

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 24th January 2017

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

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Ms Marina Lai

**Ward:**  
Southgate

**Ref:** 16/04677/RE4

**Category:** LBE - Dev by LA

**LOCATION:** Former Minchenden School, High Street, N14 6BS,

**PROPOSAL:** Subdivision of the site to provide a specialist school, involving alterations to modify and extend to Farbey Building, installation of fence south façade, alterations to mews building and open sided workshop, installation of new boundary fence around school, new external hard play area, reconfiguration of carpark and vehicular/pedestrian access from Leigh Hunt Drive.

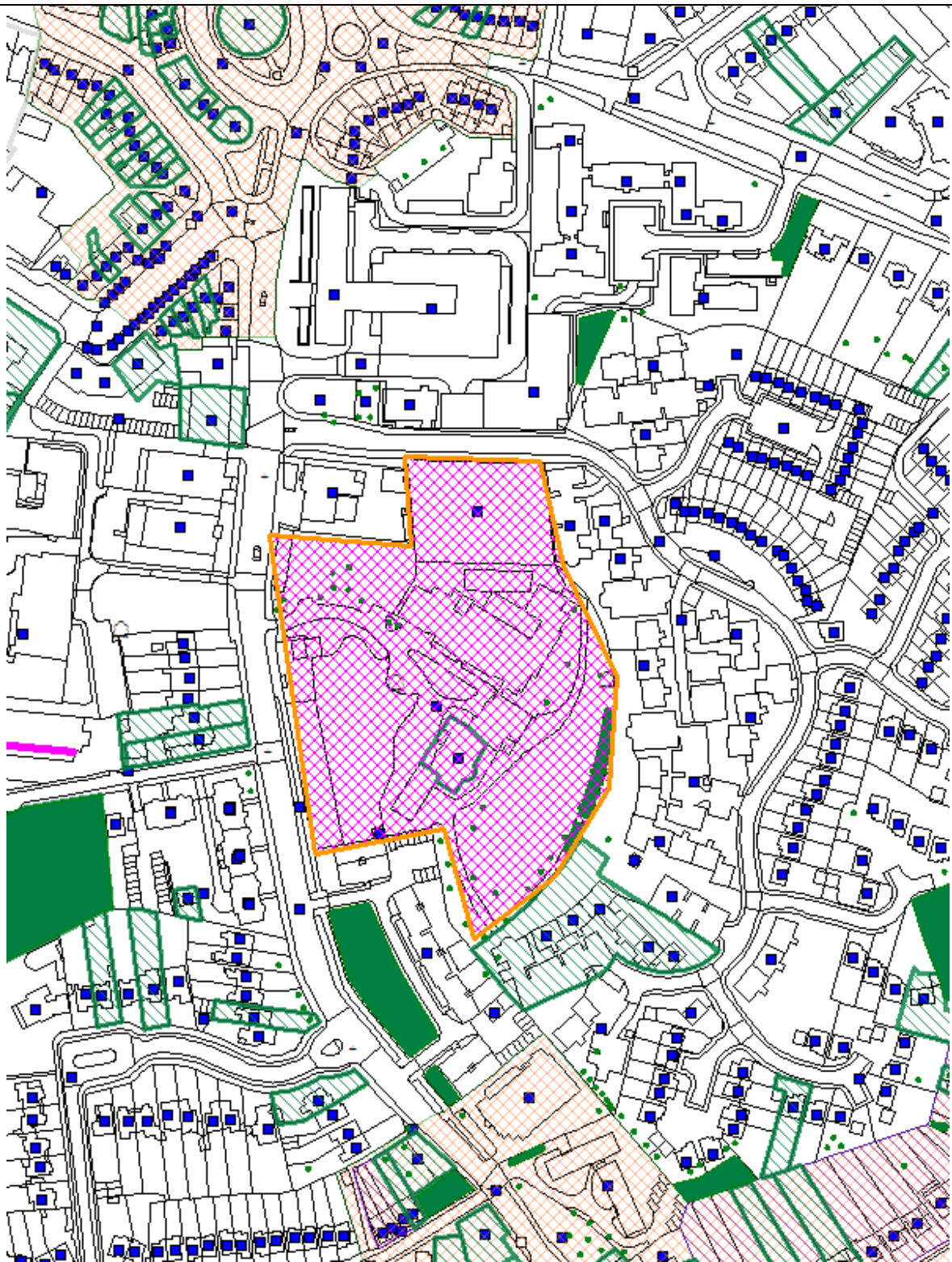
**Applicant Name & Address:**  
C/o Agent

**Agent Name & Address:**  
C/o Agent  
65 Gresham Street  
London  
EC2V 7NQ  
United Kingdom

**RECOMMENDATION:**

As such, **APPROVAL** is recommended, subject conditions.

Ref: 16/04677/RE4 LOCATION: Former Minchenden School, High Street, N14 6BS,



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Scale 1:2500

North



## **1. Site and Surrounding**

- 1.1. The application site comprises a series of buildings and forms part of the curtilage of the Southgate House Site, formerly known as Minchenden School Site.
- 1.2. The Southgate House Site is fairly substantial in size and at its heart is Southgate House, which is grade II\* listed. The House dates from the late 18th century and is a high status Georgian country house over two principle floors with basement and attics.
- 1.3. The Southgate House appears to have been converted to institutional use in the early 20th century and in the 1930s, the institutional use of the site significantly expanded to have a series of buildings erected. The whole site is approximately 17600sqm and does not benefit from any public view, enclosed by a variety of fence types and high brick walls to the north and west and residential development to the east and south. There are a significant number of mature trees, including TPO trees, within the curtilage of the site. The current vehicle and pedestrian entrance to the site is from Southgate High Street via a carriage drive.
- 1.4. The application site occupies a proportion (approximately 7000sqm) of the Southgate House Site, comprising all land to the north of the carriage drive, the stable building (Mews Building), the 1930s school building (Farbey Building) and its adjacent open sided Workshop Building, an existing car parking between the Mews Building and the Farbey Building, part of the brick boundary wall and part of the rear garden.
- 1.5. The site doesn't lie in within a conservation area, and is within walking distance to Southgate Underground and Bus Station, a number of retail units and opposite the entrance to Southgate and Barnet College.
- 1.6. High Street is a classified road (A1004). There is a right run pocket in place to reduce the risk of vehicle turning into the site obstructing traffic flow. The site has a PTAL of 4 which indicates a very good transport service.

## **2. Proposal**

- 2.1. The Council has a statutory duty to deliver autistic provision in the Borough and due to a lack of autistic provision within Enfield, is currently providing out of Borough places to some autistic pupils, which the Council is seeking to address.
- 2.2. The council has then recently purchased the former Minchenden Site to accommodate the top end of the required secondary autistic provision.
- 2.3. The proposal will involve the subdivision of the existing curtilage of the Grade II\* listed building (Southgate House) and conversion of the existing former education buildings on the site to a speciality autistic school for 120 x pupils and 100 x staff.
- 2.4. Planning permission (Ref: 16/04677/RE4) in conjunction with Listed Building Consent (Ref: 16/04322/LBC) are sought for the following proposed works:
  - a) Remodel, refurbish and extend the Farbey Building;

- b) Enclosure and convert the open sided workshop to provide school kitchen and dining facilities;
- c) Remodel and refurbish the Mews Building;
- d) Form a new vehicle and pedestrian entrance from the public car park on Leigh Hunt Drive to an on-site staff car park and pupil drop off;
- e) Form new external hard play areas to the rear (east) of the Farbey Building; and
- f) Provide a secure boundary fence around the entirety of the new school site and to provide a boundary with Southgate House.

### Farbey Building

2.5. The Farbey Building will be refurbished, remodelled and extended to meet the facilities required for an autistic school. The proposed external works that are subject to planning permission under this application include:

- Construction of 2 x new two-storey extensions to the north-western corner and west side of the building, to provide a new staircase for means of escape and a lift to facilitate wheelchair access to the upper levels; The height will match the existing eaves level;
- Removal of the existing external metal escape stair;
- Replacement of existing metal framed windows within painted timber sub-frames with new windows to match the existing;
- Replacement of existing doors with new PPC metal framed double glazed doors in modified existing opening;
- Replacement of existing pitched roof slats and coverings;
- Demolition of the existing single storey pitched roof link between Farbey Building and Southgate House and resulting openings to be blocked up with facing brickwork to match existing;
- Blocking up 2 x existing ground floor openings with facing brickwork to match existing; and
- Installation of 4 x new stepped access to the flank elevation;

2.6. The following internal works proposed to Farbey Building are subject to List Building Consent under the application Ref: 16/04322/LBC:

- Modifications of existing layout involving new partition walls and installation of new shower / change rooms; and
- Subdivision of existing main hall / gymnasium.

### Workshop Building

2.7. The single-storey open sided workshop will be remodelled to provide kitchen / dining facilities. The proposed works would involve the enclosure of the open sided building via insertion of 3 x windows and 1 x door on south elevation and 3 x windows and 1 x door on north elevation and 1 x door on west elevation. The proposed new brickwork will match existing.

### Mews Building

2.8. The existing part single part two-storey Mews Building will be reconfigured and refurbished to provide a 6th Form common room, as well as overnight stay/life skills teaching accommodation to help prepare pupils for living on their own. The proposal would also replace the existing timber sash windows

and timber doors to match existing and insert a new door on the ground floor and clean and repoint the existing brickwork.

### Car Park and Access

- 2.9. With regards to trip generation, pupils are expected to either be dropped-off by parents or transferred to the school site by authority provided mini buses. These mini buses will access the school site via the fob controlled sliding gate entrance from the Leigh Hunt Drive Public Car Park, disembark the pupils and leave the same way they came in. None of them would come by public transport.
- 2.10. This part of the proposal is thus to provide an internal vehicular/bus drop-off area adjacent to the staff car parking to enable the boundary gate to be secured when drop-off occurs.
- 2.11. The existing pedestrian access via High Street would remain. The existing car parking of the site that is located between Mews Building and Farby Building would remain as parking space for pupil drop off and 40 x staff parking.
- 2.12. A new pedestrian/vehicular access will be provided via to a public car park off Leigh Hunt Drive. The existing opening in the section of the boundary wall will be used for pedestrian access and the new opening required for vehicular access and egress sliding gate will be made through a section of clearly rebuilt wall. This arrangement would result in a loss of 3 x no car parking spaces within the existing public car park.
- 2.13. Emergency access will be provided from both the public car park and from the access driveway to Southgate House via High Street. Small service vehicles deliveries to the kitchens will be accessed via the public car park. Refuse vehicles will not be permitted to enter the school car parking area but will service via the car park from Leigh Hunt Drive.
- 2.14. The proposal would also involve erecting a new pedestrian ramped access leading to Workshop Building and rear of Farbey Building and a new ramped access leading to front of Farbey Building and Mews Building.

### External Play Area

- 2.15. Located to the rear of Farbey Building, the proposed area will comprise a mixture of tarmacadam / block paving / artificial grass, with play equipment including play water feature, swings, climbing area etc.

### Secure Fence

- 2.16. A perimeter fence ranging at different heights around the perimeter of the school site will be introduced for pupil safety.

## **3. Consultations**

### *Neighbours:*

- 3.1. The application was referred to 41x surrounding properties. 1 x support and 2 x objections were received.

3.2. The support received states:

- *The Lime Trust are supportive of a satellite SEN school at this location, bringing much-needed specialist SEN places to the borough. As a Trust, we have submitted an application to the Department for Education to open a new 3 FE primary school in this area of the borough, and hope that the Trust and EFA can work with the Local Authority to co-locate our primary school with this proposed SEN provision which would have significant benefits to pupils of both schools and the wider community in Southgate.*

3.3. The objections concerned:

- Objection1: The proposal's site justification statement 4.1.3 says "An assessment of alternative sites (other than Minchenden) within the borough has concluded that there are no sites capable of meeting the needs of the school due to constraints arising from site size/configuration, availability, accessibility, and/or planning policy" but the more recent and high level Report to Cabinet 19 October 2016, Item 16, says: "two sites had been tested thoroughly against suitability and viability against the Minchenden Site, one in the east of the Borough and one in the west. Both of these sites were suitable for the development of an autistic provision" The planning application is clearly unacceptable; officers are misleading us in this application. Other sites are available and suitable.
- Objection 2: The acknowledged overwhelming local need for additional primary school places is not addressed by this proposal; instead this proposal takes the best available local site for extra primary provision and uses it for something else. Additional primary places were first promised more than 20 years ago when Minchenden was closed and land sold for housing. The need is identified now [Report to Cabinet 16 November 2016, Item 8] as the highest priority need in Enfield for primary pupils: "Deliver three additional permanent forms of primary entry (FE) in the South West from September 2017 to September 2020". London Plan Policy 3.18 [Planning Statement 5.4] is therefore not met by this proposal. Enfield's Core Strategy [Planning Statement 5.5] is also not met by this proposal. The planning proposal fails at a policy level as well as failing to meet Council priorities such of Fairness for All, Growth and Sustainability, and Strong Communities.

3.4. Response to Objection One: The Cabinet report identified two alternative sites which were consider the first is not in the ownership of the council and the current owner has confirmed that they were not interest in releasing the site to the council for development purposes. The second site is a green belt site and would have been difficult to get a successful planning application to allow the development of a school. Based on the fact that the site was green belt it would have not been possible to provide the additional places within the prescribed timescale. In addition it should be noted that the site has also been chosen to develop a stronger partnership with Barnet and Southgate College which has specialist facilities on the Southgate site for young adults with autism. The council believes that this partnership will deliver an autistic specialism hub which can only benefit the pupils attending this new facility

3.5. Response to Objection Two: While this is a broader planning consideration (and we have provided information to demonstrate the proposal does not

prejudice the delivery of additional primary school places to meet predicted demand within the local catchment area), the issue is a different matter to this application.

*Internal:*

- 3.6. Conservation Officer: Placed no objections and recommended a set of conditions, of which details are provided on the case officer's report under 16/04322/LBC.
- 3.7. Transport Team: Placed no objection; Details are provided on Section 7 of the Report.
- 3.8. Environmental Protection Team: No objection as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or contaminated land.
- 3.9. Tree Officer: No objection to these proposals; There appears to be little development impact on the numerous significant trees on site that are protected by a Tree Preservation Order. However, there is always a risk that some development activities may affect the trees and the Officer recommended an appropriate condition to ensure the adequate retention and protection of significant trees on site in accordance with council policy DMD80.
- 3.10. SuDs Officer: The drainage approach is generally satisfactory for the playground area.

