

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th November 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms Gemma Robinson

Ward:
Chase

Ref: 15/03266/FUL

Category: Full Application

LOCATION: St Johns Prep School, 497 The Ridgeway, Enfield, EN6 5QT

PROPOSAL: Demolition of part of east wing and erection of 2 storey extension to north and east elevations and lower ground floor level to provide additional nursery classrooms and ancillary space, increased roof height with glazing, access ramp to front.

Applicant Name & Address:

Mr
THE RIDGEWAY
POTTERS BAR
HERTFORDSHIRE
EN6 5QT
United Kingdom

Agent Name & Address:

Mr MALCOLM HONOUR
140 LONDON WALL
LONDON
EC2Y 5DN
United Kingdom

RECOMMENDATION:

To **GRANT** planning permission subject to the conditions.

Ref: 15/03266/FUL LOCATION: St Johns Prep School, 497 The Ridgeway, Enfield, EN6 5QT



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Scale 1:1250

North



1. Site and surroundings

- 1.1 The application site comprises a school campus situated on the north side of The Ridgeway, approximately 200m south of the M25 and half a mile east of junction 24 on the M25. The site lies within the Metropolitan Green Belt and Area of Special Character. The building is not listed but lies with the Green Belt. There are a number of trees within the site but they are not the subject of a Tree Preservation Order.
- 1.2 The existing school building comprises two storeys, it was originally built as a private house. There are also a number of adjacent modular buildings in classroom use to the north of the site. The school includes an apartment on the first floor western end currently occupied by the owners. The property was granted planning permission in 1989 from residential to a Preparatory School.
- 1.3 The existing building is made up of the main building that has been extended to both sides and rear. To the west side it has a single storey level pergola area that was built under permitted development. To the rear are two large single storey modular buildings. There are also two areas of green roof on the main buildings.
- 1.4 The surrounding character of the area is predominantly rural. Immediately to the north and east of the school is New Cottage Farm which comprises a range of farm buildings. To the west of the school site is the access lane to the farm.

2. Proposal

- 2.1 Planning permission is sought for the demolition of part of east wing and erection of two storey extension to north and east elevations and lower ground floor level to provide additional nursery classrooms (to accommodate 32 pupils) and ancillary space, increased roof height with glazing and access ramp to front. This is an alternative scheme, in part, to one granted planning permission under reference TP10/0955 described below.
- 2.2 The revisions to the east wing may be summarised as follows:
 - 700mm to the north (600mm of this under the first floor projection and a 100mm on the first floor projection) and to the west to maintain these new projections in line with the forward projection of the existing west wall of the hall at the front of the building.
 - A total increase to the ground floor footprint of the building by approximately 121m² (the previous approved application would have resulted in an increase of 98m²). In comparison to the previously approved application this would be an increase of 23m², however part of this would be infilling below first floor projection.
 - Introduction of basement level to encompass two storage rooms and two music practice rooms, comprising an area of 158m².
 - Extension of the staircase on east elevation to ground level to serve as a means of escape, and further to cellar level.

- A change in roof form and design will result in an increase in height from the originally approved scheme by 1.1 metre (from a height of 9.1 metre to 10.2 metre).

2.3 The external finishing materials are to be pebble dash masonry to southern elevation, S and O render to north and west elevations. The roof tiles are to be eternity blue/grey resin coated fibre cement slate, the windows are to be double glazed polyester coated aluminium /timber composite frames. The doors are to be double glazed polyester coated aluminium/timber frames.

3. Relevant Planning Decisions

- 3.1 A lawful development certificate (ref: P13-01026LDC) was granted for a raised outdoor play area with pergola over in June 2013.
- 3.2 Planning permission was granted in December 2010 (ref: TP10/0955) for a two storey side and rear, single storey rear extension, alterations to conservatory at front involving re-glazing, timber louvres to front and side, new roof with canopy / overhang and access ramp to front. The enlargement of the school in two areas, the west (new toilets for reception age children, and a replacement of an existing conservatory with a reception classroom) and the east (increased sanitary facilities, improved kitchen, improved circulation and enlarged class bases for year 1) allowed for an increased floor area of approximately 35%. Works to the west side of the building which includes new toilets for reception age children and a replacement of an existing conservatory with a reception classroom were commenced in February 2013 and completed in September 2013. However works to the east were not. This application seeks to increase the amount of floor space at the ground and first floor levels.

4. Consultation

4.1 Statutory and non-statutory consultees

Early Years Schools and Children's Services

4.1.1 Support the application.

Historic England

4.1.2 The proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Traffic and Transportation

4.1.3 No objections to the extension despite a small increase in pupil numbers associated with the new nursery use given that the school operates an up to date Travel Plan and safely accommodates any additional vehicular traffic.

4.1.4 The proposal retains acceptable car parking and access arrangements and will not give rise to conditions prejudicial to the free flow and safety of traffic or pedestrian movements on the adjoining highway having regard to Policy 6.13 of the London Plan (2014), and Policy 45 of the Enfield DMD.

Sustainable Urban Drainage Systems Officer (SuDS)

- 4.1.5 The total discharge rate off site should not increase as a result of the extension. If possible, the developers must demonstrate that they are reducing the total discharge rate from site.

Where attenuation is required to not increase the discharge rate off site, sustainable drainage systems must be maximised.

There are ponds etc. on site which can be used for surface water management.

The developers must provide a detailed sustainable drainage plan demonstrating how they will not increase the discharge rate off site.

Environmental Health

- 4.1.6 No objection to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.
- 4.1.7 It is noted that given the Green Belt setting and surrounding vegetation, the proposal may adversely impact surrounding habitat values by virtue of external lighting. To address any issues, the applicant should submit external lighting details prior to commencement.

4.2 Public Response

- 4.2.1 Letters were sent to 9 neighbouring properties together with statutory site and press publicity. One (1) submission in support of the proposal was received.

5. Relevant Policy

5.1 London Plan

Policy 3.16	Protection and Enhancement of Social Infrastructure
Policy 3.18	Education Facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.17	Waste capacity
Policy 5.18	Construction, Excavation and Demolition Waste
Policy 6.13	Parking
Policy 7.1	Communities and Neighbourhoods
Policy 7.4	Local Character

Policy 7.6 Architecture
Policy 7.16 Green Belt

5.2

Core Strategy

CP8 Education
CP20: Sustainable energy use and energy infrastructure
CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
CP22: Delivering sustainable waste management
CP25 Pedestrians and Cyclists
CP30 Maintaining and Improving the Quality of the Built Environment and Open Environment
CP31 Built and Landscape Heritage
CP33 Green Belt and Countryside

5.3 Development Management Document

DMD16 Provision of New Community Facilities
DMD18 Early Years Provision
DMD37 Achieving High Quality and Design-Led Development
DMD38 Design Process
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
DMD53 Low and Zero Carbon Technology
DMD54 Allowable Solutions
DMD55 Use of Roof Space / Vertical Surfaces
DMD56 Heating and Cooling
DMD57 Responsible Sourcing of Materials
DMD58 Water Efficiency
DMD59 Avoiding and Reducing Flood Risk
DMD60 Assessing Flood Risk
DMD61 Managing Surface Water
DMD65 Air Quality
DMD68 Noise
DMD69 Light Pollution
DMD70 Water Quality
DMD82 Protecting the Green Belt

