn By **AD**

Scale **A4@1/1250** Checked By **JK**

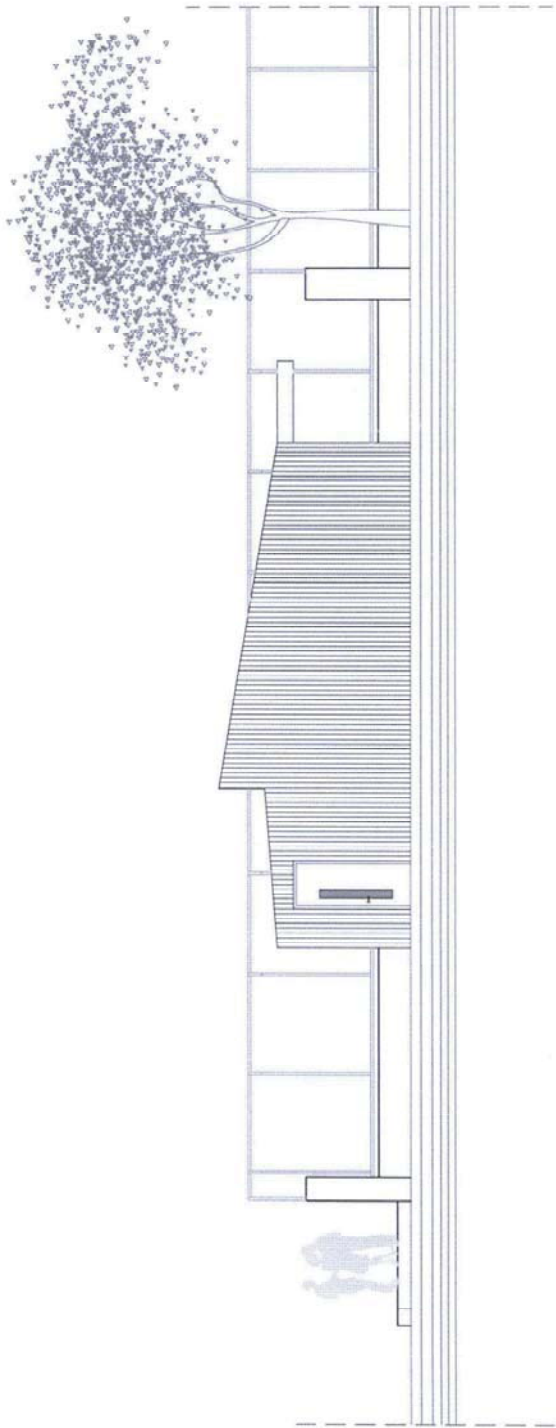
Drawing No. **01** Revision **02**



15/00689/fuc

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Revisions



Project

UNDER 2s PROJECT

Client

HOUNSFIELD PRIMARY SCHOOL

Detail

PROPOSED EAST SIDE ELEVATION



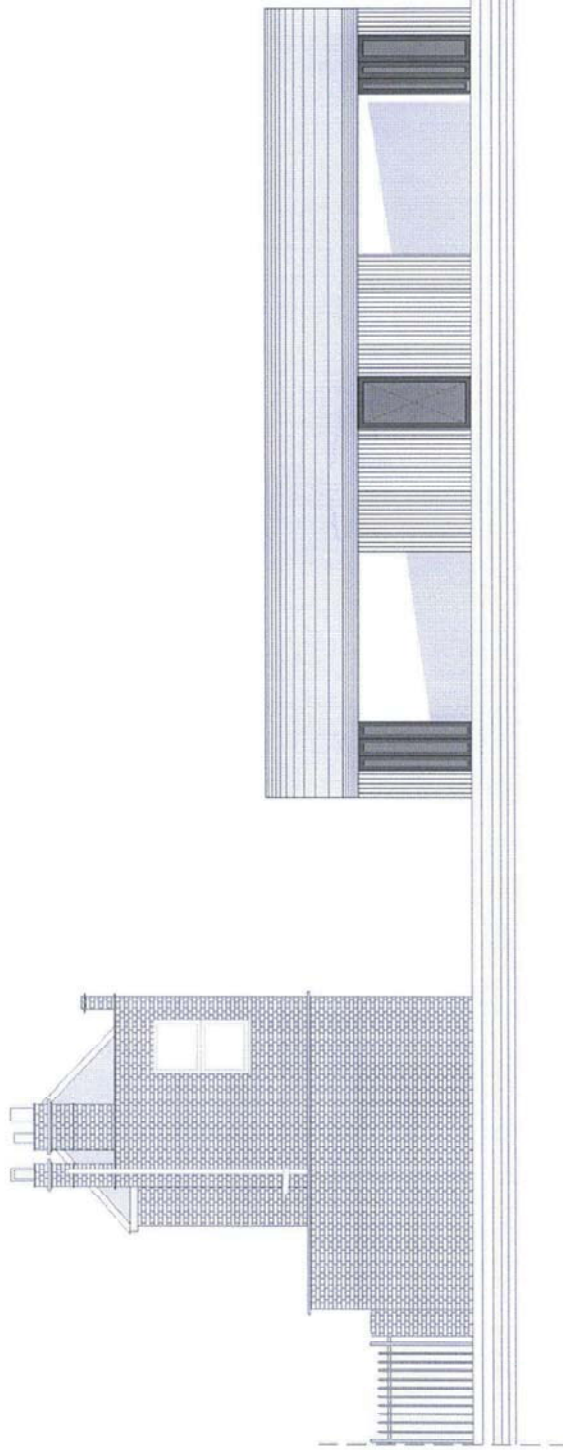
- Project Management
- Architecture
- Building Surveying
- Building Services