*External:*

- 3.11. Historic England: Placed no objection to the proposal, stating:

*Whilst Historic England has no objection to the principle of converting the Farbey Building and the Stable Block to a new school, we would urge the Council to bring forward proposals for the repair and reuse of the Grade II\* Southgate House, which also forms part of this site. Southgate House is currently in a poor and deteriorating condition and has recently been added to our Heritage At Risk Register.*

*We would also recommend that the Council places conditions on any grant of planning permission requiring that further details are submitted of the proposed boundary treatments between the school and the grounds of Southgate House.*

- 3.12. Conservation Advisory Group (CAG): CAG welcomed the proposals noting there has been Historic England involvement. The site is currently unoccupied. It was stressed that the proposal to subdivide the main hall will be done sympathetically with all works being reversible. Access arrangements are arranged to minimise the impact on the listed wall. Further benefits include the refurbishment of the Mews Building. CAG noted that the enclosure of the open sided workshop had no material impact on the historical elements of the site. The Officer then stated that emergency works have/are being undertaken, by Enfield, to secure the adjacent Southgate House. Discussions are taking place with an educational establishment that would occupy Southgate House (currently in poor condition). Because there is

synergy between the two users of Farbey Building and Southgate House it is important to progress this application as quickly as possible. CAG gave their unanimous support to the application.

- 3.13. Southgate District Civic Trust: Placed no objection to the proposed as it was not in our opinion likely to cause any problem to the listed houses on the High Street, or Southgate House.

#### **4. Relevant Planning History**

- 4.1. LBC/10/0092: Listed building consent application for removal of parts of front boundary wall and rebuilt, remove and reset coping to top of wall was withdrawn.
- 4.2. LBC/02/0019: Listed Building Consent application for internal and external alterations including treatment of damp/dry rot, demolition of part of south retaining wall and steps, and installation of new step and chair lift was withdrawn.
- 4.3. LBC/91/0007: Listed building consent was granted for refurbishment of existing building in connection with its use for office purposes involving the demolition of existing single storey side extension and external staircase together with the erection of a 2-storey extension to the south to provide additional office.
- 4.4. AD/92/0071: Advertisement consent was granted for installation of a free standing, non-illuminated sign board.
- 4.5. LBC/89/0002: Listed building consent was granted for alterations to the mansion house Minchenden Complex part of fire precaution works.
- 4.6. LBC/88/0008: Listed building consent was granted for alteration repairs and restoration of the listed building.

#### **5. Relevant Policies**

- 5.1. Core Strategy  
CP8: Education  
CP21: Delivering sustainable water supply, drainage and sewerage infrastructure  
CP24: The road network  
CP25: Pedestrians and cyclists  
CP26: Public Transport  
CP30: Maintaining and improving the quality of the built and open environment  
CP31: Built and landscape heritage  
CP36: Biodiversity
- 5.2. Development Management Document (adopted in November 2014)  
DMD 16: Provision of New Community Facilities  
DMD17: Protection of Community Facilities  
DMD 27: Angel Edmonton, Edmonton, Palmers Green, Southgate  
DMD37: Achieving High Quality and Design-Led Development  
DMD38: Design Process  
DMD44: Preserving and enhancing heritage assets



DMD45: Parking Standards and Layout  
DMD 47: Access, new roads, and servicing  
DMD 48: Transport assessments, travel plans, servicing & delivery plans  
DMD49: Sustainable Design and Construction Statements  
DMD 45: Parking standards and layout  
DMD79: Ecological Enhancements  
DMD 80: Trees on Development Site  
DMD 81: Landscaping  
DMD Appendix 7 - London Plan parking and Cycle standards  
DMD Appendix 8 - Parking standards (parking dimensions)  
DMD Appendix 9 - Road classifications

5.3. London Plan Consolidated with Alterations since 2011 (2015)

Policy 5.3: Sustainable design and construction  
Policy 6.9: Cycling  
Policy 6.10: Walking  
Policy 6.13: Parking  
Policy 7.4: Local character  
Policy 7.5: Public realm  
Policy 7.6: Architecture  
Policy 7.8: Heritage assets and archaeology  
Policy 7.20: Biodiversity and access to nature  
Policy 7.21: Trees and woodland  
Table 6.3 Cycle Parking minimum standards  
Table 6.2 Parking standards

5.4. Other Relevant Policy Considerations

Enfield Characterisation Study  
Planning (Listed Buildings and Conservation Areas) Act 1990  
National Planning Policy Framework

## 6. **Main Issues to be Considered**

6.1. DMD44 of the council's adopted DMD seeking to preserve and enhance heritage assets requires that development affecting heritage assets or their setting should seek to complement the asset in all respects of their design, materials and detailing.

6.2. As such, the main issues to be considered in respect of this application are:

- The principle of the development in terms of land use and conformity with strategic policies;
- The impact on amenity;
- Design and impact on the character of the host buildings;
- Impact on the setting of listed structures;
- Transport impact; and
- Tree impact.

## 7. **Analysis**

### Principle of development

7.1. The Farbey Building and adjacent open-sided Workshop Building were constructed as a purpose built school circa 1930. The Mews Building built circa 1800, with ancillary use to the Southgate House which previously used

by Southgate College. The proposal will convert these former educational buildings to provide a specialist school for children with learning disabilities. As such, the proposal would retain the educational use of the site as existing compatible with the council's policies in terms of land use.

#### Neighbouring Amenity

- 7.2. The Southgate House Site is fairly large in size and does not benefit from any public views by way of its substantial size and enclosure with high brick wall to the north and west. The closest residential block to the east and south is approximately 40m away. Thus, the proposal, given its location and massing, is not anticipated to generate adverse impact on the amenity to the neighbouring properties.

#### Design and impact on the character the host buildings

##### a) Proposal to extend and refurbish the Farbey Building

- 7.3. The proposed external works that are required for planning permission would comprise the erection of 2 x two-storey extensions and proposed replacement of the existing windows and doors.
- 7.4. The proposed two-storey extensions, by virtue of its scale and massing, are considered modest and would not appear overly-dominate or a congruous addition to the Farbey Building.
- 7.5. The proposed replacement would not result in any enlargement to the existing openings and will match the existing, in terms of proportions, appearance and openings, and therefore will cause no visual impact on the existing occupiers.

##### b) Proposal to remodel and refurbish the Mews Building

- 7.6. The proposed external works that are required for planning permission would comprise the proposed replacement to the existing windows and insertion of a new ground floor door.
- 7.7. The proposed new openings will match the existing, in terms of proportions, appearance and openings, and therefore will cause no visual impact on the existing and adjoining occupiers.

##### c) Proposals to convert the open sided workshop to provide school kitchen and dining facilities

- 7.8. The proposed enclosure of the existing structure is considered to respect the setting of existing listed buildings in terms of height, scale, massing, materials, siting and be of a high quality contextual design that takes cues from the existing heritage assets found on the site.

#### Impact on the setting of the listed buildings

- 7.9. The detailed assessments on the impact on the setting of listed buildings are provided on the case officer's report under Ref: 16/04322/LBC.

#### Transport Impact

- 7.10. The council's Transport Team was invited to comment on the proposal and raised no objections, subject to a set of conditions.
- 7.11. **Access:** The retention of the existing pedestrian access from High Street is acceptable. The proposed use of the existing vehicular access for emergency vehicles is also acceptable.
- 7.12. Potential issues with the proposed main access via the council's public car park off Leigh Hunt Drive have been identified as:
- The loss of 3 x parking spaces in a public car park which is in high demand;
  - Increase in the number of vehicle movements in the public car park and dropping off and picking up by parents during peak periods could obstruct the access;
  - Increased need for regular parking enforcement; and
  - Safe and separate access for cyclists and pedestrians.
- 7.13. The imposition of follow conditions is considered to sufficiently mitigate the above issues raised:
- Parking Management Plan to include car parking capacity surveys in the public car park and surrounding roads to monitor the impact of the development on available parking capacity;
  - An access plan to detail how the pedestrian and vehicle access to be managed on a day to day base; and
  - Cycle parking plan to detail the cyclists' entrance from High Street and cycle stands.
- 7.14. **Trip Generation:** The Transport Team considered that the number of additional vehicle trips in the morning peak will have an impact on the High Street / Leigh Hunt Drive Junction. Of particular concerns is the potential for traffic queuing to turn right into Leigh Hunt Drive obstructing the main carriageway. To address this, Parking Management Plan should also include pre and post occupation junction surveys to ensure that the impacts are not causing significant problems.
- 7.15. **Vehicle Parking:** The vehicle parking proposal is for a maximum of 40 cars, including 1 dedicated disabled parking bay, and 2 minibuses. The Transport Team considered that this level of provision is lower than would usually be expected with Census data indicating that amongst Enfield residents, around 53% of people use private motor vehicles to get to work. Information from the current school also indicates that around 78% of staff use a car to get to work, which would equate to around 78 spaces.
- 7.16. However, justifications are given to this case by reasons of:
- The site is in a PTAL 4 area with good access to both buses and London Underground services;
  - Cycle parking is being provided onsite for staff and visitors;
  - The applicant is committed to a Travel Plan for the site which will encourage staff to reduce their car usage;
  - The applicant has agreed to prepare and deliver a Parking Management Plan to make sure that the parking capacity utilisation is optimised;
  - The applicant has agreed to undertake car parking capacity surveys in the public car park and surrounding roads to monitor the impact of the development on available parking capacity; and

- Discussions are on-going to fund highway works to limit the impact on residents, particularly on Leigh Hunt Drive, that any overspill parking might have.
- 7.17. Therefore overall the lower than expected car parking provision should be mitigated by the measures as set out which means it is in line with the London Plan and Enfield DMD Policies 8 and 45. The applicant has been advised that the following requirements should be considered when undertaking the required Parking Management Plan and Travel Plan:
- The lack of space onsite means that there should be a planning condition which limits the number of minibuses to 2 and specifies a maximum size;
  - Provision should be made for at least 10% of parking spaces to be enabled for electric vehicle charging with a further 10% having passive provision which can be enabled as demand requires;
  - 10% of parking spaces should be marked out as disabled or suitably sized for disabled parking provision in the future (3.6m by 6m). Each disabled member of staff should have access to a disabled parking space; and
  - Details of how the stacked parking is to be managed will need to be included in the Car Parking Management Plan.
- 7.18. **Cycle Parking:** The London Plan sets out minimum cycle parking requirements. For this use for long stay (convenient, covered and secure) the provision should be 1 space per 8 members of staff and 1 space per 8 students. However it is acknowledged that due to the type of education provision there is unlikely to be demand for cycle parking from pupils. Therefore the proposal for 14 long stay cycle parking spaces is acceptable. A condition is imposed requesting further details regarding the type and location of the storage.
- 7.19. The London Plan also requires short stay provision of at least 1 space per 40 students with minimum provision of 2 spaces on any applicable site. Whilst it is acknowledged that student demand is likely to be low, given that the Transport Assessment highlights how accessible the site is from local cycle networks and Enfield is a mini-Holland borough, the applicant should provide at least 2 short stay spaces. These should be secure and accessible, ideally from the main entrance to the building. The applicant has confirmed that two cycle stands will be provided close to the main visitor entrance for the school which is acceptable.
- 7.20. **Servicing and Refuse:** a condition is imposed requesting the details of the location and proposed capacity of the refuse storage areas will need to be confirmed.
- 7.21. **Travel Plan:** The draft Travel Plan for the school provision is noted. Full details can be secured by way of a condition. A monitoring fee will be required.
- 7.22. It is then considered, that subject to conditions, the impact of the proposed development on highway safety, the free flow of traffic and the amenity of local residents is not significant and can be managed.

#### Impact on Trees

- 7.23. The council's Tree Officer was consulted on the proposal and pointed out that there are a number of trees subject to Tree Preservation Order on site and within the vicinity of the proposed development. Given the scale of the proposed extensions, the proposed external works would have limited impact on these trees. However, Officer recommended an appropriate condition to ensure the adequate retention and protection of significant trees on site in accordance with council policy DMD80.

## **8. Conclusion**

- 8.1. It is concluded that, subject to conditions, the proposed development would not adversely affect the amenity of the adjoining properties and would be compliance with the council's policies while providing a much needed specialist autistic school for the Borough.

## **9. Recommendation**

- 9.1. As such, approval is recommended, subject to the following conditions:

1. 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.

2. The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, 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.

3. Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained adjacent trees including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority.

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; and
- h. The method of protection for the retained trees.

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

Reason: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies.

4. 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. photographic condition survey of public carriageways, verges and footways in the vicinity of the site;
  - b. map showing routeing of demolition and construction vehicles to/from the site;
  - c. access arrangements to the site;
  - d. wheel cleaning methodology and facilities;
  - e. contractors/staff/visitors parking;
  - f. the estimated number and type of vehicles per day/week;
  - g. details of any vehicle holding area;
  - h. details of the vehicle call up procedure;
  - i. details of any changes to on-street waiting and loading restrictions that will be required;
  - j. details of measures to protect pedestrians and other highway users from construction activities on the highway;
  - k. Coordination with other development projects in the vicinity;
  - l. Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
  - m. Work programme and/or timescale for each phase of the demolition, excavation and construction works; and
  - n. 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 on highway safety, traffic flows and parking.

5. Prior to the occupation of the development, details of the vehicular access arrangements including the operation of any gates and the procedures for ensuring safe and convenient access shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety.

6. Prior to the occupation of the development, details of Parking Management Plan shall be submitted and approved in writing by the Local Planning Authority, which should include:
  - a) Car park plan with the location of bays for staff, visitors, electric vehicle charging and disabled users;

- b) Contact details (telephone/ email, name) of a person/company responsible for managing the car park;
- c) Procedures for managing the parking provision in particular the stacked parking so that it is optimised at all times;
- d) Maintenance regime for apparatus/furniture –lighting etc;
- e) Timescales and process for reviewing the plan including any proposed end date.

Reason: In the interests of amenity and highway safety.

7. Prior to the occupation of the development, details of Travel Plan shall be submitted and approved in writing by the Local Planning Authority. The Travel Plan should incorporate the components set out in Appendix C of the ODPM/DfT publication “Using the planning process to secure travel plans”. The approved Travel Plan shall thereafter be implemented and adhered to.

Reason: In the interests of sustainability and to ensure that traffic generated from the site is minimised.

8. Prior to the completion of the construction works, excluding only demolition and restoration works, details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved details.

Reason: To ensure the development does not prejudice highway safety.

9. Prior to the completion of the construction works, excluding only demolition and restoration works, details of the soft landscaping plan for the proposed play area, including trees, shrubs and grass to be planted on the play area shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after the completion or first occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To ensure satisfactory appearance and maintain the green and leafy feel of the curtilage of the Grade II\* listed building.