5.4 Other Relevant Policy

National Planning Policy Framework
National Planning Practice Guidance
Enfield Characterisation Study
S106 SPD
Community Infrastructure Levy Regulations 2010

6. **Analysis**

6.1 Principle

- 6.1.1 Extensions to schools and commercial buildings are in principle acceptable providing they do not have a detrimental impact to the character and appearance of the surrounding area, Green Belt, highway and neighbouring residential amenities.
- 6.1.2 The site is located within the Metropolitan Green Belt. The National Planning Policy Framework (NPPF) (paragraph 79) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 6.1.3 Paragraph 87 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 advises that the construction of new buildings in the Green Belt is considered inappropriate. Exceptions to this are:
- Buildings for agriculture and forestry;
 - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - The extension or alteration of a building provided that it does not result in disproportionate additions over and above the original building;
 - The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.1.4 The principles set out in the NPPF are reflected in Policy 7.16 of the London Plan, Core Strategy 33 of The Enfield Plan Core Strategy and Policy DMD82 of the Development Management Document. Policy 7.16 of the London Plan states that the strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances and development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance. Policy DMD 82 states that inappropriate development within the Green Belt will not be permitted and only appropriate development will be permitted if it meets a certain criteria.

6.2 Application of policy

- 6.2.1 In applying the Green Belt policy considerations set out above, there are three main considerations for school extension proposal:
1. Whether the proposal would comprise inappropriate development in the Green Belt;
 2. The effect on the openness of the Green Belt;
 3. If it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to 'very special circumstances' necessary to justify the development.

Inappropriate development

- 6.2.2 Having regard to the proposed size, design and siting of the development, it is considered that the proposed extension is a disproportionate addition above the size of the original building. As such, potential harm by reason of inappropriateness, and any other harm, must be outweighed by other considerations (paragraph 88 NPPF).

The effect on the openness of the Green Belt

- 6.2.3 Extensions to the existing building have already been approved as part of TP/10/0955, with the following comments provided:

'Openness is the most important attribute of Green Belts. The proposal would lead to a marginally greater 'spread' of built form on the site, but the proposed two storey elements is contained within the existing main school building and would not intrude into an area that is not developed or the areas of the site predominated by a number of single storey structures. Nonetheless, there would inevitably be some impact. It is considered that the proposed extensions do not have a significantly greater impact than the existing development on the openness of the Green Belt.'

- 6.2.4 The proposal involves an increase in floor area to extensions already approved within the Green Belt. The proposal seeks to increase the ground floor footprint of the building by approximately 121m², compared to an already approved increase in floor space of 98m², resulting in a total increase to the approved footprint by 23m². This is an increase of 39% compared to the previously approved increase of 35%. On this basis, it is considered that although the total quantum of development may be inappropriate, the increase in floor area above that already approved is minor and will not have a greater impact on openness than the extant permission.
- 6.2.5 Although the proposed amendments will result in an increase in height, the revised roof design provides a transparent open roof form which will assist in reducing any harm to the openness of the Green Belt. Furthermore, the increase in windows proposed will reduce the bulk and dominance of the building in the Green Belt setting.
- 6.2.6 Overall, it is considered that the extent and design of the changes that the proposal will not result in any significant harm to the open and rural character of the Green Belt and the proposal is therefore considered acceptable.

Very special circumstances

- 6.2.7 The Planning Statement dated July 2015 submitted by the applicant provided an assessment of the proposal against the criteria in DMD 82, noting:
- Siting, scale, height and bulk: the proposal remains of a scale compatible with the existing school building and will not be visible from a public view point.
 - Regard to site contours: the design is contemporary, complementing the original building.

- Nature, quality, finish and colour of materials: materials have been chosen for longevity and to complement the existing school.
- Retention of existing trees: the revised design will not have any increased impact on trees.
- Parking provisions, safe access, egress and landscaping: no changes to parking provision are proposed as part of this development.

6.2.8 To further support their application, the following has also been advanced to justify the development:

Circumstance	Justification
Meeting WC requirements as per Ofsted recommendations	There are currently (before alterations to the East Wing) 12 WCs/urinals and 24 are required to meet School Premises Regulations.
Adjusting internal floor levels	The north eastern part of the building in its current form has irregular floor levels.
Providing proper internal access for all	The current internal arrangements means that the school hall, used for assembly and meals and the adjacent toilets (the main toilet facilities in the school) are accessible only through the kitchen, one of the class bases or from the outside.
Increasing the size of the school hall to accommodate all pupils	The school hall is not currently large enough for all of the school to attend assembly in a satisfactory manner.
Addressing deficiencies in the teaching and staff accommodation	A number of the existing class rooms are small, the proposal seeks to ensure the 'capacity and quality' of social infrastructure.

6.2.9 It is considered that the special circumstances advanced, together with the minor increase in built development over the extant permission, constitutes the very special circumstances necessary to outweigh the identified harm.

6.3 Impact on the Neighbouring Residential Properties

6.3.1 The proposed extensions will create additional floor space for educational purposes. In total, the amendments to the approved extension will increase the floor area by 23m² at ground level (beyond what has already been approved to be extended). It is considered that the extensions are sited in a discrete location and compatible with the existing use of the site.

6.3.2 The extensions will be largely screened by the presence of mature trees along the eastern boundary and when viewed from the east.

6.3.3 The proposed amendments are considered to be in keeping with the extensions already completed to the western portion of the building and will have limited impact on the neighbouring residential properties.

6.4 Parking, Access and Servicing

- 6.4.1 The London Plan, the Core Strategy and the Development Management Document encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example. Policy DMD45 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. Policy DMD47 states that new development will only be permitted if there is no adverse impact on highway safety and the free flow of traffic.
- 6.4.2 The amendments to the proposed development scheme will result in the provision of a nursery classroom area on the proposed ground floor. The proposed ground floor plan (Stern Thom Fehler, Dwg no. 1, Rev G) includes a notation that the maximum capacity of nursery classroom 1 and 2 is to be 16 children (ie a total increase in children for the preparatory school of 32).
- 6.4.3 Traffic and Transport have no objections to the scheme given the school operates an up to date Travel Plan and safely accommodates any additional vehicular traffic.
- 6.4.4 The scheme proposes no parking and given that it is contained within the site it would not impact upon highway safety, the free flow of traffic or pedestrians.

6.5 Sustainable Design and Construction

6.5.1 *Sustainable urban Drainage Systems (SuDS)*

- 6.5.2 DMD61 states in relation to managing surface water drainage that all developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems. A condition is proposed to secure those details.

Energy

- 6.5.3 Information has not been provided in relation to energy saving measures. This can reasonably be conditioned.

Ecology

- 6.5.4 Policy 7.19 of the London Plan (“Biodiversity and access to nature”) requires development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Core Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.
- 6.5.5 The development proposes an additional 98sqm above that approved. In addition there are no trees and minimal landscaping in the location of the extension.

Trees

- 6.5.6 The applicant is relying upon the tree report submitted with the 2010 application. Ideally, an updated report should be provided however, the Tree officer has confirmed that subject to securing details of a tree protection plan (TPP) and an arboricultural method statement (AMS), the development should not detrimentally harm any retained trees.