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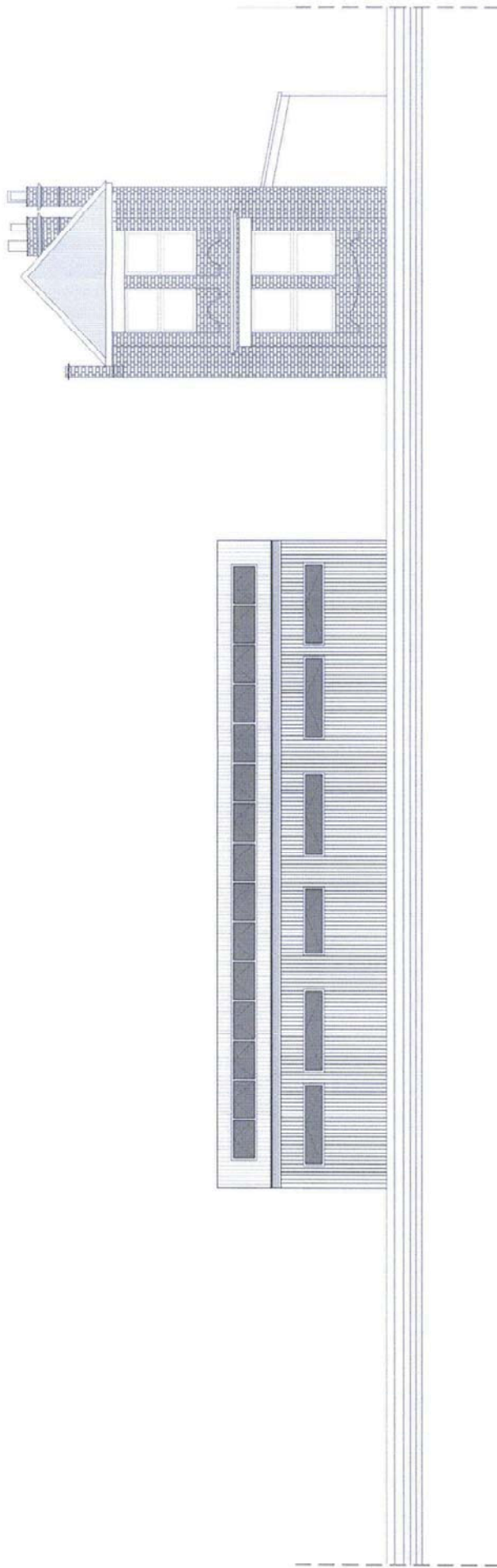
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Scale	A3@1/100	Checked By	JK
Drawing No.	11	Revision	00

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Project			
UNDER 2s PROJECT			
Client	HOUNDSFIELD PRIMARY SCHOOL		
Detail	PROPOSED FRONT ELEVATION		
 • Project Management • Architecture • Building Surveying • Building Services			
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Scale	A3@1/100	Checked By	JK
Drawing No.	03	Revision	01