10. Prior to the occupation of the development, details of cycle parking provision including location, type and capacity shall be submitted and agreed to 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.

11. Prior to the occupation of the development, excluding only demolition and restoration works, details of refuse and recycling storage facilities in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162 shall be 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.

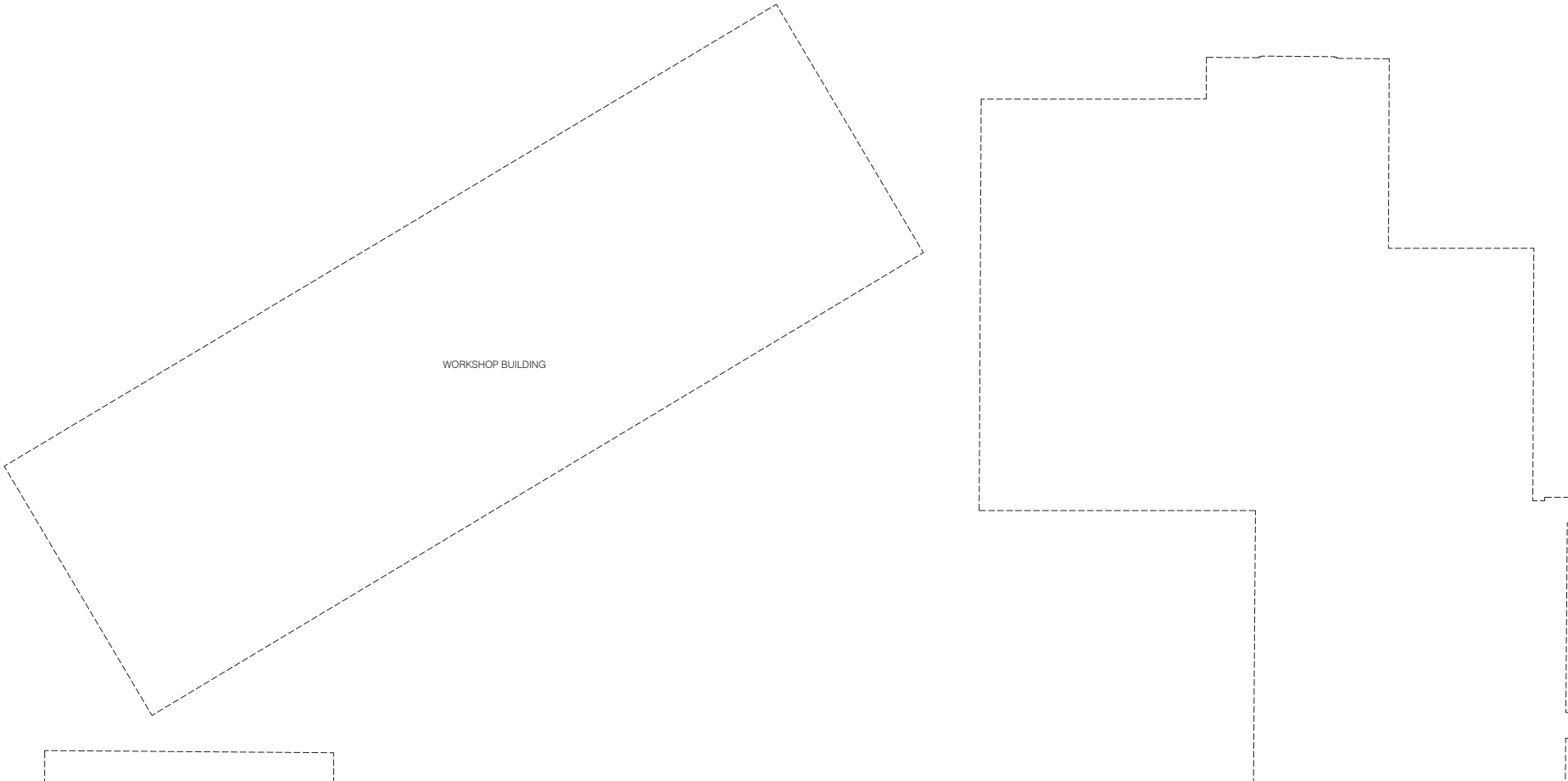
Reason: In the interests of amenity and highway safety.

12. No plumbing or pipes shall be fixed to the external facades of the building unless shown on the approved drawings.

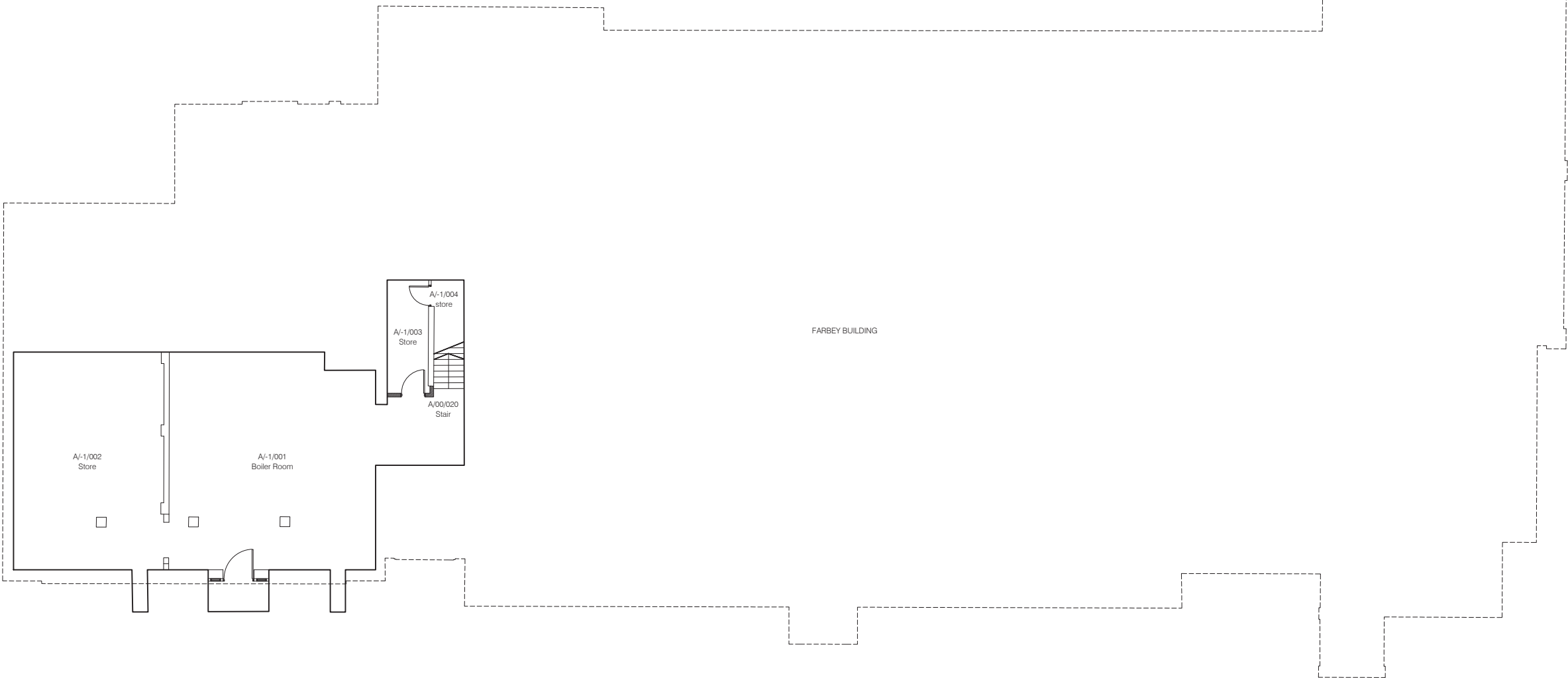
Reason: To ensure a satisfactory external appearance and safeguard the Grade II\* listed building.







WORKSHOP BUILDING

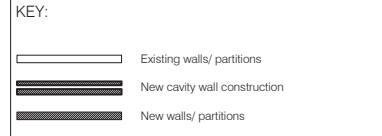


FARBEBY BUILDING

SOUTHGATE HOUSE



- GENERAL NOTES:**
1. Do not scale from this drawing unless for planning
  2. All existing steel PPC framed single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed window in new timber painted sub-frames. All to match existing
  3. Replace all internal doors with new laminate faced solid core doors and painted frames



Rev	Date	Description	Name
A	09.16	Planning Application	

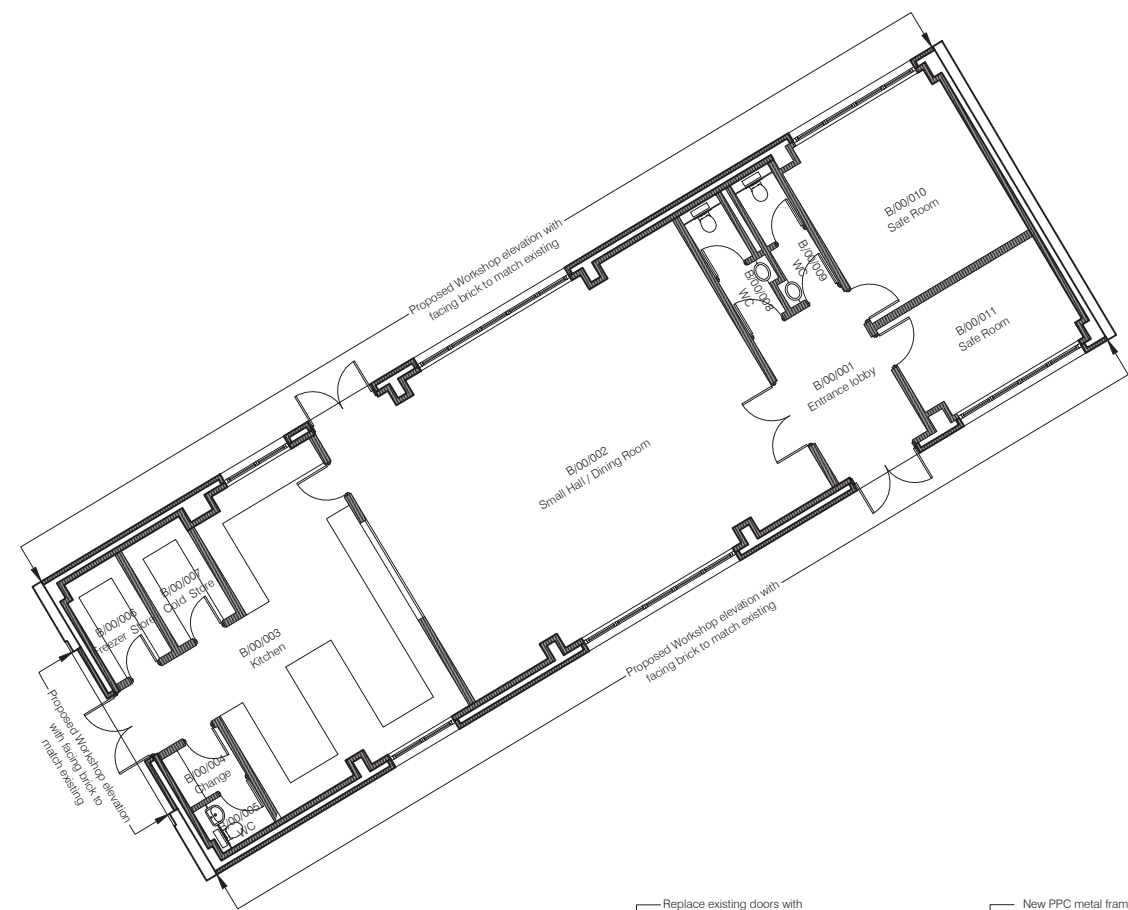
**bhp architects**  
 Nicholas House River Front Enfield Middlesex EN1 3TF  
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3606 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

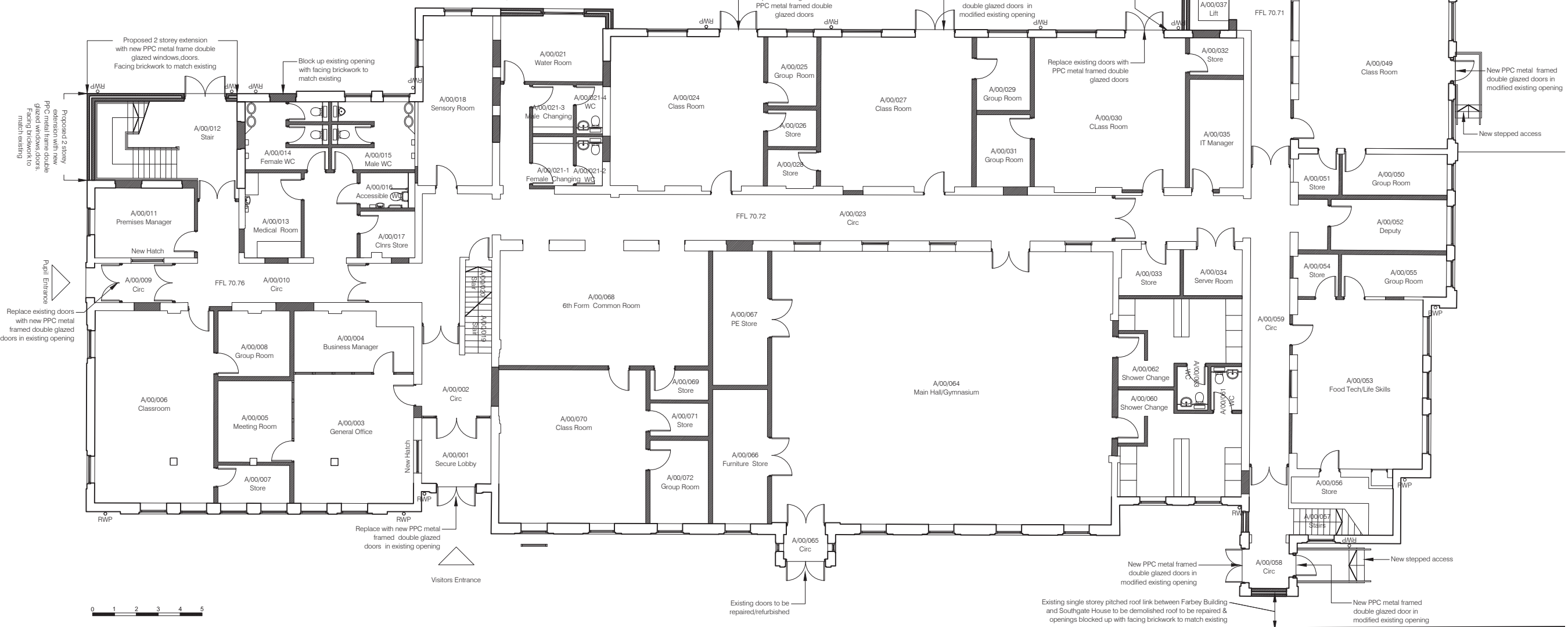
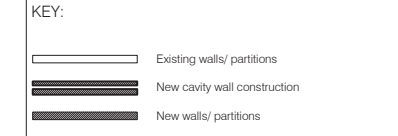
drawn	SG	file	LBE 740
date	June 2016	scale @ A1	1:100