Site Waste Management

- 6.5.7 Policy 5.16 of the London Plan has stated goals of working towards managing the equivalent of 100% of London's waste within London by 2026, creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2026. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation and demolition ("CE&D") waste of 95% by 2020.
- 6.5.8 In order to achieve the above, London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans to arrange for the efficient handling of CE&D. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste.
- 6.5.9 Details of a construction waste management plan can be secured through an appropriately worded condition

6.6 Community Infrastructure Levy (CIL)

- 6.6.1 Educational development such as this is not CIL liable.

7. Conclusion

- 7.1 Having regard to all of the above, it is considered that on balance, planning permission should be granted for the following reasons:
1. It is considered that the identified harm to the openness of the Green Belt has been sufficiently outweighed by special circumstances advanced in this report that amount to the very special circumstances necessary to justify the development. In this regard, the proposal would comply with Policy 7.16 of the London Plan, Core Policy 33 of the Core Strategy, DMD82 of the Development Management Document and with guidance contained within the National Planning Policy Framework (in particular section 9).
 2. The proposed development provides for improved school accommodation. The development will assist the Council and the needs of existing and new communities in accordance with Policy 3.18 of the London Plan, Core Policies 8 & 11 of the Core Strategy, DMD16 & 18 of the Development Management Document and with guidance contained within the National Planning Policy Framework (in particular section 8).
 3. The proposed development, having regard to its size, siting and design and by virtue of conditions imposed has appropriate regard to its surroundings, the character and amenities of the local area and those of adjoining occupiers and in this respect complies with Policies 7.1, 7.4 & 7.6 of the London Plan, Core Policy 30 of the Core Strategy, and national

guidance contained within the National Planning Policy Framework (in particular section 7).

4. The proposed development, by virtue of the measures proposed and conditions imposed, should achieve an acceptable level of sustainable design and construction having regard to Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9 5.13, 5.17, 5.18 & 5.19 of the London Plan, Core Policies 20, 21 & 22 of the Core Strategy, DMD Policies 51, 53, 58, 59 and 61 of the Development Management Document, as well as national guidance contained with the National Planning Policy Framework (in particular section 11).

8. Recommendation

8.1 To grant planning permission subject to the following conditions:

1. C060 Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. C51A Time Limited Permission

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

3. C07 Details of materials

The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. Details of tree protection

Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees including a tree protection plan (TPP) and an arboricultural method statement (AMS) in accordance with BS5837:2012, shall be submitted to the Local Planning Authority for approval in writing.

Specific issues to be dealt with in the TPP and AMS:

- (a) Location and installation of services/ utilities/ drainage.

- (b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees
- (c) Details of construction within the RPA or that may impact on the retained trees
- (d) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- (e) Boundary treatments within the RPA
- (f) Methodology and detailed assessment of root pruning
- (g) Arboricultural supervision
- (h) The method of protection for the retained trees

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To protect existing planting during construction and in the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies.

5. C41 Details of External Lighting

Prior to development commencing, details of the design, siting, lux levels and measures to prevent external lighting affecting light sensitive premises or ecologically sensitive areas in the vicinity of the development shall be submitted to the Local Planning Authority for approval in writing. The approved lighting scheme shall be implemented prior to first occupation in accordance with the approved detail and permanently maintained..

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area and to protect habitat values and the visual impact of the Green Belt.

6. Sustainable Drainage Plan

Prior to development commencing, details of a sustainable drainage plan shall be submitted to the Local Planning Authority for approval in writing. The submitted detail should demonstrate how the development will not increase the discharge rate off site. The submitted detail shall include:

- (a) A plan of the existing site.
- (b) A topographical plan of the area.
- (c) Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks).
- (d) The proposed storage volume.
- (e) Information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan (DMD 61- 10.5.12).
- (f) Geological information including borehole logs, depth to water table and/or infiltration test results.
- (g) Details of overland flow routes for exceedance events.
- (h) A management plan for future maintenance.

Reason: To manage surface water drainage in accordance with DMD61.

7. SuDS Verification Report

Prior to occupation / first use of the development approved, a verification report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interest of managing surface water runoff as close to the source as possible in accordance with adopted policy.

8. Energy Saving Measures

The energy saving measures identified in the 'Environmental design statement' shall be amended to consider the revised design and submitted to Council for approval in writing prior to construction. Before the development is first occupied, the developer shall submit to the Local Planning Authority a statement confirming that the approved energy saving measures has been so carried out.

Reason: In the interest of sustainability.

9. Construction Methodology / Traffic Management Plan

Prior to development commencing, the following detail shall be provided to the Local Planning Authority for approval in writing:

- a) photographic condition survey of the roads, footways and verges leading to the site;
- b) wheel cleaning methodology and facilities (inclusive of how waste water will be collected /managed on 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) A Construction Management Plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

The development shall be carried out in accordance with the approved detail

10. Construction Waste Management Plan

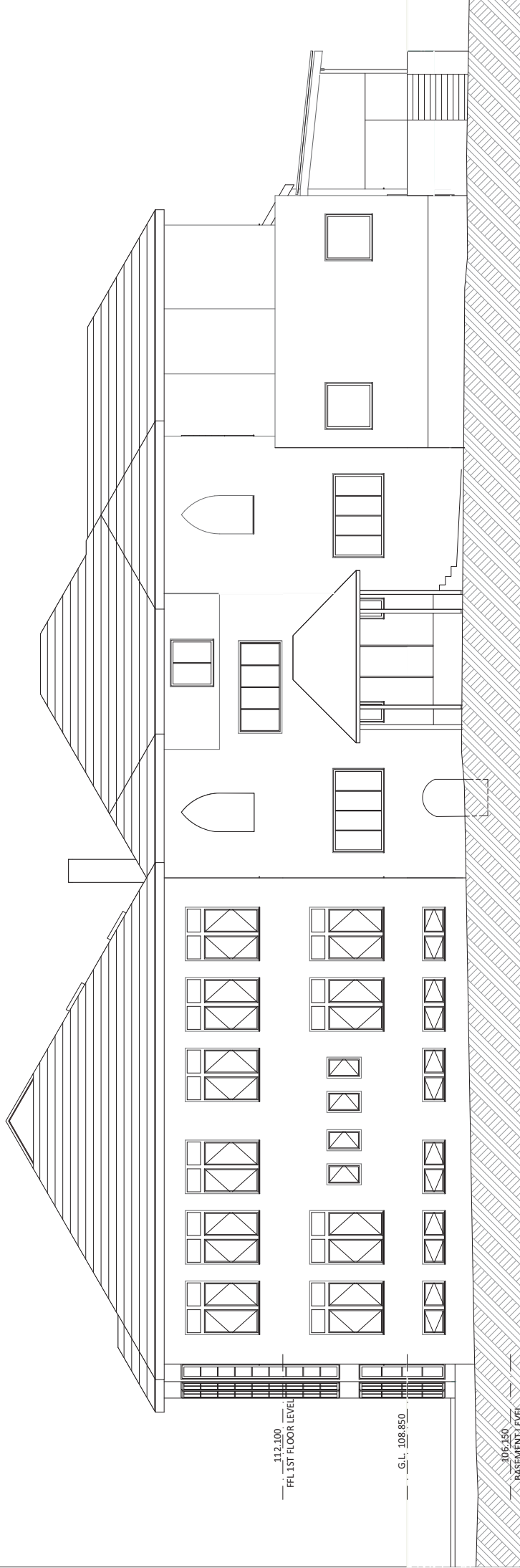
Prior to any development commencing, inclusive of site clearance, details of a Construction Waste Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Waste Management Plan shall include as a minimum:

