

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 26 June 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Husnain Mazhar
Tel No: 0208 379 2670

Ward: Southgate Green

Ref: 18/00574/RE4

Category: LBE - Dev by LA

LOCATION: Former Garfield Primary School KS2 Building, RHS Springfield, Springfield Road, London, N11 1RR

PROPOSAL: Re-configuration and refurbishment of existing building to provide a SEN (Special Educational Needs) unit together with new pedestrian/vehicular entrance, fencing, and associated park parking and landscaping.

Applicant Name & Address:

London Borough of Enfield
Civic Centre
Silver Street
Enfield, EN1 3ES

Agent Name & Address:

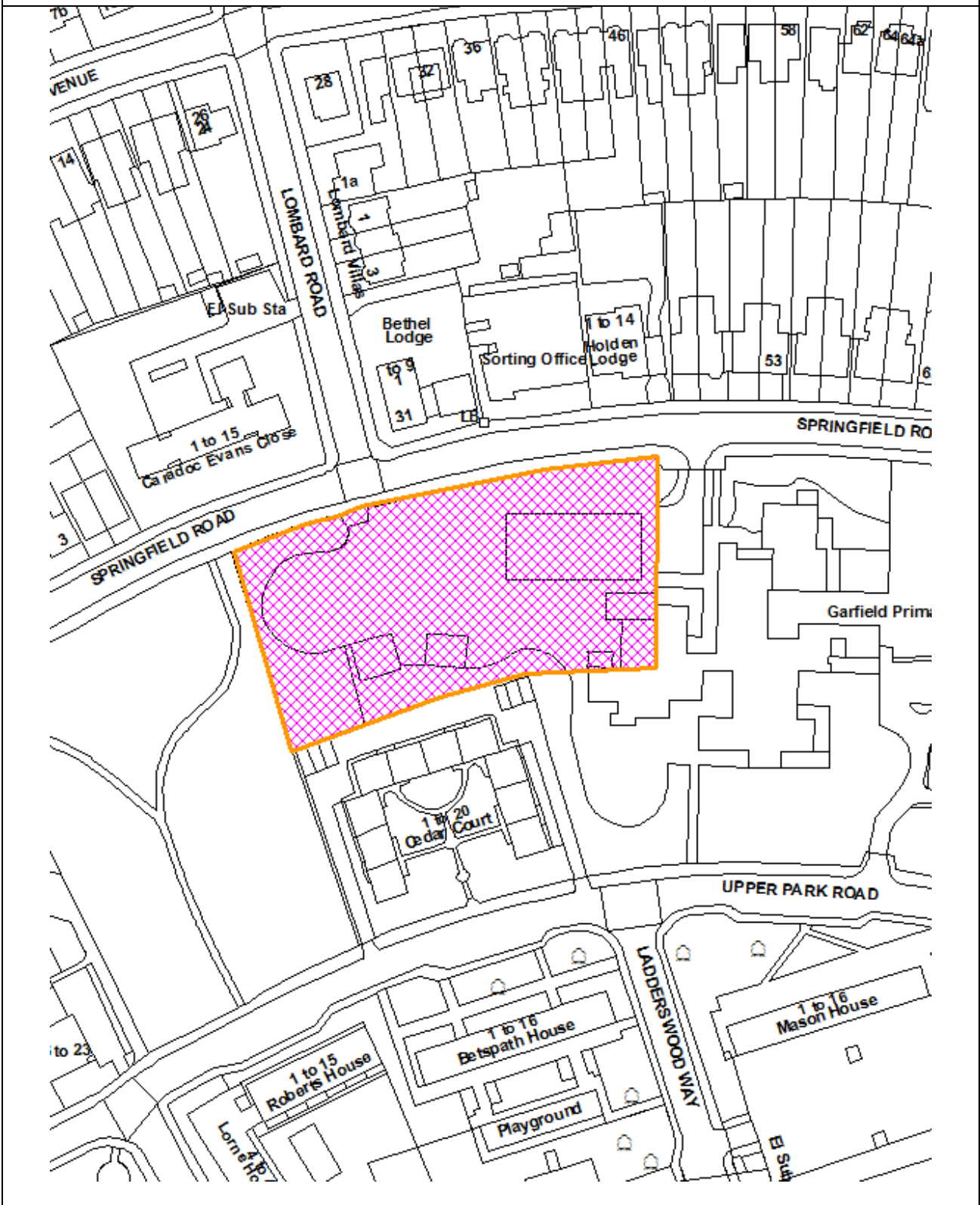
Mr Richard Bryant,
BHP Architects,
Nicholar House,
River Front,
Enfield, EN1 3TF

RECOMMENDATION: That the application be **APPROVED** subject to conditions

Note for Members: A proposal of this nature would normally be considered under delegated authority because the scope of the development would have the potential to fall under the delegated powers of authority.