Farbey Building  
 Proposed Basement Floor Plan

job number	drawing number	revision
740	140	A



- GENERAL NOTES:**
1. Do not scale from this drawing unless for planning
  2. All existing steel PPC framed single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed window in new timber painted sub-frames. All to match existing
  3. Replace all internal doors with new laminated faced solid core doors and painted frames



Rev.	Date	Description	Name
A	09.16	Planning Application	RB

**bhp architects**  
 Nicholas House River Front Enfield Middlesex EN1 3TF  
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

drawn	SG	file	LBE 740
date	June 2016	scale @ A1	1:100

Farbey & Workshop Buildings  
 Proposed Ground floor Plan

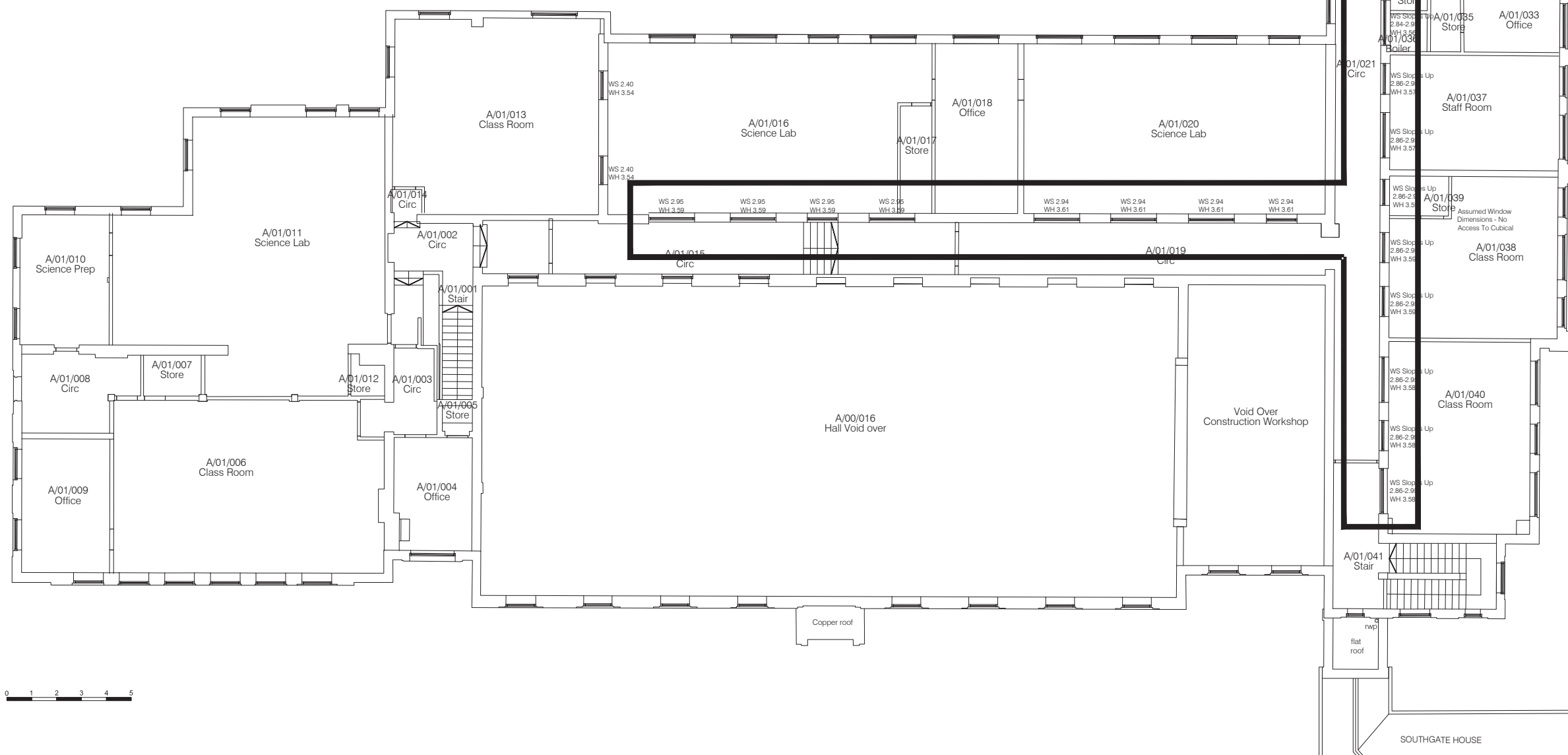
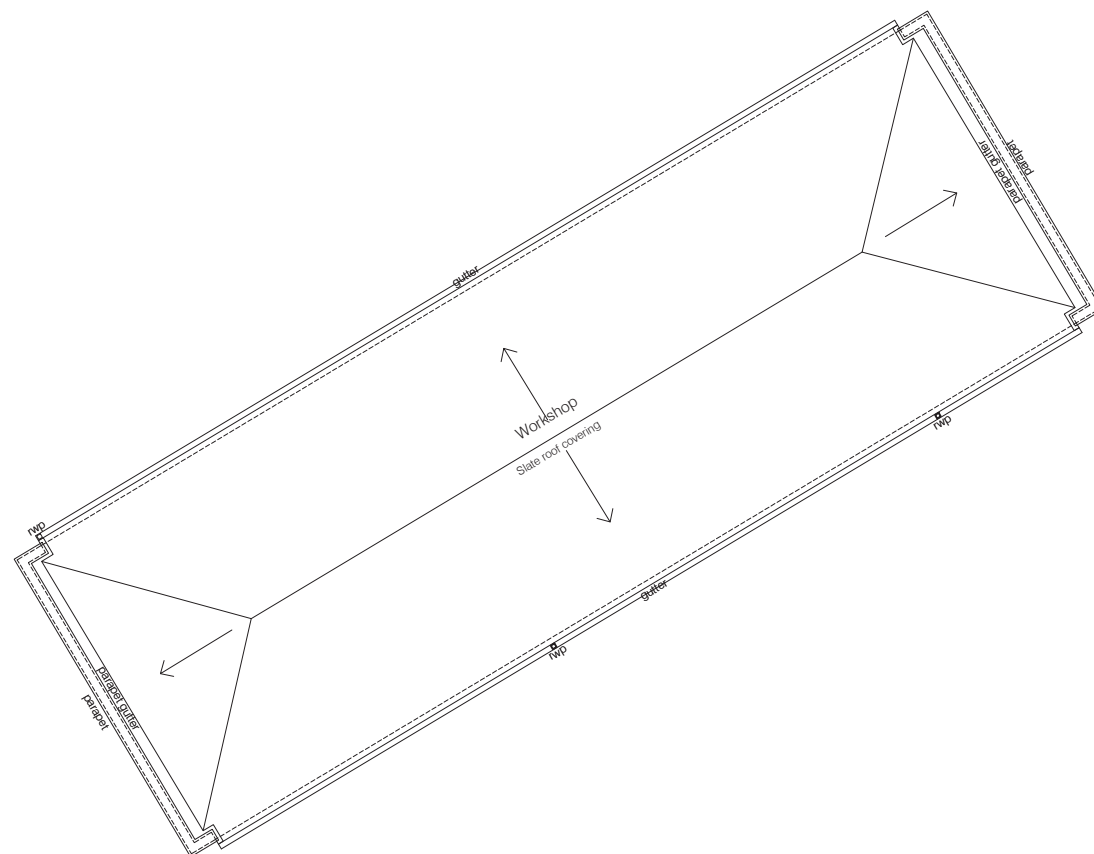
job number	drawing number	revision
740	141	A





GENERAL NOTES:

1. Do not scale from this drawing unless for planning
2. All existing steel PPC framed single glazed clerestory windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed window in new timber painted sub-frames. All to match existing



A	09.16	Planning Application	RB
Rev.	Date	Description	Name

**bhp architects**

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 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

drawn	SG	file	LBE 740
date	June 2016	scale @ A1	1:100

Farbey Building  
 Proposed Clerestory Plan

job number	drawing number	revision
740	143	A

GENERAL NOTES:


- Do not scale from this drawing unless for planning

KEY


\* New roof coverings subject to separate application for Lawful Development Certificate for proposed works

 New natural slating

 New lead sheet coverings/flashings

 New mastic asphalt roofing/insulation/finishes

 New raised roof structure with new roof covering subject to Lawful development Certificate for proposed works

 Existing roof to be repaired

Rev.	Date	Description	Name
A	09.16	Planning Application	RB

**bhp architects**

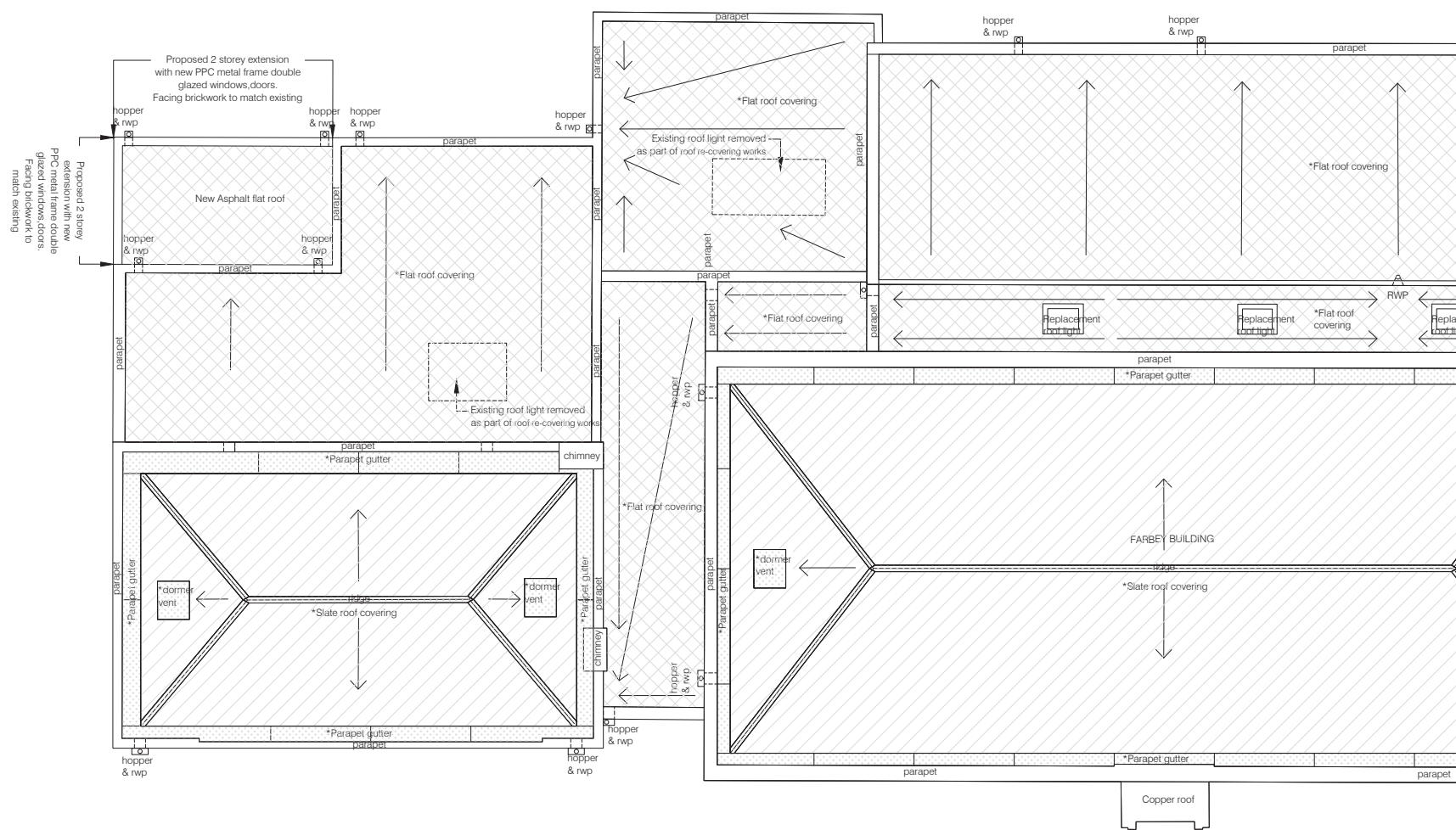
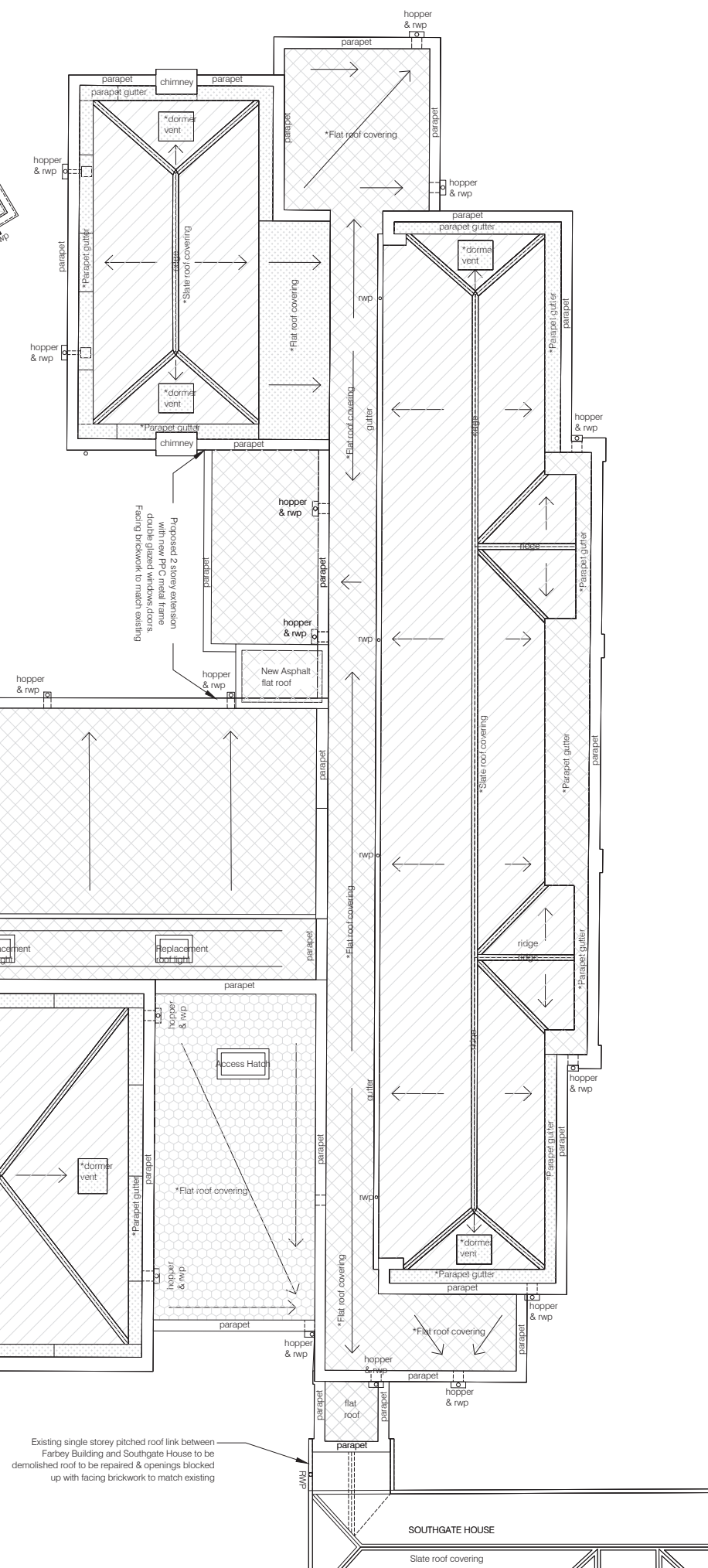
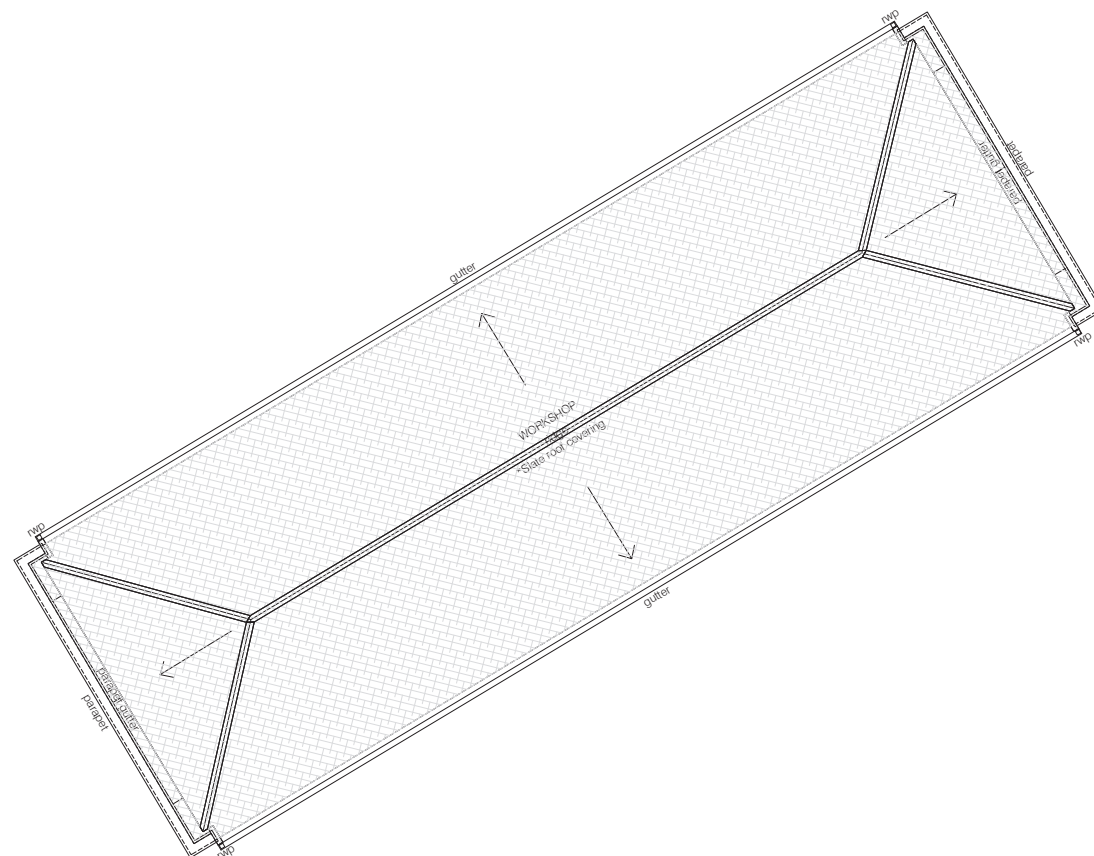
Nicholas House River Front Enfield Middlesex EN1 3TF  
 1 + 44 (0) 208 367 8000 1 + 44 (0) 208 363 3606 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