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Project

UNDER 2s PROJECT

Client

HOUNDSFIELD PRIMARY SCHOOL

Detail

PROPOSED REAR ELEVATION



- Project Management
- Architecture
- Building Surveying
- Building Services



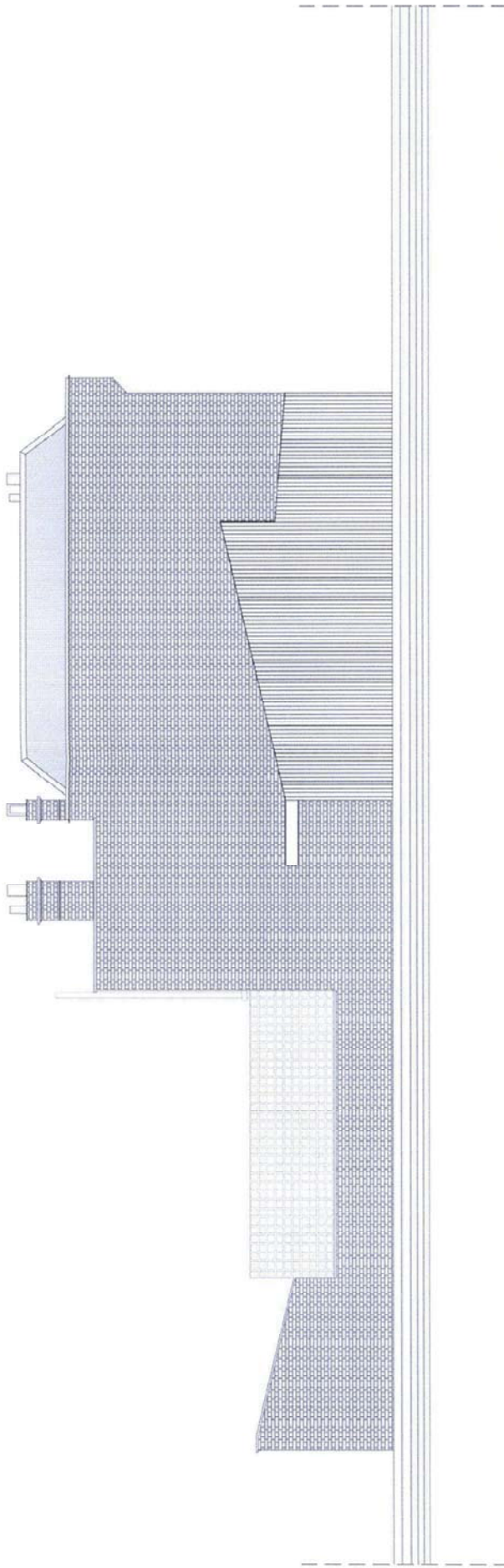
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Date: 27/02/2015 Drawn By: AD