A council department is acting as the agent for this application, meaning that in the interests of transparency, the application has been referred to Committee for decision.

Ref: 18/00574/RE4 LOCATION: Former Garfield Primary Sch KS2 Building, RHS Springfield ,



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Scale 1:1250

North



1. **Site and Surroundings**

- 1.1 The subject site is located south of Springfield Road. It is the former Garfield KS2 Building adjacent to the existing 3FE Garfield Primary School and has a total site area of approximately 0.44HA. The site is also bordered by residential flats and a public car park to the west.
- 1.2 There is an existing vehicular access from Springfield Road but there is no pedestrian access to the site.
- 1.3 The site is not located within a conservation area and does not contain a listed building.

2. **Proposal**

- 2.1 The application seeks planning permission for the reconfiguration and refurbishment of the existing former Garfield KS2 Building to provide a Special Education Needs (SEN) unit for pupils with autism. The remodelling and refurbishment works would be internal only and the elevations are to remain as existing.
- 2.2 The external works would involve:
 - 2.2.1 *The removal of the 2 existing temporary classroom buildings and the existing metal storage container.*
 - 2.2.2 *The removal of 3 Category C trees.*
 - 2.2.3 *A new pedestrian entrance from Springfield Road to access the School's main entrance.*
 - 2.2.4 *A new vehicular drop off/pick up and staff car parking area accessed via the existing vehicular entrance from Springfield Road.*
 - 2.2.5 *The staff car parking to comprise 6 car parking spaces and 1 disabled car parking space.*
 - 2.2.6 *Fencing to segregate vehicular and pedestrian/pupil areas.*
 - 2.2.7 *Development of the remaining external area to provide both hard and soft landscaped pupil play areas, including the provision of sun shades.*

3. **Relevant planning decisions**

- 3.1 There are no known relevant planning decisions relating to this building of the Former Garfield Primary School KS2 Building.

4. **Consultations**

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

Tree Officer

4.1.1 No objections.

SuDS

4.1.2 Originally raised an objection to the scheme for the following reasons:

- No source control SuDS measures;
- No demonstration on how SuDS will be maximised; and
- Discharge into a combined sewer.

4.1.3 An updated FRA/ drainage document has been requested that would seek to address the above concerns raised. Subject to receipt of this information, a SuDS strategy condition would be required. Members will be provided with an update at the meeting.

Transportation

4.1.4 No objections subject to conditions.

Environmental Health

4.1.5 No objections.

4.2 **Public response**

4.2.1 Letters were sent to sixty (60) adjoining and surrounding properties. Re-consultation letters were sent out with the amended description of the application site. No replies were received.

5. **Relevant Policies**

London Plan

Policy 3.16	Social infrastructure
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture

Core Strategy

- CP8 Education
- CP9 Supporting community cohesion
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage & sewerage infrastructure
- CP30 Maintaining and improving the quality of the built and open environment

Submission Version DMD

- DMD16 Provision of New Community Facilities
- DMD17 Protection of Community Facilities
- DMD35 Achieving high quality and design led development
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD 47 Access, New Roads and Servicing
- DMD 50 Environmental Assessment Methods
- DMD 51 Energy Efficiency Standards
- DMD 59 Avoiding and Reducing Flood Risk
- DMD 61 Managing Surface Water
- DMD 65 Air Quality
- DMD 68 Noise
- DMD 69 Light pollution
- DMD 71 Protection and Enhancement of Open Space
- DMD 80 Trees on Development Sites
- DMD 81 Landscaping

Other relevant policy/guidance

- NPPF
- NPPG
- Enfield Characterisation Study

Analysis

6. Principle

- 6.1 Policy DMD16 of the Development Management Document states that new community facilities will be supported borough-wide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. To achieve the Council's commitment to make Enfield a healthy, prosperous and cohesive community, there must be accessible local services that meet community needs and support well-being.
- 6.2 The proposed remodelling and the refurbishment of the former KS2 Building to establish a SEN Unit for pupils with autism would improve teaching space quality. Improved teaching space quality is a requirement of Education Standards set by the National Government. Meeting this need is a recognised consideration and

there is currently a presumption in favour of allowing such development unless material circumstances dictate otherwise. Further, this is an existing educational site and therefore there is no objection in principle to the provision of additional or reconfiguration of the existing buildings on the site for education.