drawn	SG	file	LBE 740
date	June 2016	scale @ A1	1:100

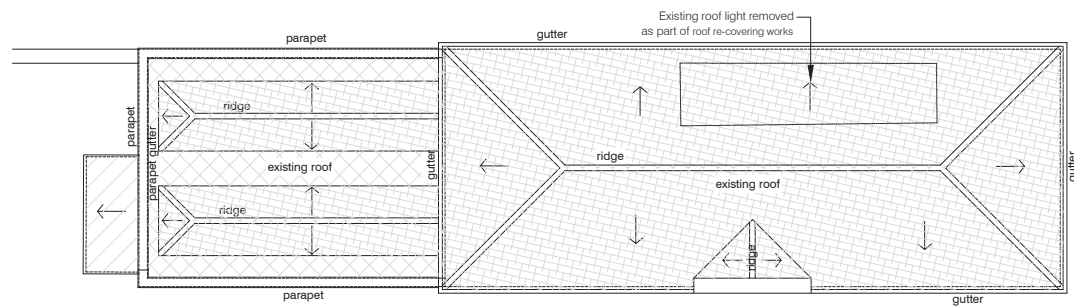
Farbey & Workshop Buildings  
 Proposed Roof Plan

job number	drawing number	revision
740	144	A

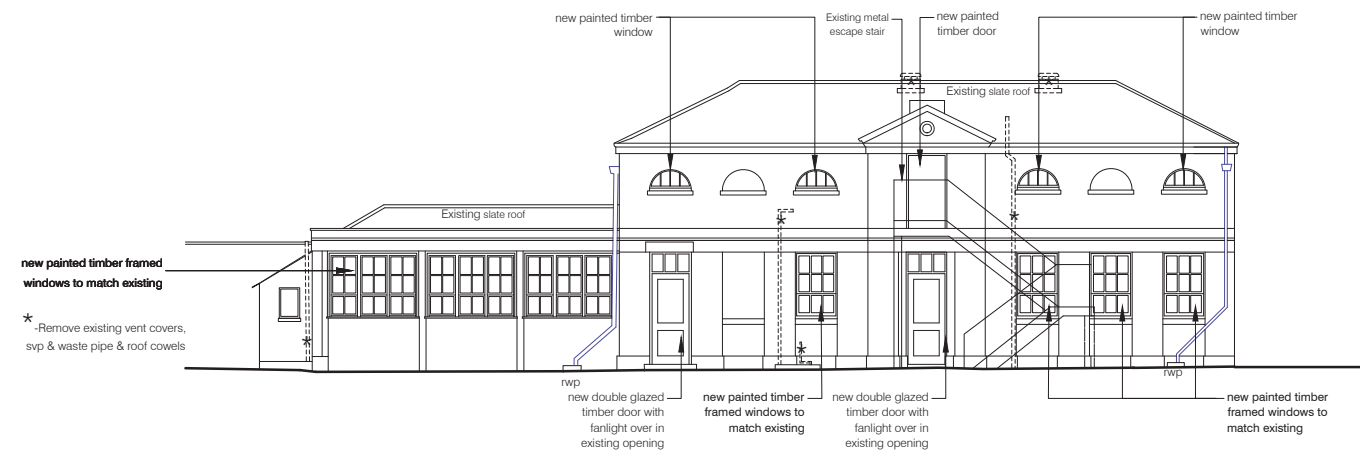


Existing single storey pitched roof link between Farbey Building and Southgate House to be demolished roof to be repaired & openings blocked up with facing brickwork to match existing

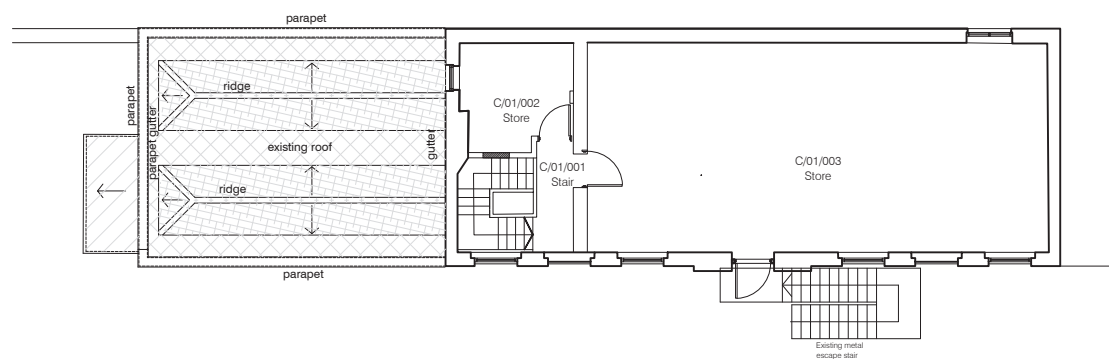




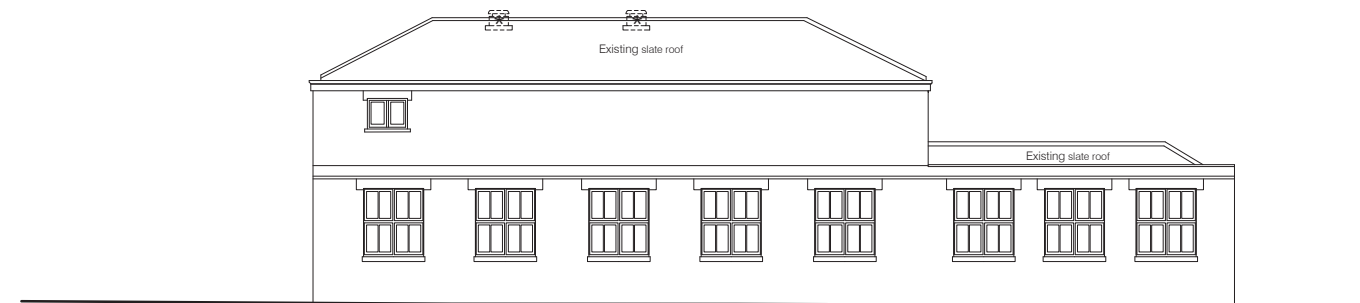
3. PROPOSED ROOF PLAN



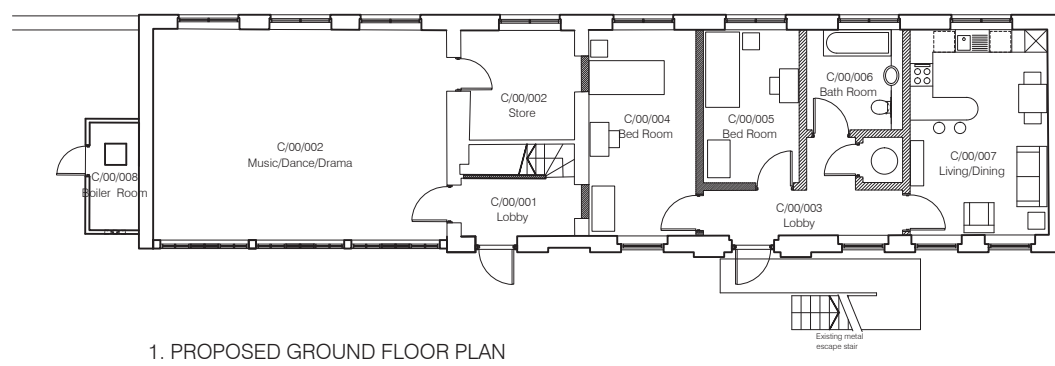
7. PROPOSED EAST ELEVATION



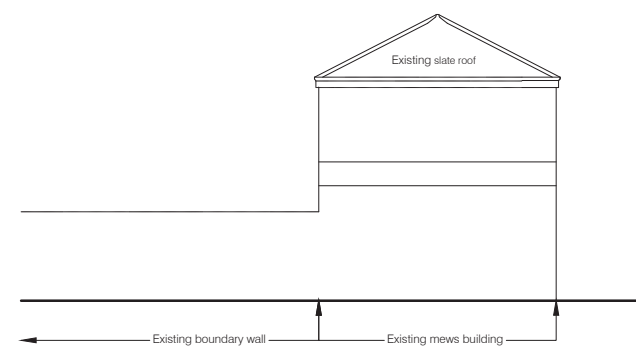
2. PROPOSED FIRST FLOOR PLAN



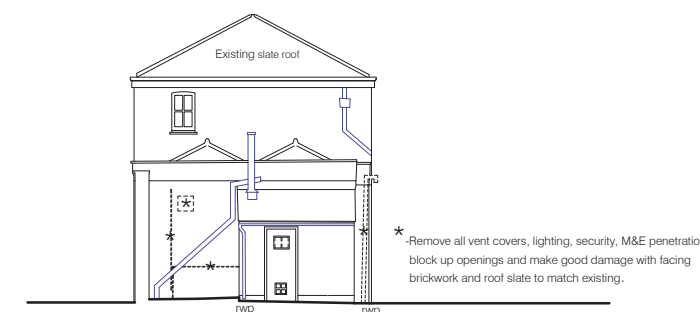
6. PROPOSED WEST ELEVATION



1. PROPOSED GROUND FLOOR PLAN



4. PROPOSED NORTH ELEVATION



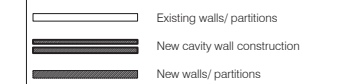
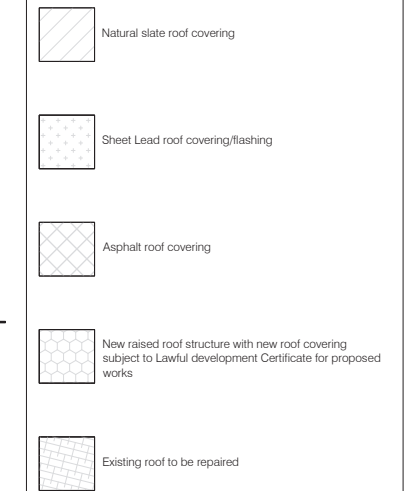
5. PROPOSED SOUTH ELEVATION