Scale: A3@1/100 Checked By: JK

Drawing No.: 07 Revision: 01

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 10/20/2015



Project

**UNDER 2s PROJECT**

Client

**HOUNDSFIELD PRIMARY SCHOOL**

Detail

**PROPOSED SIDE ELEVATION**



- Project Management
- Architecture
- Building Surveying
- Building Services



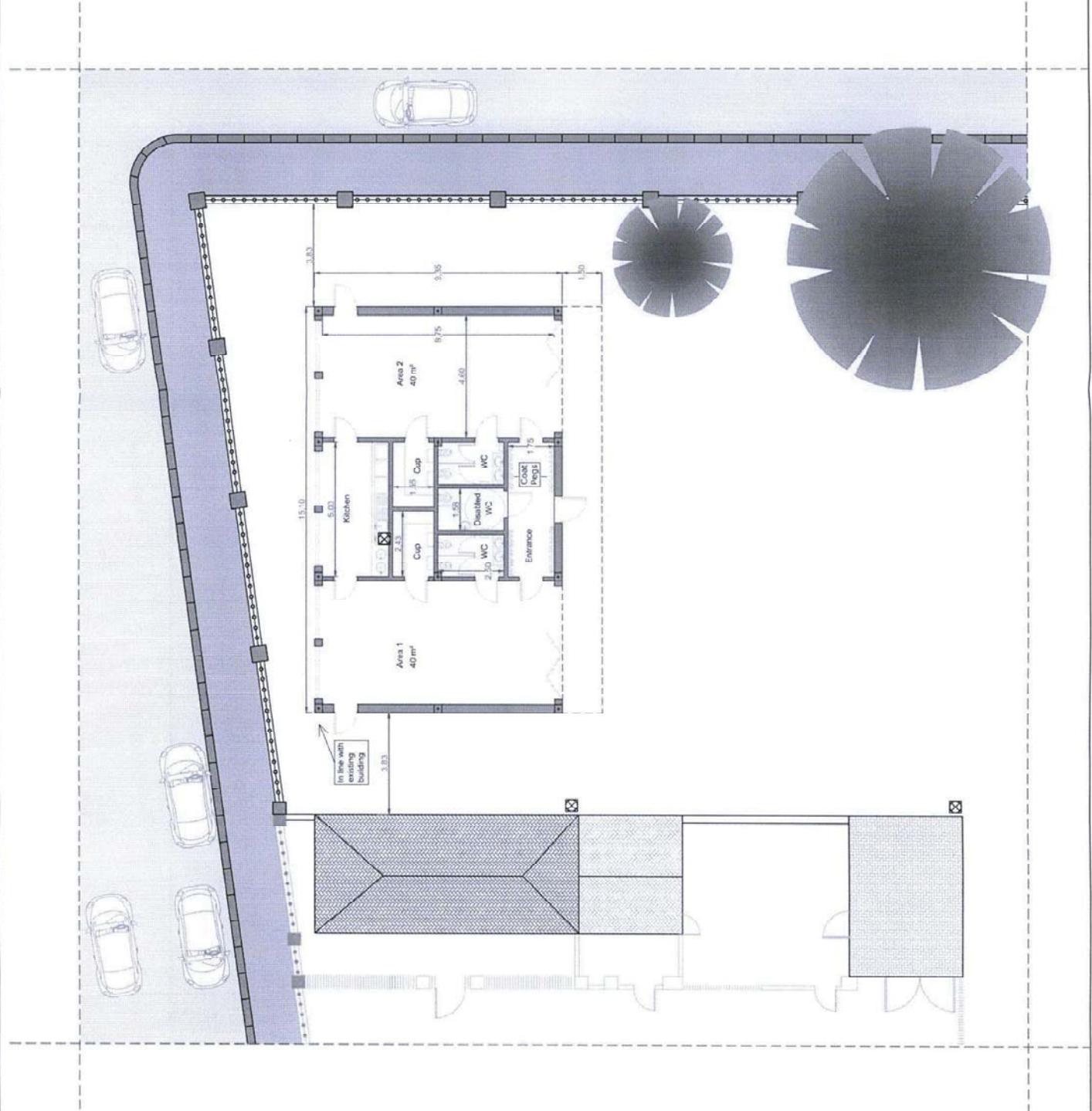
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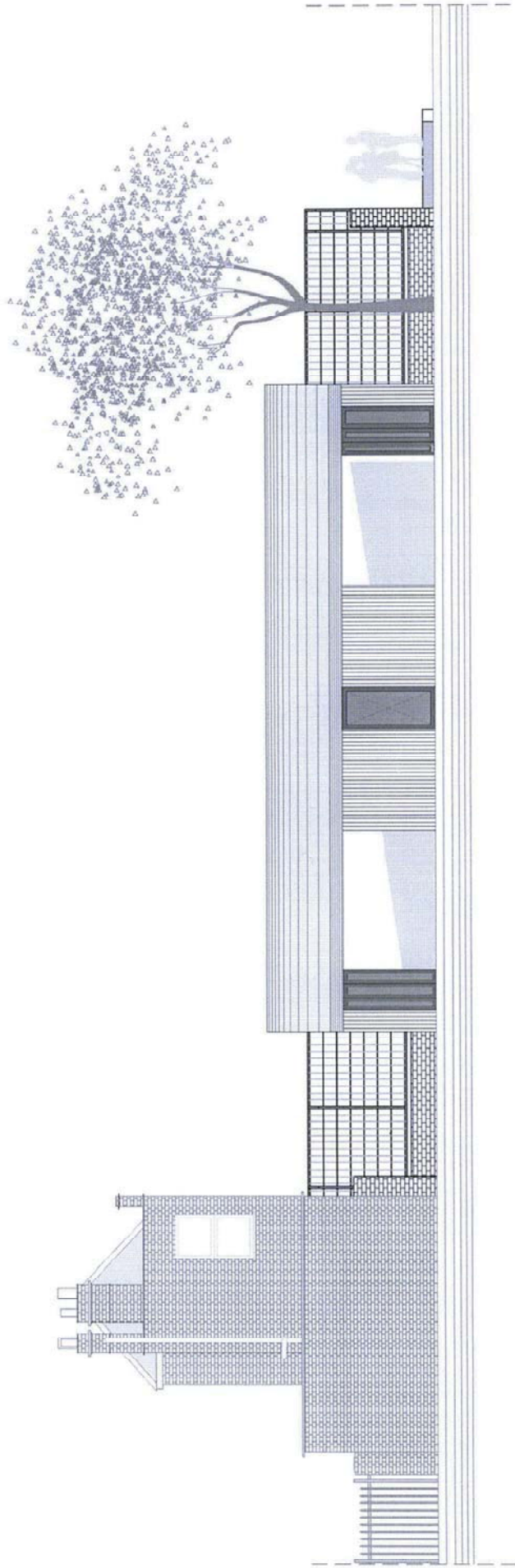
Drawing No: 05 Revision: 01