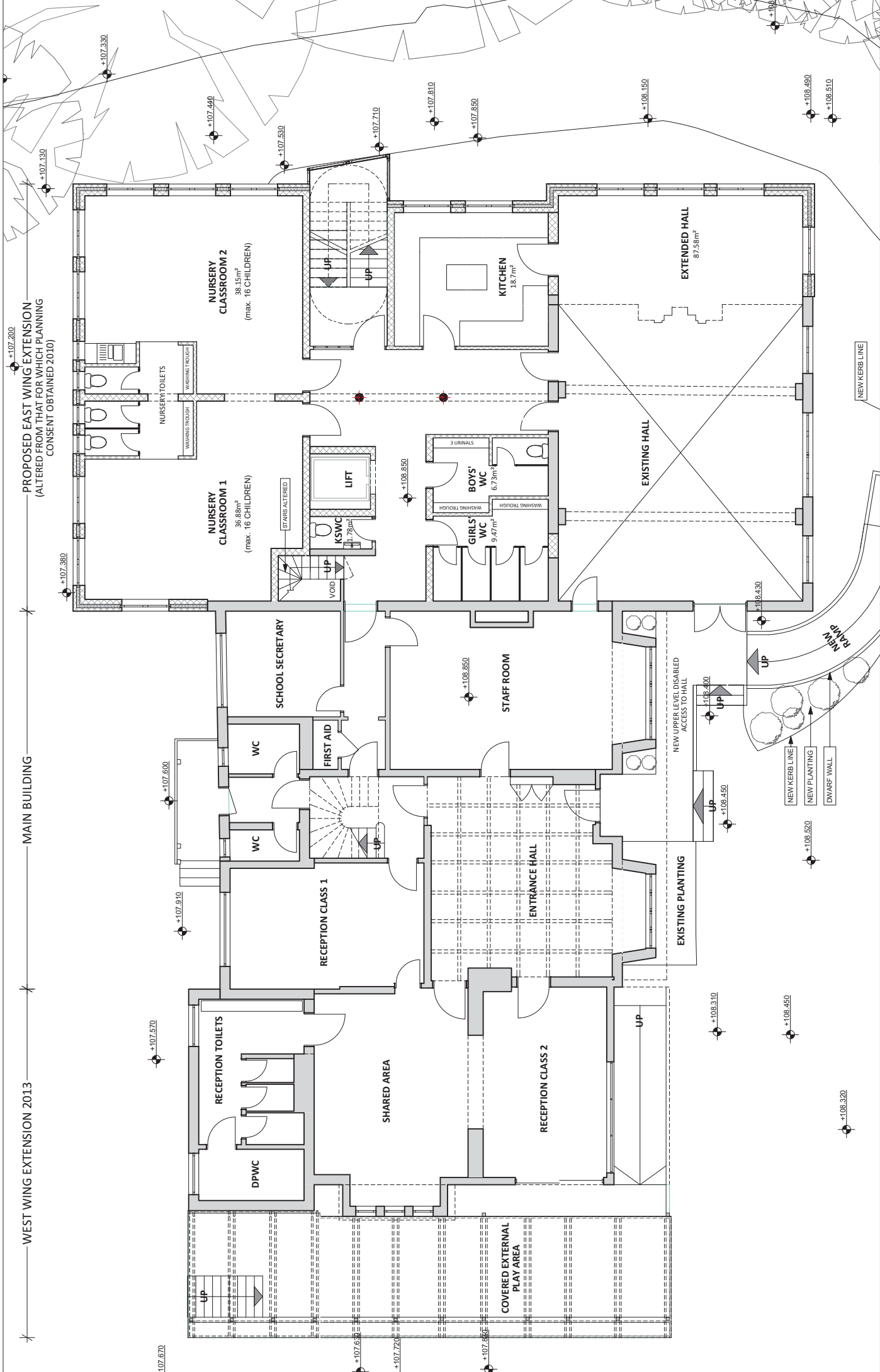
- a. Target benchmarks for resource efficiency set in accordance with best practice;
- b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste;
- c. Procedures for minimising hazardous waste;

- d. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works);
- e. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups; and
- f. No less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

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

PROPOSED EAST WING EXTENSION
 (ALTERED FROM THAT FOR WHICH PLANNING
 CONSENT OBTAINED 2010)





PROPOSED EAST WING EXTENSION
(ALTERED FROM THAT FOR WHICH PLANNING
CONSENT OBTAINED 2010)

MAIN BUILDING

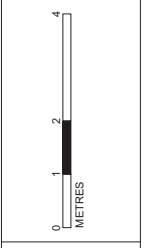
WEST WING EXTENSION 2013

Scale	1:100
Date	16/03/2015
Drawn By	CHD
Checked By	DIDT
Job No.	1835A
Drawg. No.	01
Revision	G

Drawing Title
**PROPOSED GROUND FLOOR
PLAN**

Project
EAST WING EXTENSION

Client
**ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT**



Revisions	Content	Scale
13.01.15 - IH - CHD	Client alterations	B
15.01.15 - IH - DIDT	Client alterations	C
10.02.15 - IH - DIDT	Client alterations	E
06.03.15 - IH - DIDT	Client alterations	F
12.03.15 - IH - DIDT	Client amendments	G

Notes
Use the floor plan in conjunction with the site plan.
Check dimensions on site before starting work in hand.
Refer any uncertainty or discrepancy to the Architect.
Large scale drawings are for reference only.