GENERAL NOTES:

1. Do not scale from this drawing unless for planning
2. All existing single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed window in new painted sub-frames. All to match existing

KEY

- \* New roof coverings subject to separate application for Lawful Development Certificate for proposed works



A	09.16	Planning Application	RB
Rev.	Date	Description	Name

**bhp architects**

Nicholas House River Front Enfield Middlesex EN1 3TF  
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3606 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

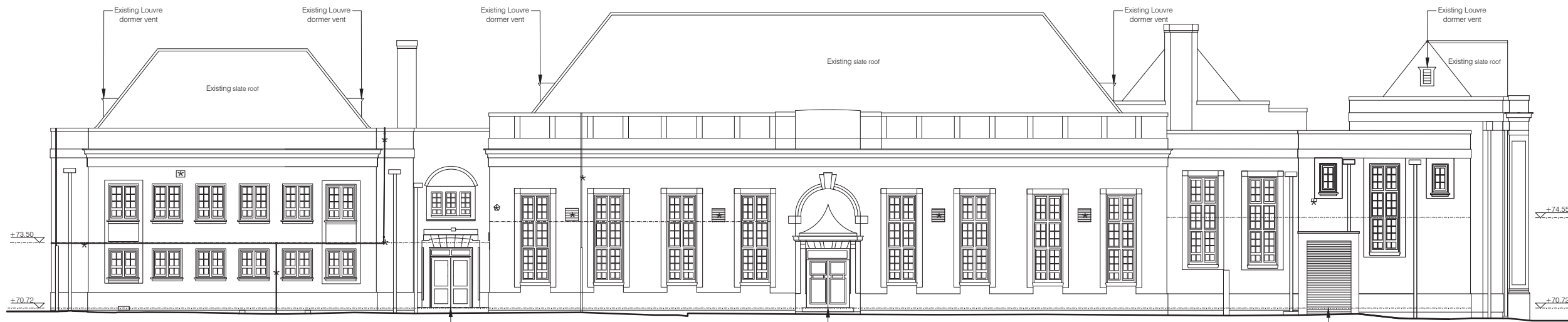
drawn	SG	file	LBE 740
date	June 2016	scale @ A1	1:100

Mews Building  
 Proposed Floor Plans & Elevations

job number	drawing number	revision
740	145	A



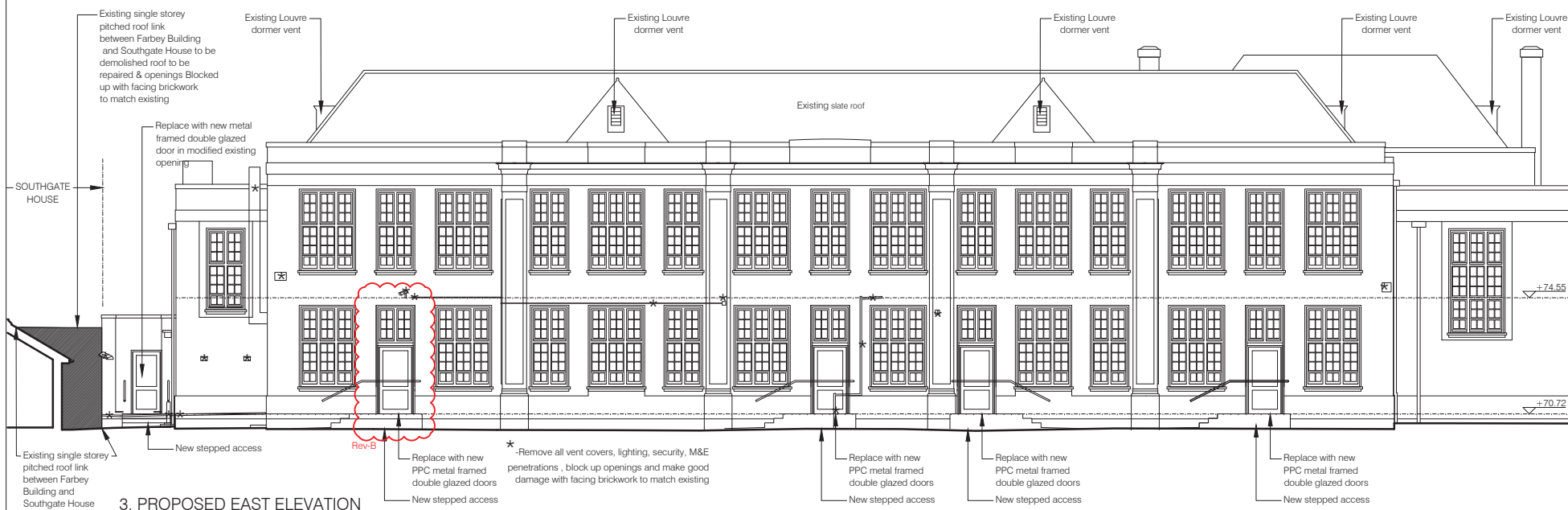




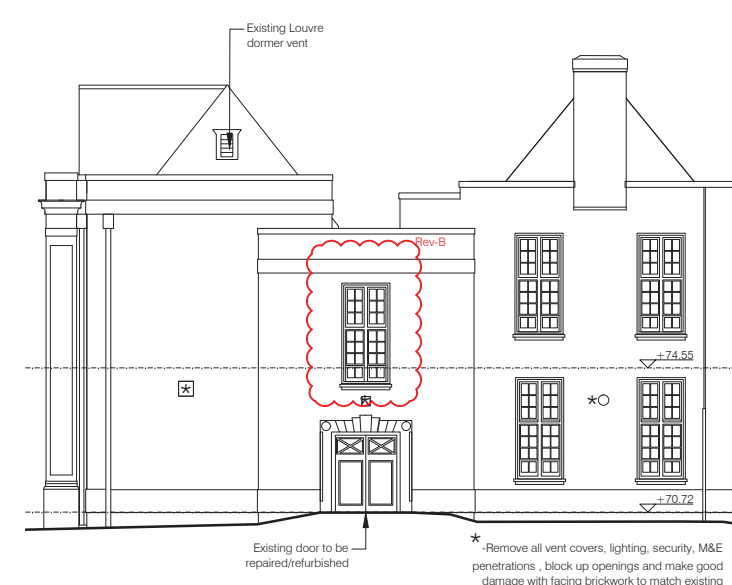
1. PROPOSED SOUTH ELEVATION



2. PROPOSED NORTH ELEVATION



3. PROPOSED EAST ELEVATION

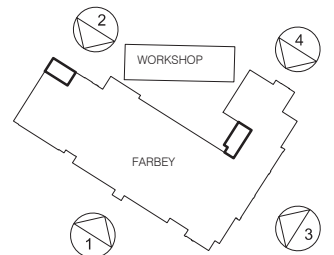


4. PROPOSED NORTH ELEVATION

GENERAL NOTES:

- Do not scale from this drawing unless for planning
- All existing steel PPC framed single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed windows in new timber painted sub-frames. All to match existing
- Replace all internal doors with new laminate faced solid core doors and painted frames

ELEVATION KEY



Rev.	Date	Description	Name
B	10.16	Door added to East elevation Window added to north elevation not shown on survey dwg	RB
A	09.16	Planning Application	RB

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t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

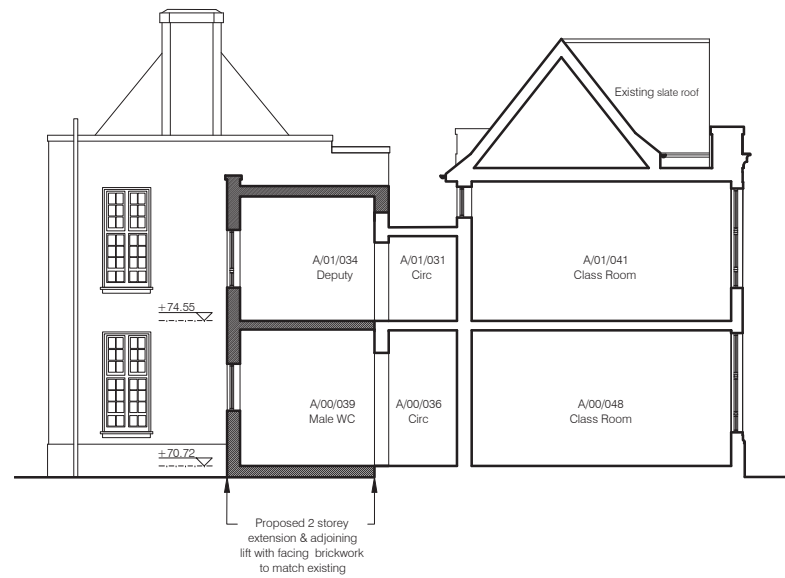
Minchenden School Site  
High Street  
London  
N14 6BS