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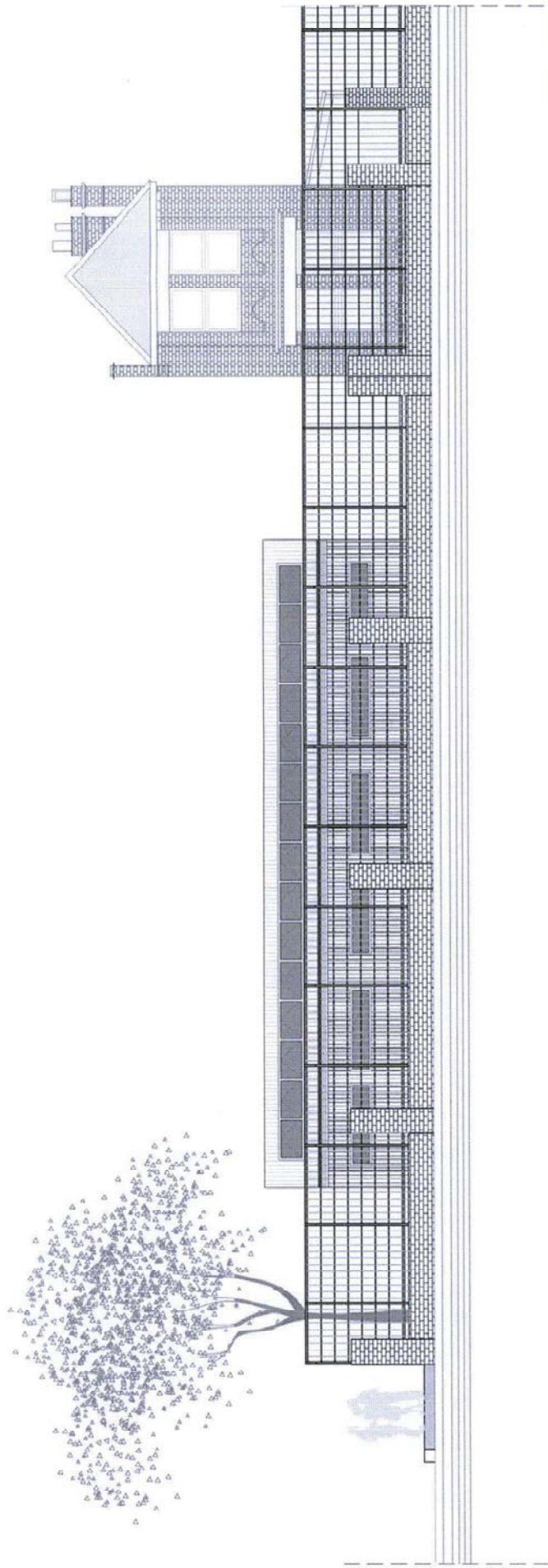
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Client		HOUNDSFIELD PRIMARY SCHOOL	
Detail		PROPOSED FLOOR PLAN	
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Wickham House, 466 Lincoln Road, Epsom E15 4JH Tel: 01889 471100 Fax: 01889 471101 E: <a href="mailto:enquiries@reampartnership.com">enquiries@reampartnership.com</a> W: <a href="http://reampartnership.com">reampartnership.com</a>			
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Drawing No.:	04	Revision:	00

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 Revision:



Project	UNDER 2s PROJECT		
Client	HOUNDSFIELD PRIMARY SCHOOL		
Detail	PROPOSED FRONT ELEVATION		
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Project