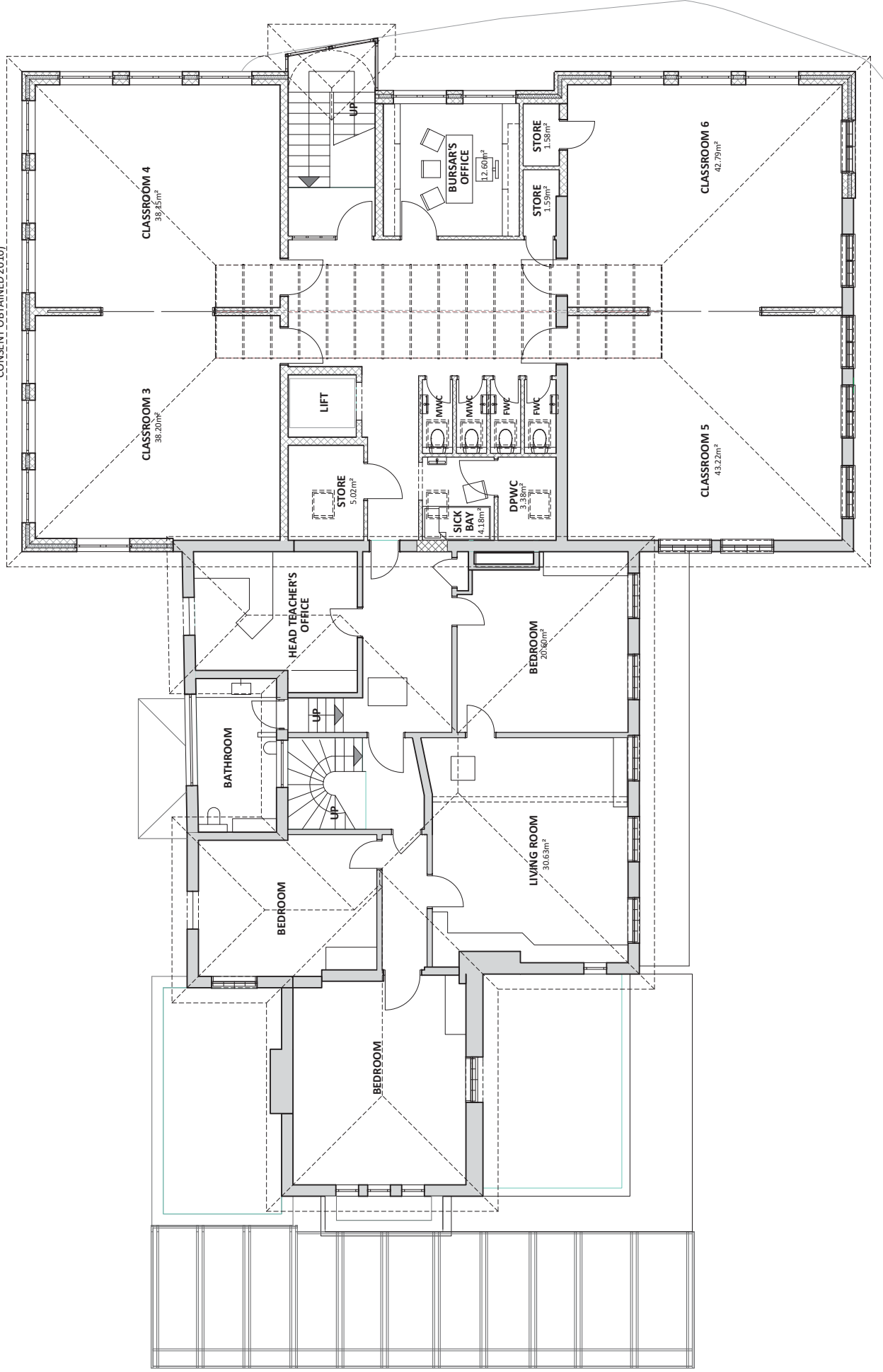
Stern Thom Fehler
Chartered Architects

40 Ockendon Way, London SE20 205 Tel: (020) 8455 5842
7 Lucy Lane, Loughton, Milton Keynes, Bucks MK8 5BP Tel: (01908) 676 653

WEST WING EXTENSION 2013

MAIN BUILDING

PROPOSED EAST WING EXTENSION
(ALTERED FROM THAT FOR WHICH PLANNING
CONSENT OBTAINED 2010)



Stern Thom Fehler
Chartered Architects



40 Ockendon Way, London SE20 205 Tel: (020) 8455 5842
7 Lucy Lane, Loughton, Milton Keynes, Bucks MK8 5BP Tel: (01908) 676 653

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Use the floor plan in conjunction with the site plan.
Check dimensions on site before starting work in hand.
Refer any uncertainty or discrepancy to the Architect.
Large scale drawings are to be supplied.

Date	By	Chd	Content	Sheet
13.01.15	HH	DDT	Client alterations	B
15.01.15	HH	DDT	Client alterations	C
21.01.15	HH	DDT	Client alterations	D
21.02.15	HH	DDT	Client alterations	E
25.02.15	HH	DDT	Client alterations	F
05.03.15	HH	DDT	Client alterations	G
24.03.15	HH	DDT	Client alterations	H



Client
ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT

Project
EAST WING EXTENSION

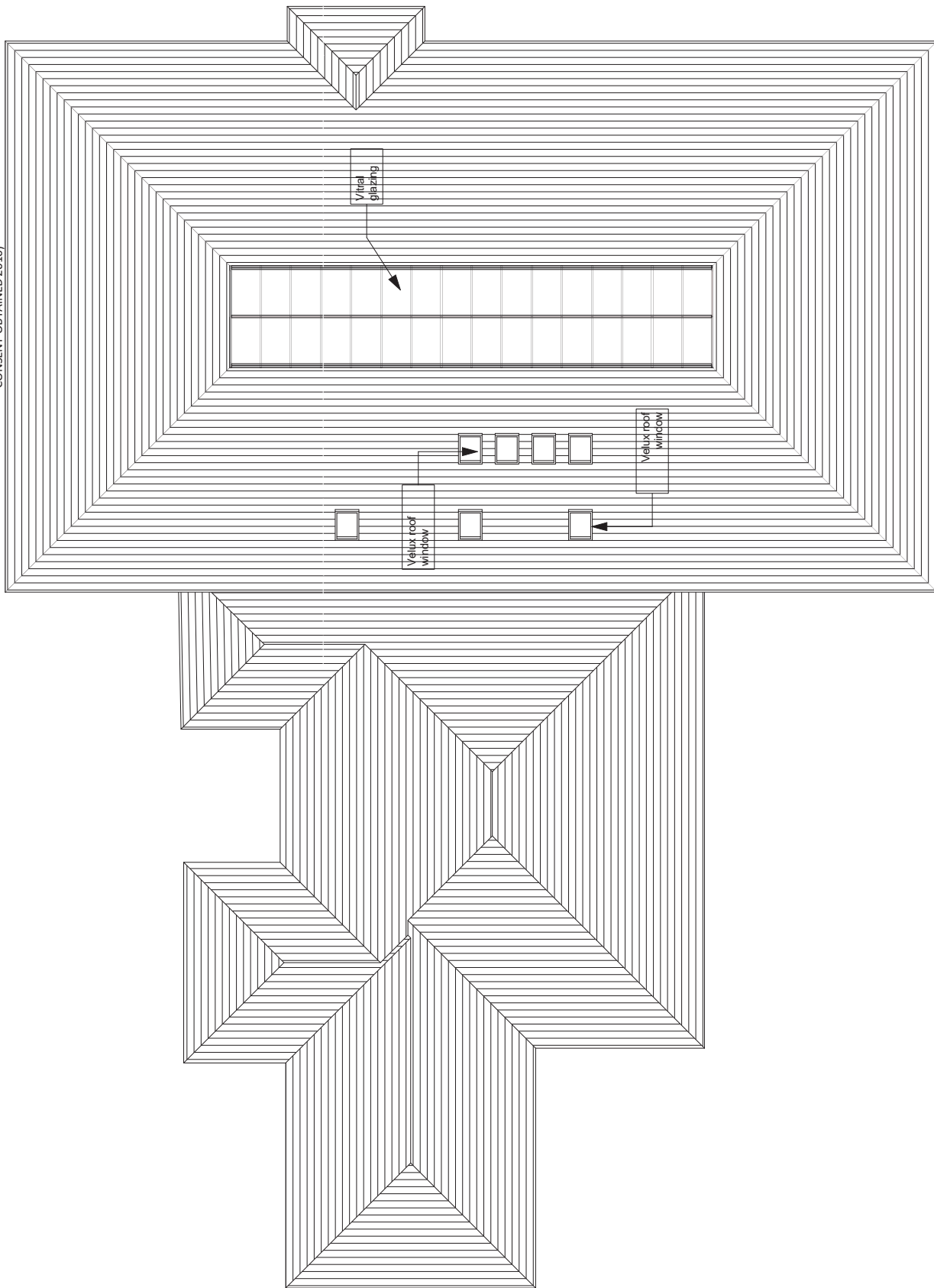
Drawing Title
PROPOSED FIRST FLOOR
PLAN

Scales	1:100
Date	16/03/2015
By	HH
Chd	DDT
Job No.	1835A
Drawg. No.	02
Revision	H