drawn	file
SG	LBE 740
date	scale @ A1
July 2016	1:100

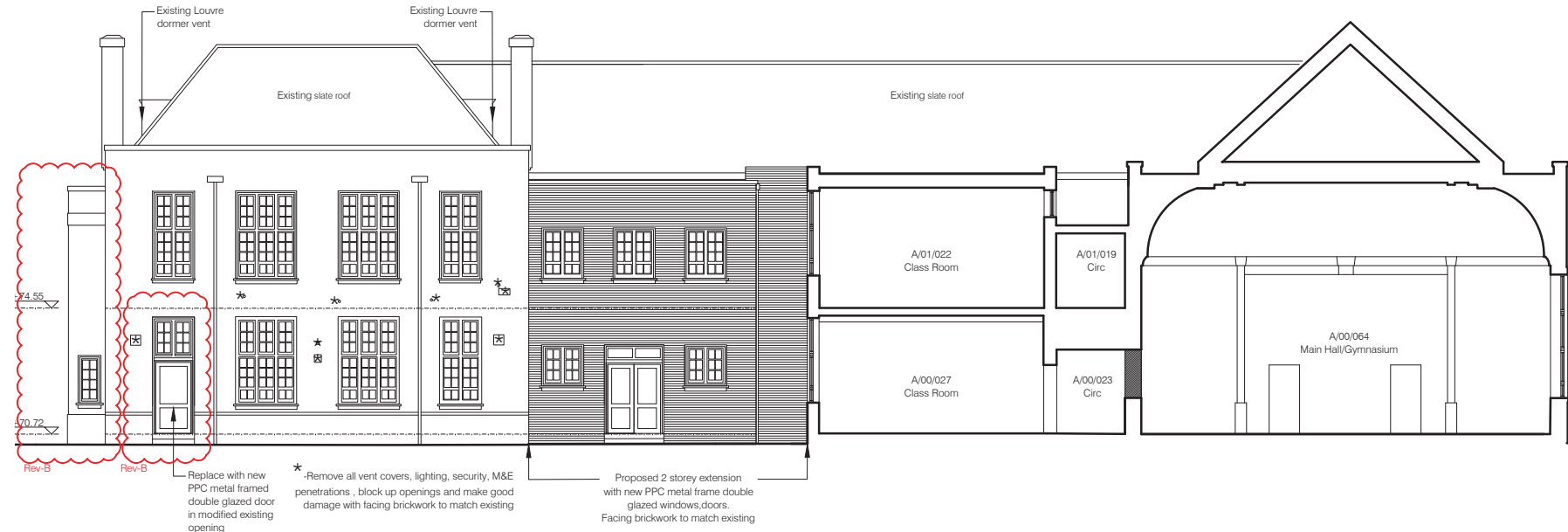
Farbey Building  
Proposed Elevations

job number	drawing number	revision
740	150	B

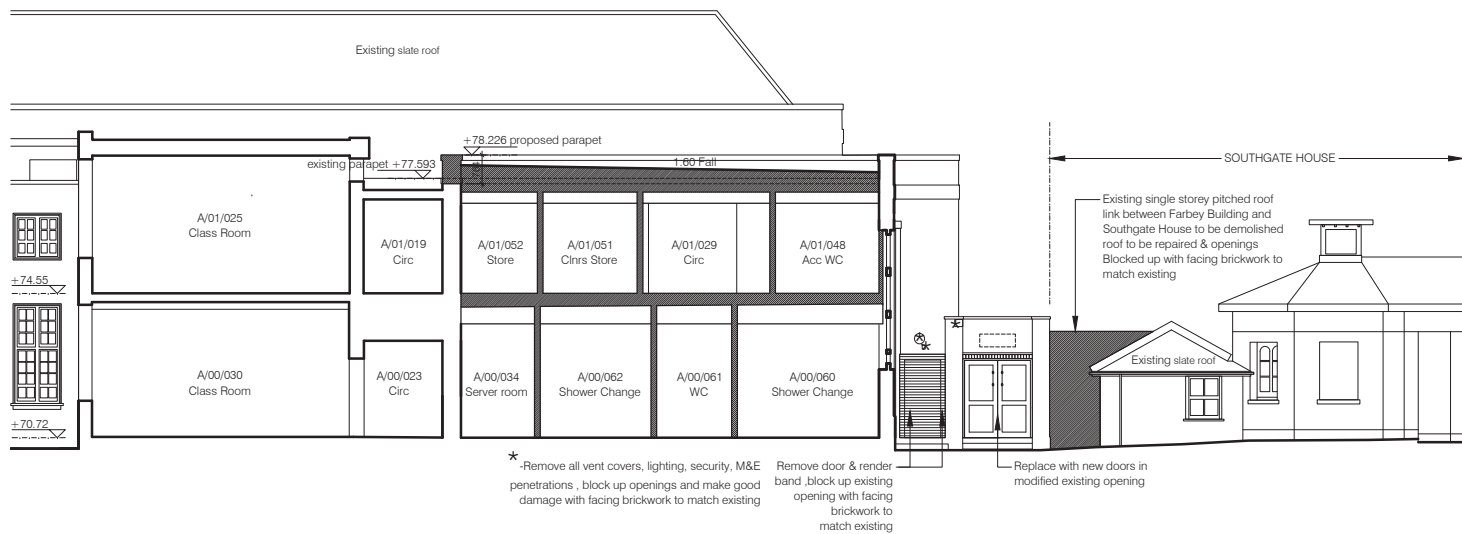




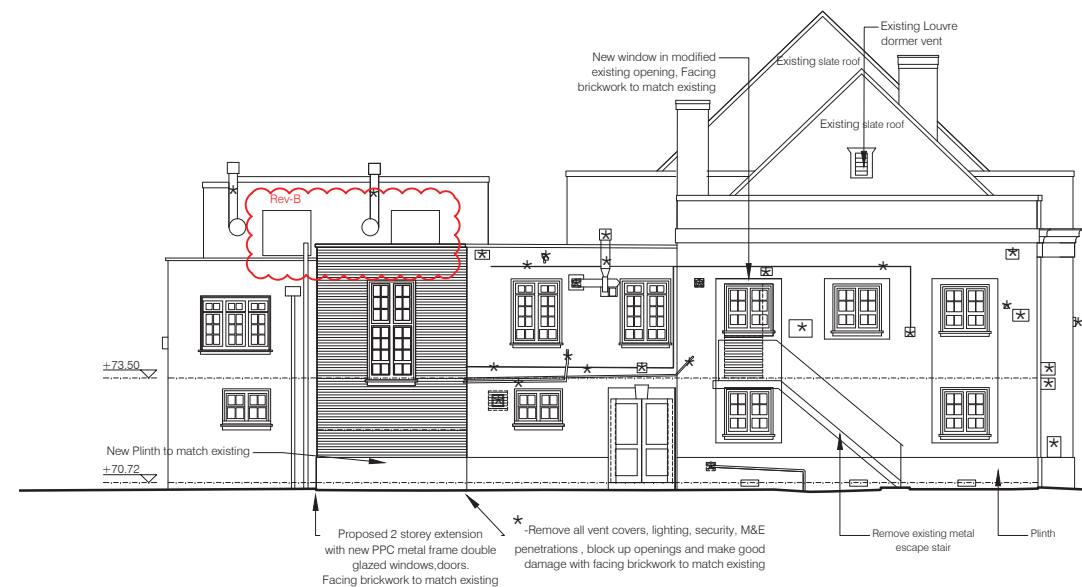
5. PROPOSED SOUTH SECTIONAL ELEVATION



6. PROPOSED WEST SECTIONAL ELEVATION



7. PROPOSED WEST SECTIONAL ELEVATION

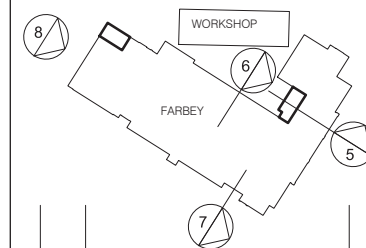


8. PROPOSED WEST ELEVATION

GENERAL NOTES:

1. Do not scale from this drawing unless for planning
2. All existing steel PPC framed single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed windows in new timber painted sub-frames. All to match existing
3. Replace all internal doors with new laminate faced solid core doors and painted frames

ELEVATION KEY



Rev.	Date	Description	Name
B	10.16	Part west elevation added not shown on survey dwg. Door added to west elevation shown on plan. Clerestory windows added to west elevation not shown on survey	RB
A	09.16	Planning Application	RB

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t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

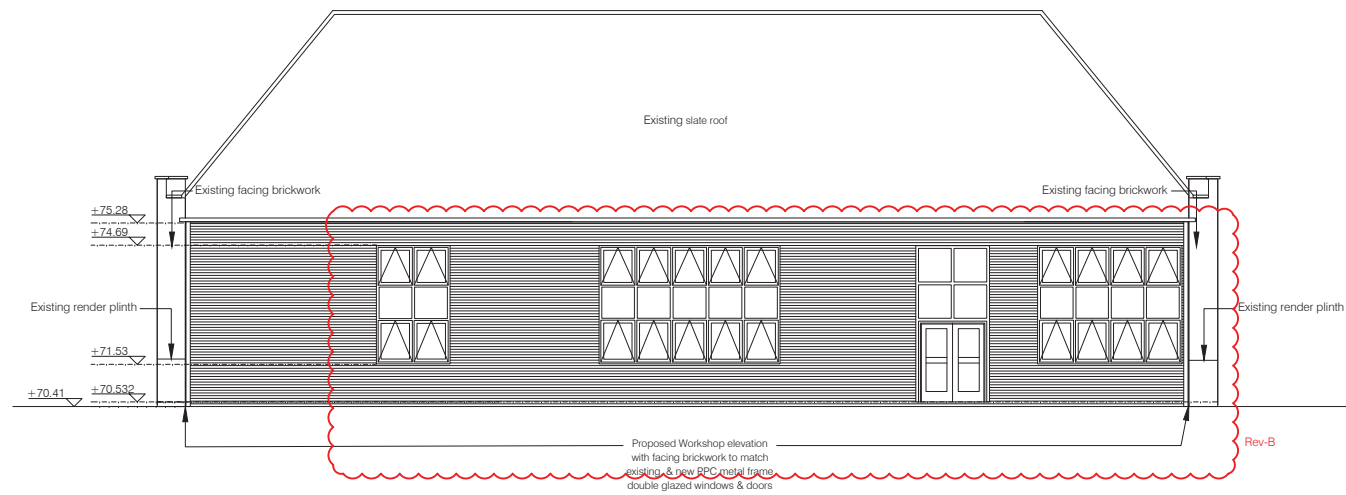
Minchenden School Site  
High Street  
London  
N14 6BS

drawn	file
SG	LBE 740
date	scale @ A1
July 2016	1:100

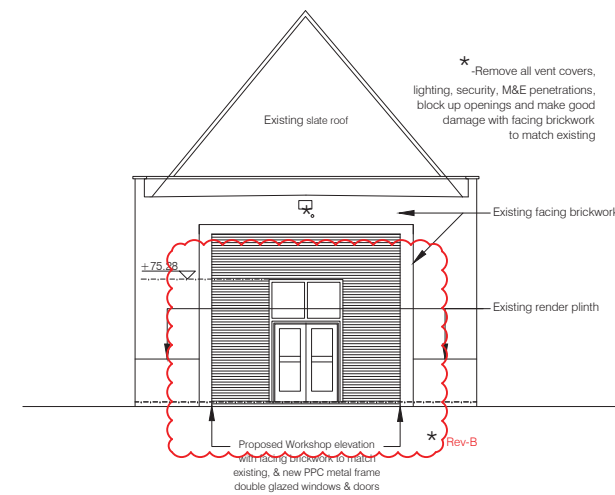
Farbey Building  
Proposed Sectional Elevations

job number	drawing number	revision
740	151	B

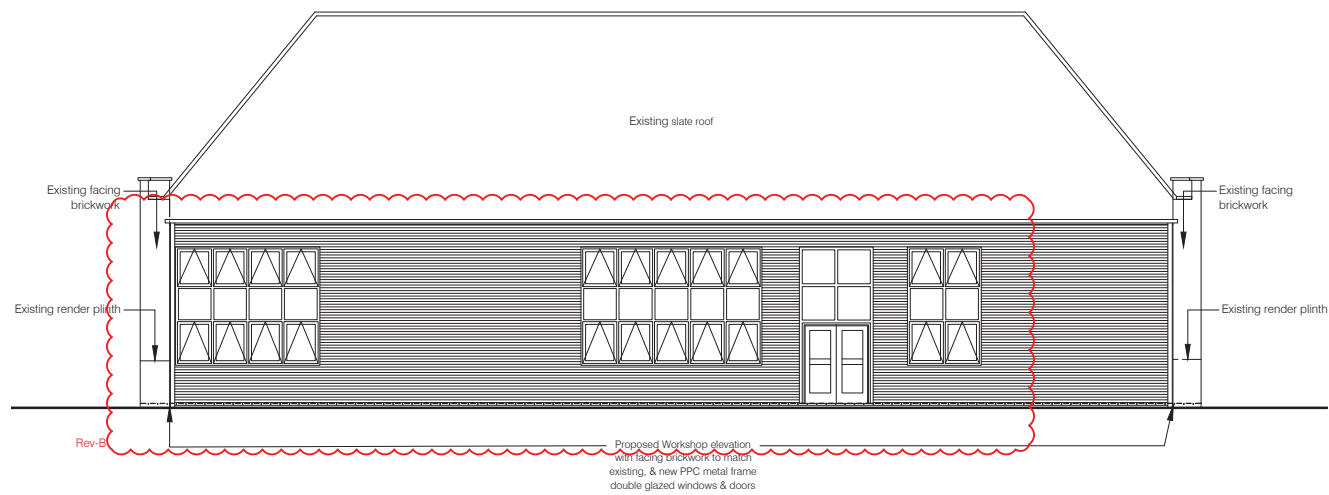




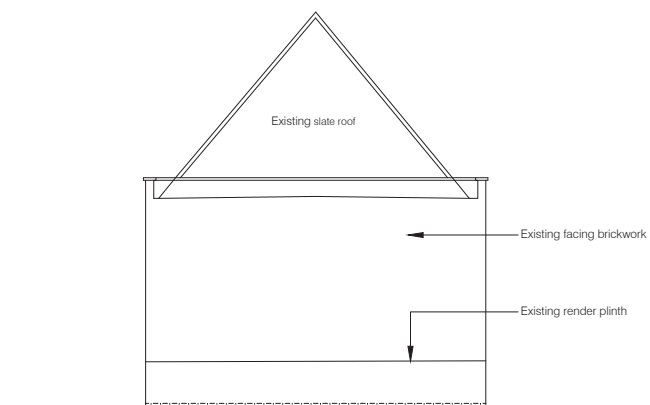
7. PROPOSED SOUTH ELEVATION



8. PROPOSED WEST ELEVATION



9. PROPOSED NORTH ELEVATION

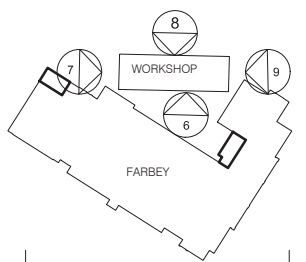


10. PROPOSED EAST ELEVATION

GENERAL NOTES:

1. Do not scale from this drawing unless for planning
2. All existing steel PPC framed single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed windows in new timber painted sub-frames. All to match existing
3. Replace all internal doors with new laminate faced solid core doors and painted frames

ELEVATION KEY



Rev.	Date	Description	Name
B	10.16	Elevation amended to co-ordinate with survey	RB
A	09.16	Planning Application	RB

**bhp architects**

Nicholas House River Front Enfield Middlesex EN1 3TF  
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

drawn	file
SG	LBE 740
date	scale @ A1
July 2016	1:100

Workshop Building  
 Proposed Elevations

job number	drawing number	revision
740	152	B





PROPOSED SOUTH ELEVATION 1

1. PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION 2

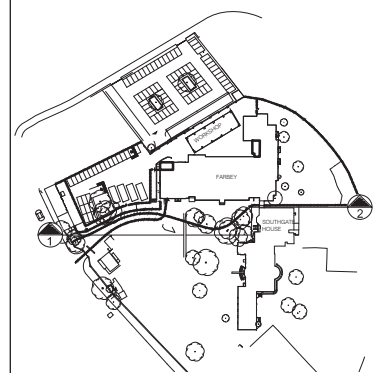
2. PROPOSED SOUTH ELEVATION



GENERAL NOTES:

1. Do not scale from this drawing unless for planning

ELEVATION KEY



A	09.16	Planning Application	RB
Rev.	Date	Description	Name

**bhp architects**

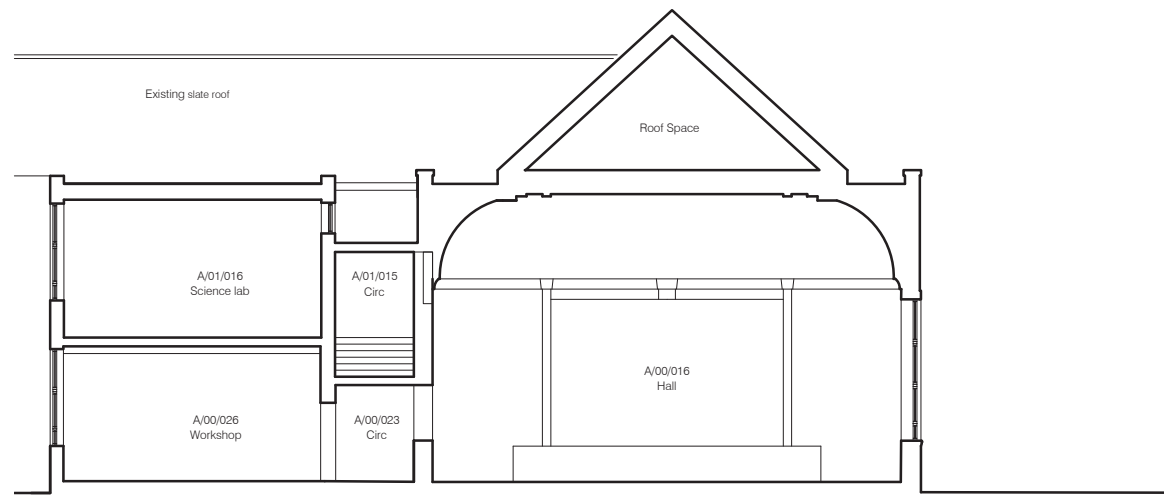
Nicholas House River Front Enfield Middlesex EN1 3TF  
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3606 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

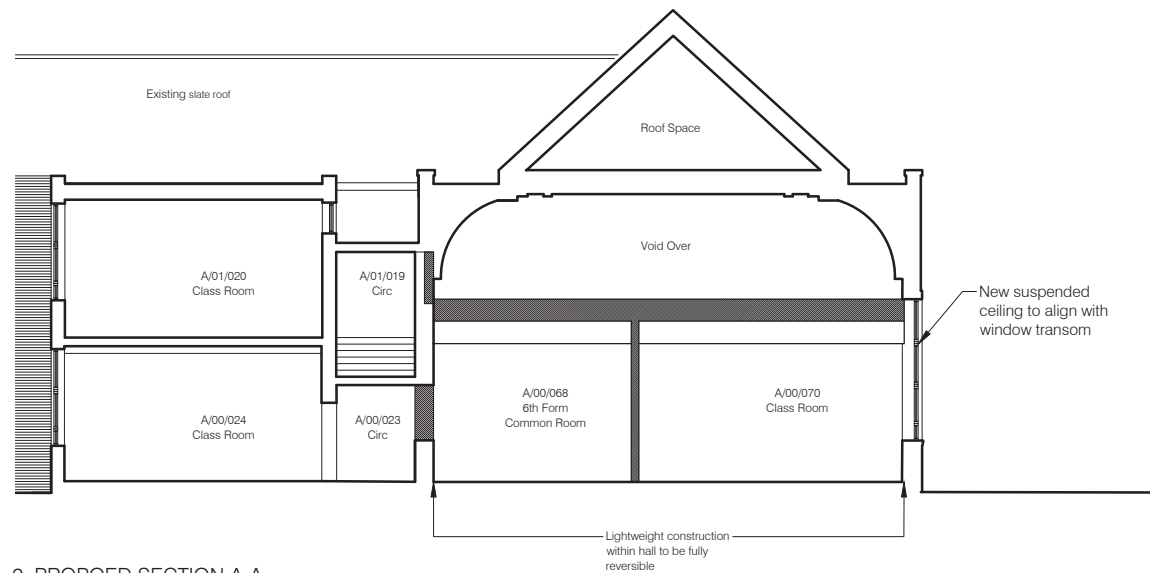
drawn	SG	file	LBE 740
date	July 2016	scale @ A1	1:100