UNDER 2s PROJECT

Client

HOUNDSFIELD PRIMARY SCHOOL

Detail

PROPOSED REAR ELEVATION



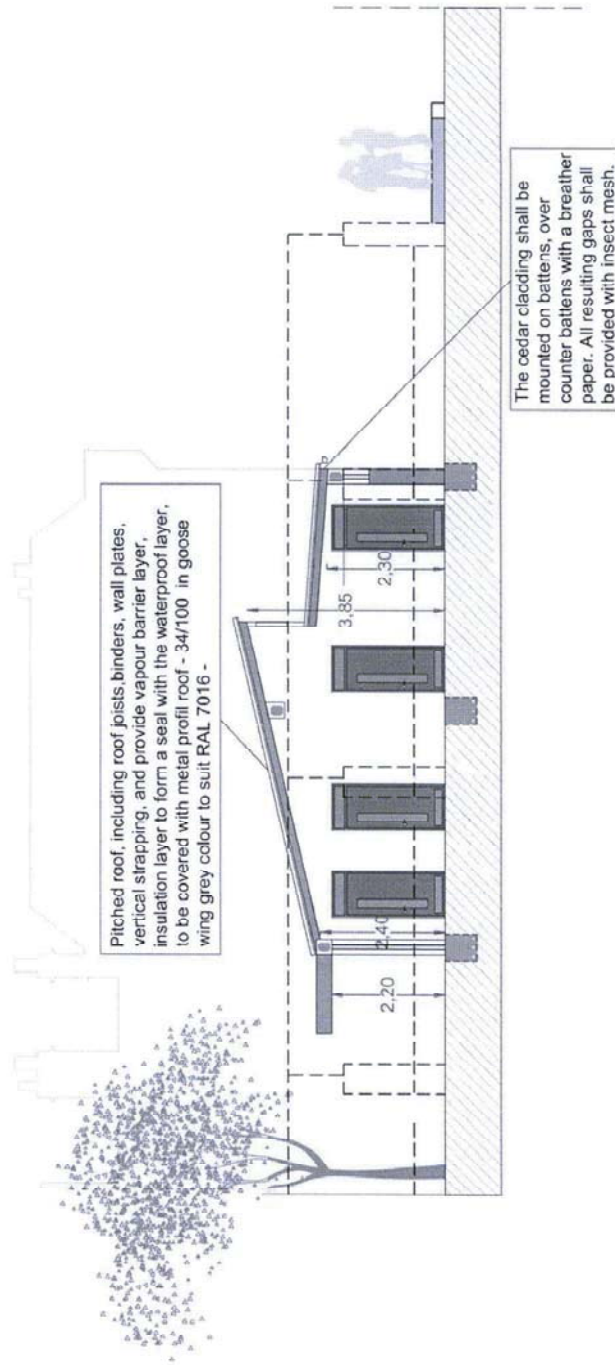
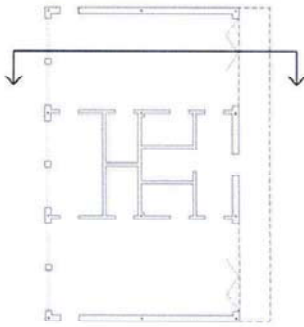
- Project Management
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- Building Services

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Date	28/01/2015	Drawn By	AD
Scale	A3@1/100	Checked By	JK
Drawing No.	07	Revised	00



This drawing shall be read in conjunction with the specifications and all other contract documents.



Pitched roof, including roof joists, binders, wall plates, vertical strapping, and provide vapour barrier layer, insulation layer to form a seal with the waterproof layer, to be covered with metal profile roof - 34/100 in goose wing grey colour to suit RAL 7016 -

The cedar cladding shall be mounted on battens, over counter battens with a breather paper. All resulting gaps shall be provided with insect mesh.

Project	UNDER 2s PROJECT		
Client	HOUNDSFIELD PRIMARY SCHOOL		
Detail	PROPOSED SECTION		
 <ul style="list-style-type: none"> <li>• Project Management</li> <li>• Architecture</li> <li>• Building Surveying</li> <li>• Building Services</li> </ul> <p>Woburn House, 495 Lincoln Road, Enfield, EN1 4JH  T: 020 8400 3358 F: 020 8400 3356  E: enquiry@ireampartnership.com W: ireampartnership.com</p>			
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