PROPOSED EAST WING EXTENSION
(ALTERED FROM THAT FOR WHICH PLANNING
CONSENT OBTAINED 2010)

MAIN BUILDING

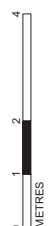


Scale	1:100
Date	06/03/2015
By	IH
Chd	DIDT
Job No.	1835A
Drawg. No.	03
Revision	C

Drawing Title
PROPOSED ROOF PLAN

Project
EAST WING EXTENSION

Client
**ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT**



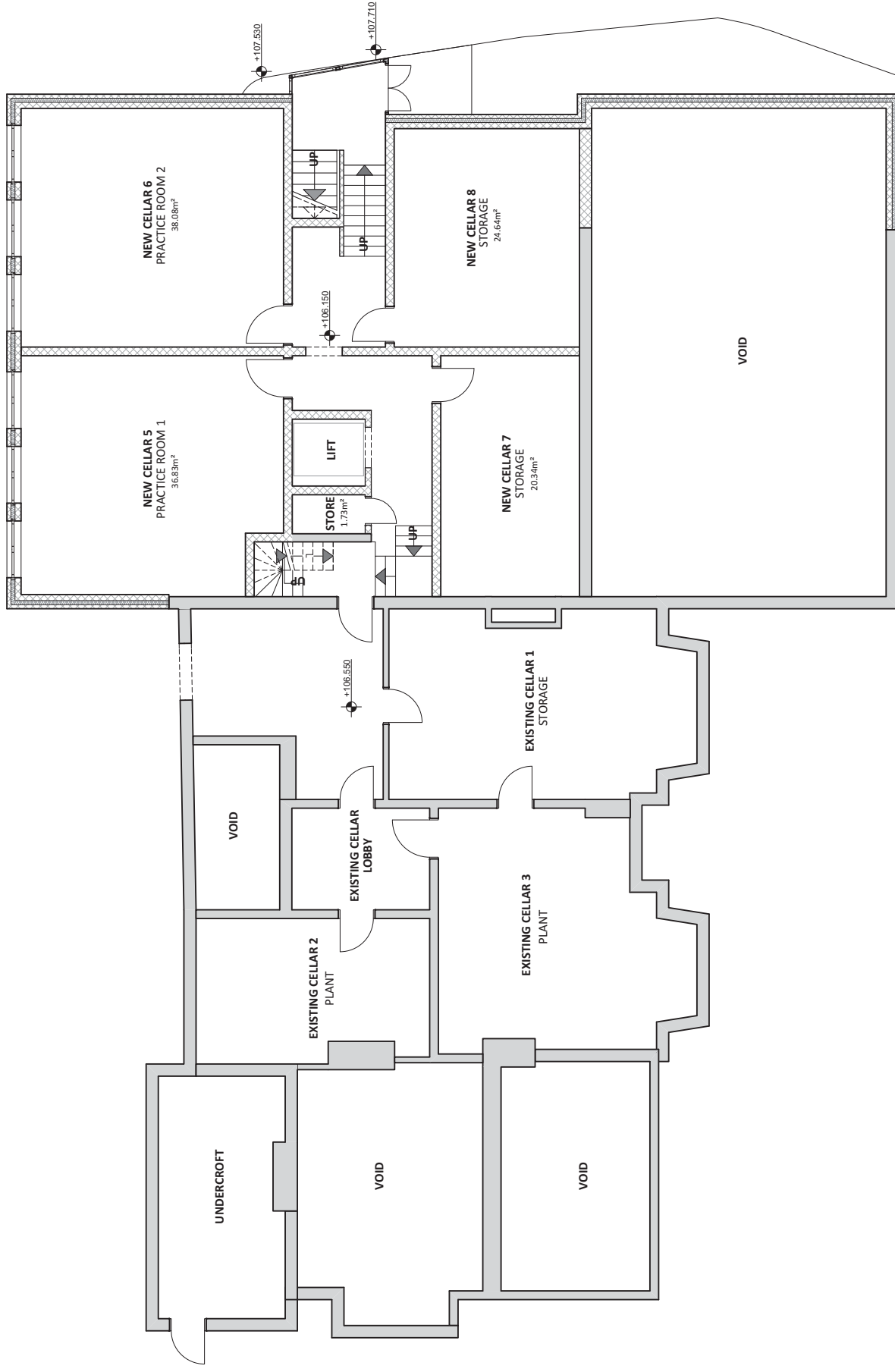
Date	By	Chd	Content
10.02.15	IH	DIDT	Client alterations
25.02.15	IH	DIDT	Client alterations
06.03.15	IH	DIDT	Client alterations

Notes
Use the plan in conjunction with the site plan.
Check dimensions on site before starting work in hand.
Refer any uncertainty or discrepancy to the Architect.
Always read drawings for any updates.

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PROPOSED EAST WING EXTENSION
(ALTERED FROM THAT FOR WHICH PLANNING
CONSENT OBTAINED 2010)



Scale	1:100
Date	16/03/2015
By	IH
Checked	CHD
Drawn	DDT
Job No.	1835A
Drawg. No.	04
Revision	C

Drawing Title
**PROPOSED LOWER GROUND
LEVEL PLAN**

Project
EAST WING EXTENSION

Client
**ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT**



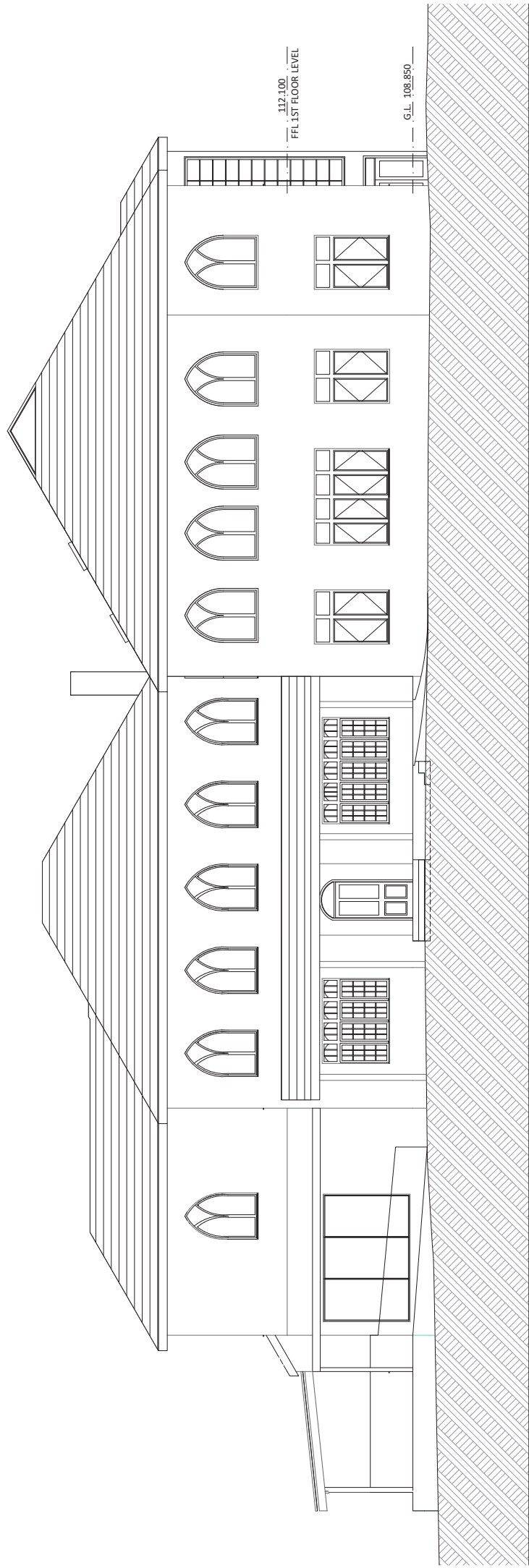
Revisions	Content	Scale
10.02.15 - IH	Client alterations	A
12.03.15 - IH	DDT	C
12.03.15 - IH	DDT	C
12.03.15 - IH	DDT	C