South Elevation of School site  
 as viewed from Southgate House

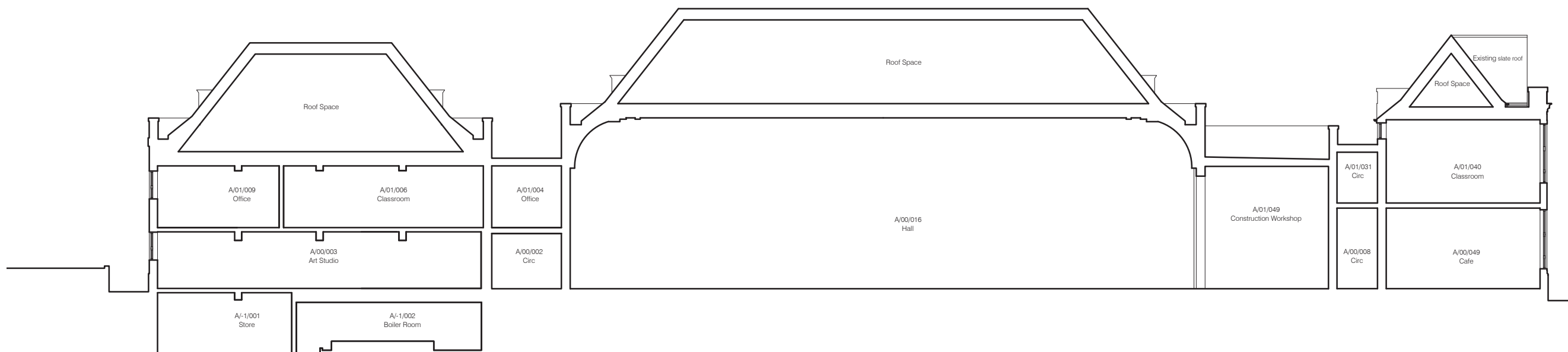
job number	drawing number	revision
740	153	A



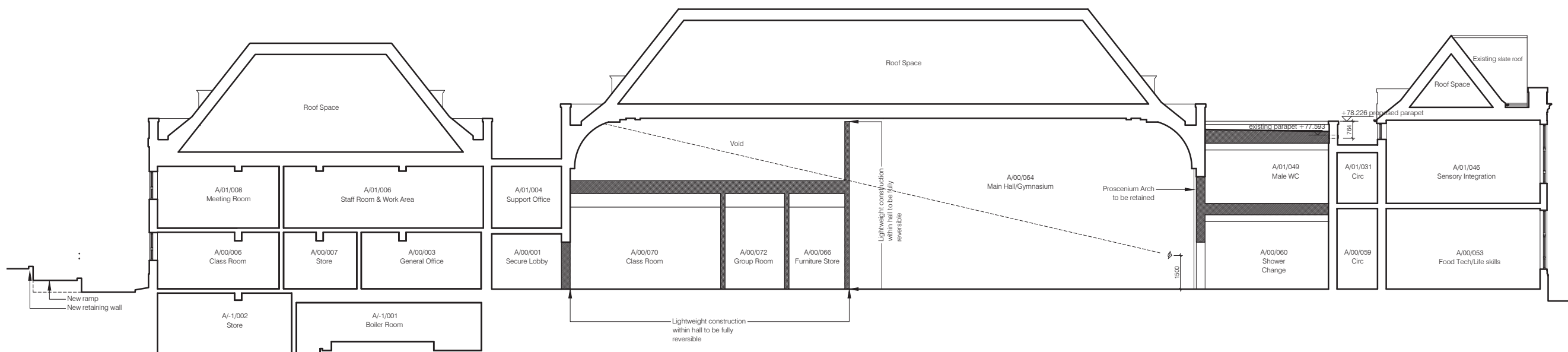
1. EXISTING SECTION A-A



2. PROPOSED SECTION A-A



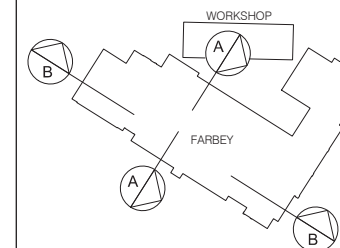
3. EXISTING SECTION B-B



4. PROPOSED SECTION B-B

- GENERAL NOTES:
- Do not scale from this drawing unless for planning
  - All existing steel PPC framed single glazed windows including timber sub-frames to be replaced with new PPC thermally broken metal framed double glazed windows in new timber painted sub-frames. All to match existing
  - Replace all internal doors with new laminate faced solid core doors and painted frames

ELEVATION KEY



Rev.	Date	Description	Name
A	09.16	Planning Application	RB

**bhp architects**

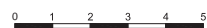
Nicholas House River Front Enfield Middlesex EN1 3TF  
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

Minchenden School Site  
 High Street  
 London  
 N14 6BS

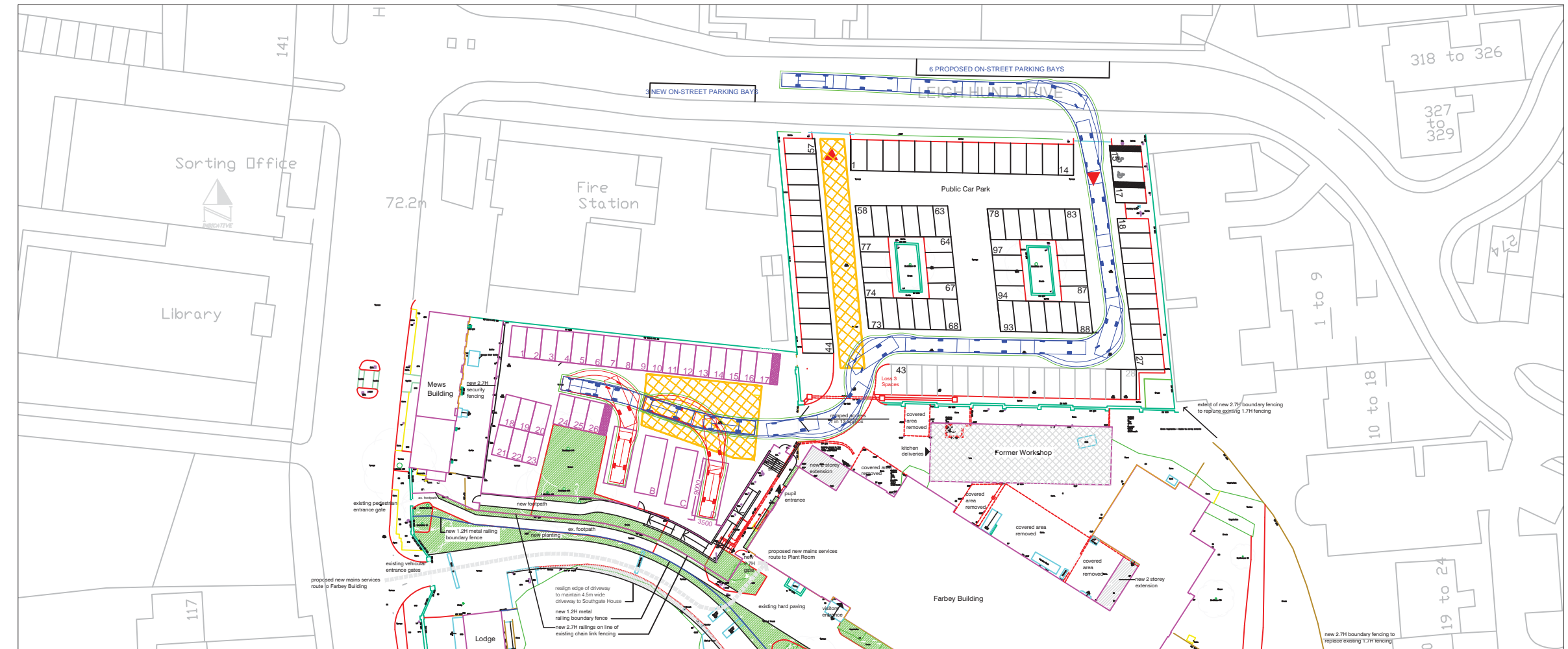
drawn	SG	file	LBE 740
date	July 2016	scale @ A1	1:100

Farbey Building  
 Existing & Proposed Sections

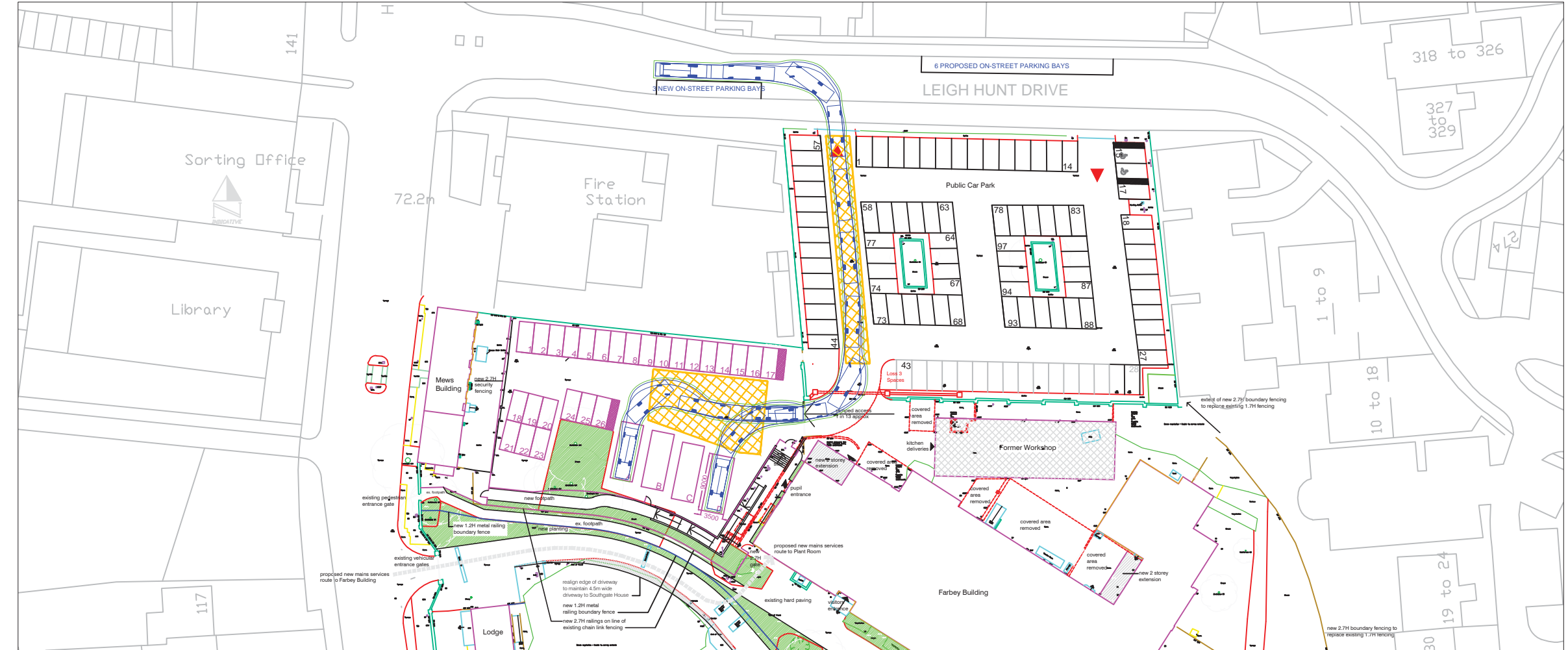
job number	drawing number	revision
740	160	A





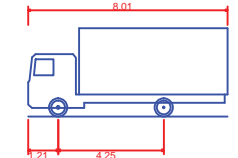


1. Design Vehicle (7.5T Box Van / 22 Seater Minibus) entering the site from Leigh Hunt Drive via the public car park and reversing into minibus parking spaces A and D.



2. Design Vehicle (7.5T Box Van / 22 Seater Minibus) exiting the site via the public car park to Leigh Hunt Drive.

**VEHICLE TRACK DETAILS**



7.5T Box Van (Similar Dimensions to 22 Seater Minibus)  
 Overall Length 8.010m  
 Overall Width 2.100m  
 Overall Body Height 3.556m  
 Min Body Ground Clearance 0.351m  
 Track Width 2.064m  
 Lock to Lock Time 4.00s  
 Kerb to Kerb Turning Radius 7.400m

**KEY**

- Minibus Parking Bay  
9m x 3.5m with 1.5m spacing
- Staff Car Parking Bay  
2.4m x 4.8m
- Proposed Access  
(Loss of 3 spaces in P&D Car Park)
- Proposed Sliding Access Gate
- Yellow Box Markings to be kept clear at all times

**NOTE**

1. Based on Topographical Survey
2. Subject to Highway Boundary Information, Stage 1 Safety Audit (if required), and Council Approval.

**PRELIMINARY**

**COTTEE** Transport Planning

Fir Lodge  
Threshelfords Business Park  
Feering  
Essex  
CO5 9SE  
 Tel : 01376 573400  
 Fax : 01376 573480  
 email : info@cottee-tp.co.uk  
 www.cotteetransportplanning.co.uk

Client  
**ENFIELD COUNCIL**

Project  
**MINCHENDEN SCHOOL SOUTHGATE**

Title  
**PROPOSED PARKING AREA LAYOUT AND ACCESS OPTION 5 ACCESS / EXIT FROM LEIGH HUNT DRIVE (AVOIDING HERITAGE WALL)**

Drawn **A FIRMIN** Checked **MAC**

Scale **NTS @ A3** Date **AUG 2016**

Drawing No. **1626/20C**