Notes
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PROPOSED EAST WING EXTENSION
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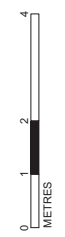


Scales		1:100	
Date	By	Chd	
16/03/2015	IH	DIDT	
Job No.	Drwg. No.	Revision	
1835A	11	A	

Drawing Title
PROPOSED SOUTH ELEVATION

Project
EAST WING EXTENSION

Client
**ST JOHN'S PREPARATORY SCHOOL
 THE RIDGEWAY
 ENFIELD EN6 5QT**

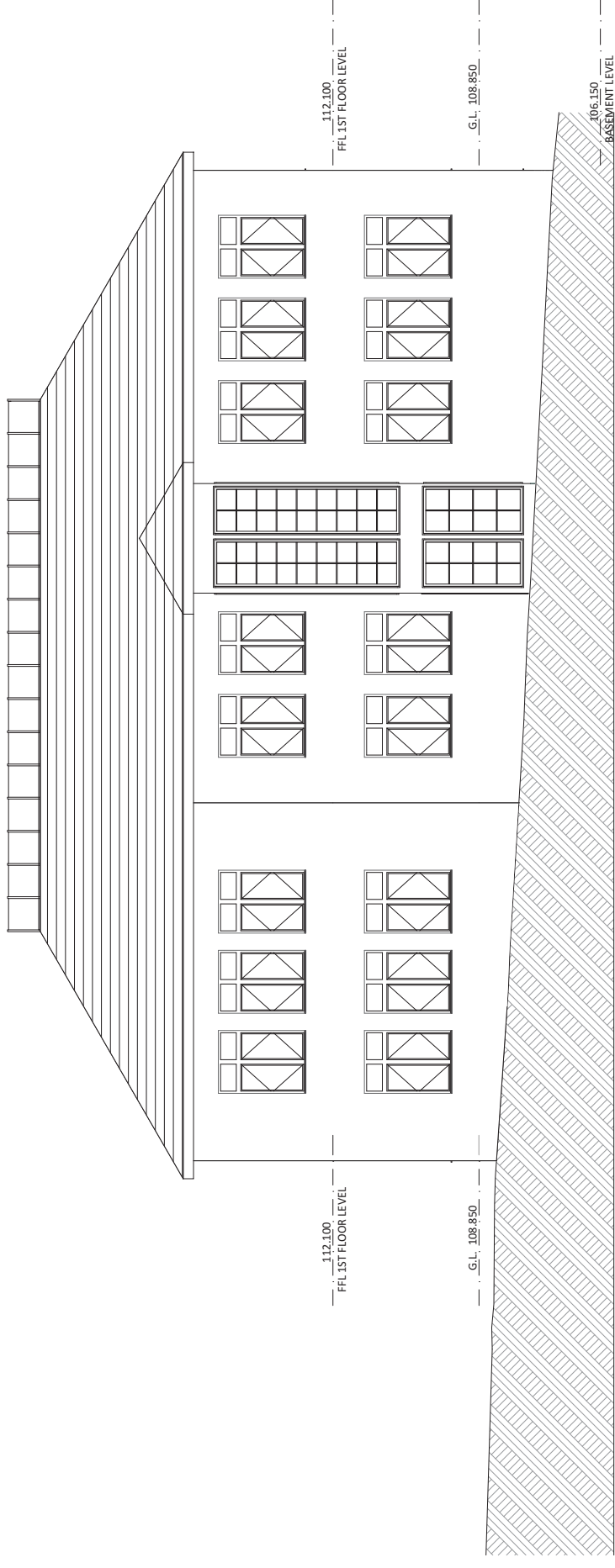


Revisions	Date	By	Chd	Content
	13.03.15	IH	DIDT	Client alterations

Notes
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 Large print drawings available on request.

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Scales		1:100	
Date	By	Ckd	Dtd
16/03/2015	IH		
Job No.	Drawg. No.	Revision	
1835A	12	A	

Drawing Title
PROPOSED EAST ELEVATION

Project
EAST WING EXTENSION

Client
**ST JOHN'S PREPARATORY SCHOOL
 THE RIDGEWAY
 ENFIELD EN6 3QT**

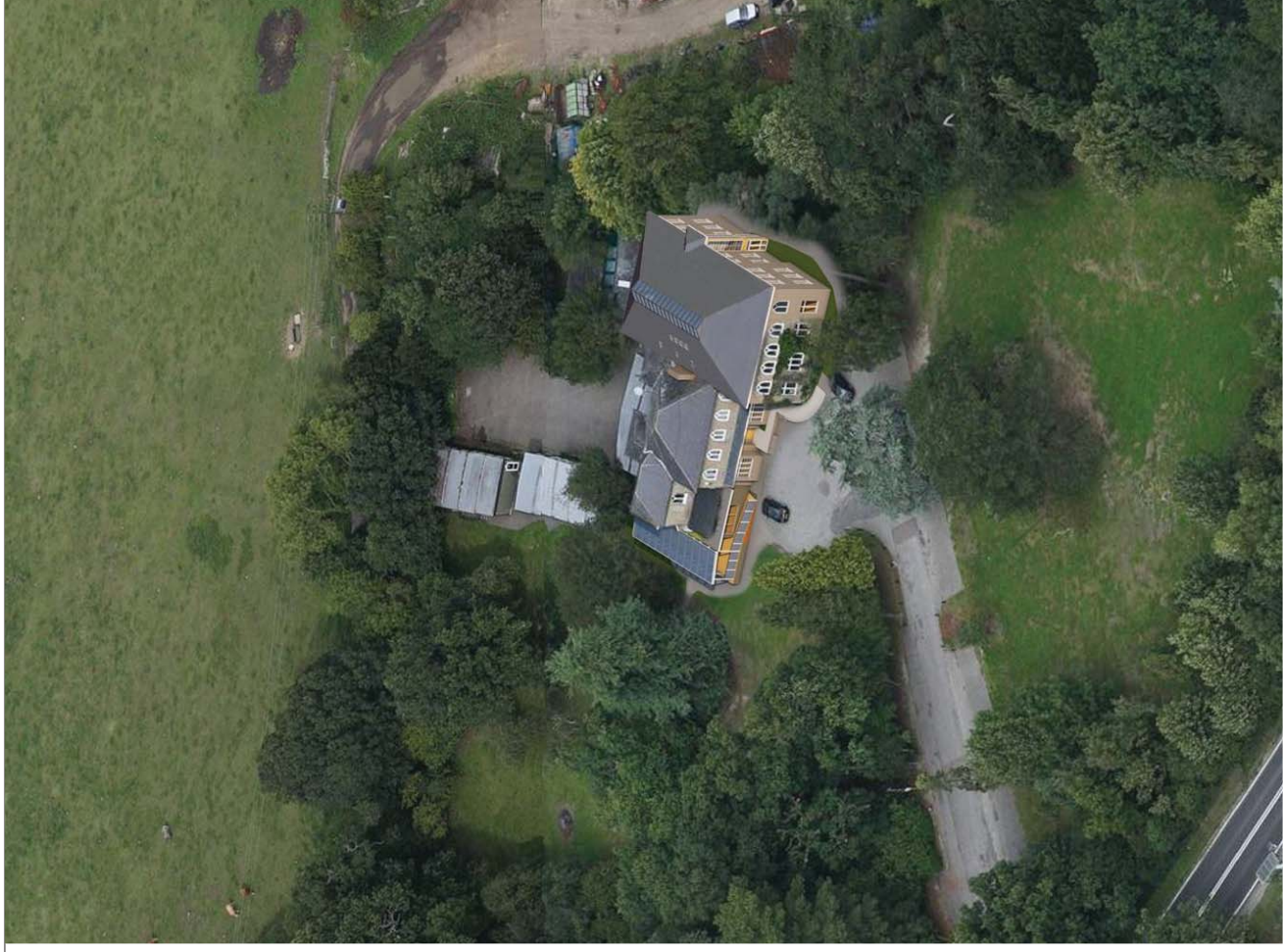


Revisions	Date	By	Ckd	Content	Sheet
Client alterations	13.03.15	IH	DIDT	Client alterations	A

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EXTANT PLANNING CONSENT

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Revisions

Date	By	Chd	Content	Scale
23.04.15	IH	DITD	Colours in image altered	A

Client
ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT

Project
EAST WING EXTENSION

Drawing Title
BIRD'S-EYE VIEW IMAGES
FROM SOUTHEAST

Scales	
Date	23/04/2015
By	IH
Chd	DITD
Job No.	1835A
Dwg. No.	31
Revision	A



EXTANT PLANNING CONSENT

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Large print drawings are available on request.

Revisions

Date	By	Content	Scale
23.04.15	IH - DTD	Colours in image altered	A

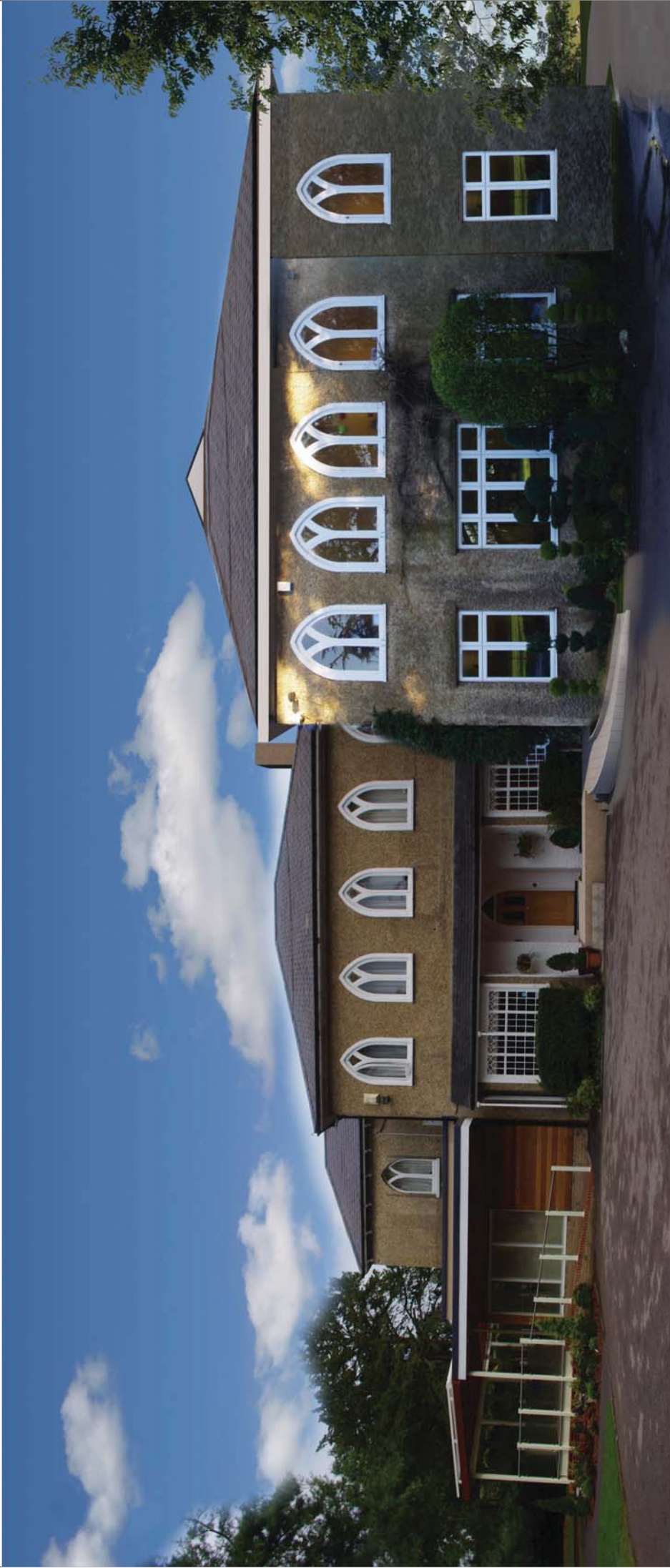
REVISED PROPOSAL

Client
ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT

Project
EAST WING EXTENSION

Drawing Title
BIRD'S-EYE VIEW IMAGES
FROM NORTH-WEST

Scales		By		Date	
		IH	CHd	23/04/2015	D/D/T
Job No.	1835A	Drawg. No.	32	Revision	A



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Revisions

Date	By	Chd	Content	Scale
23.04.15	IH	DIDT	Minor adjustments	A

Client
ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 5QT

Project
EAST WING EXTENSION

Drawing Title
IMAGE OF PROPOSED SOUTH
ELEVATION

Scales		By		Chd		Date	
		IH		DIDT		23/04/2015	
Job No.	1835A	Drawg. No.	33	Revision	A		



EXTANT PLANNING CONSENT



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Check dimensions on site before starting work in hand.
Refer any uncertainty or discrepancy to the Architect.
Always read drawings in conjunction with the Bill of Materials.

Date	By	Chd	Content	Revisions
				• STH/•

Client
ST JOHN'S PREPARATORY SCHOOL
THE RIDGEWAY
ENFIELD EN6 3QT

Project
EAST WING EXTENSION

Drawing Title
IMAGES OF EAST ELEVATION

Scales		By		Date	
		By	CHD	Date	CHD
		HT	DIDT	01/04/2015	DIDT
Job No.	1835A	Drawg. No.	34	Revision	