- 6.3 The proposed refurbishment would fit in the fabric of the built development. The associated refurbishment works would enhance the surrounding environment to complement the proposed SEN Unit. The scheme has been identified as resulting in additional benefits to local residents and the environment through the creation of enhanced amenity features and improved educational facilities for children with special educational needs.

7. Impact on Character of Surrounding Area and Landscaping

- 7.1 DMD 37 of the Development Management Document seeks to resist development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, unless they capitalise on the opportunities available for improving an area in accordance with the required objectives of urban design and create safe and secure places and comply with the principles of Secured by Design. The proposed works are to upgrade the conditions, and undertake maintenance of the existing building, to create an improved and enhanced community facility in the form of a SEN. The area of the subject site is afforded no special protection, and as such, the proposed works would not have a negative impact on the character of the surrounding area.

8. Impact on Neighbouring Properties

- 8.1 Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings and that they improve the environment in terms of residential amenity. Due to the level of distancing between the development and nearby residential properties, it is considered that the proposal would not result in any demonstrable harm to neighbouring residential amenity.

9. Traffic and Transport

- 9.1 Traffic & Transportation raised no objection to the scheme subject to conditions. These conditions are listed below in the report. It was concluded that the proposed development makes appropriate provision for access and parking having regard to DMD Policies 16, 45 and 47 and The London Plan Policy 6.13.

10. Environmental Health

- 10.1 Environmental Health did not object to the proposal stating that there is unlikely to be a negative environmental impact. In particular, there are no concerns regarding air quality, noise or contaminated land.

11. SuDS

11.1 Policy DMD59 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close as to its source as possible and follow the drainage hierarchy in the London Plan. A drainage strategy has been submitted however it is not clear why the proposed SuDS measures have selected with respect to the London Plan Drainage Hierarchy. There are no source control SuDS measures and the proposal does not demonstrate how SuDS will be used and maximised on site to provide storage for surface water generated on site. The strategy also mentions the discharge of the surface water into the combined sewer which would not be in line with the Policy DMD59 of the Development Management Document.

11.2 An updated FRA/ drainage document has been requested that would seek to address the above concerns raised. Subject to receipt of this information, a SuDS strategy condition would be required. Members will be provided with an update at the meeting.

12. Trees

12.1 There are three trees within the development site. Council's Tree Officer has reviewed the information supplied with the scheme and has considered this satisfactory and has raised no objections. As such, this aspect of the scheme is considered acceptable.

13. **Recommendation**

13.1 Having regard to the above assessment, it is recommended that in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be granted subject to the following conditions:

1. 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.

2. Approved Plans

Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1. 753-303-A - Existing South & East Elevation
2. 753-304-A - Existing North and West Elevation
3. 753-302-A - Existing First Floor Plan
4. 753-301-A - Existing Ground Floor Plan
5. 753-322-A - Proposed First Floor Plan
6. 753-321-A - Proposed Ground Floor Plan

7. 753-105-A - Proposed Layout
8. 753-103-A - Tree Removal, Constraints & Demolition Plan
9. 753-001-A - Location Plan
10. 753-101-A - Existing Site Plan
11. 712_PL_001 - Landscape Masterplan (Rev P01)

Supporting Information

12. Design and Access Statement
13. Site Noise Survey
14. Ecological Appraisal
15. Drainage Strategy (Ref: 170782/AS) (Revised)
16. Tree Survey
17. Transport Assessment

Reason: To ensure the development proceeds in accordance with the approved plans.

3. SuDS Drainage Plan

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

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

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

4. Cycle Parking

The development shall not be brought into use until the means of access to the development, including the provision of the 'Keep Clear' markings and associated signage, have been implemented and approved in writing by the Local Planning Authority. Please see associated informative for further information.

Reason: To ensure that that the development complies highway safety regulations.

5. Details of Development (access)

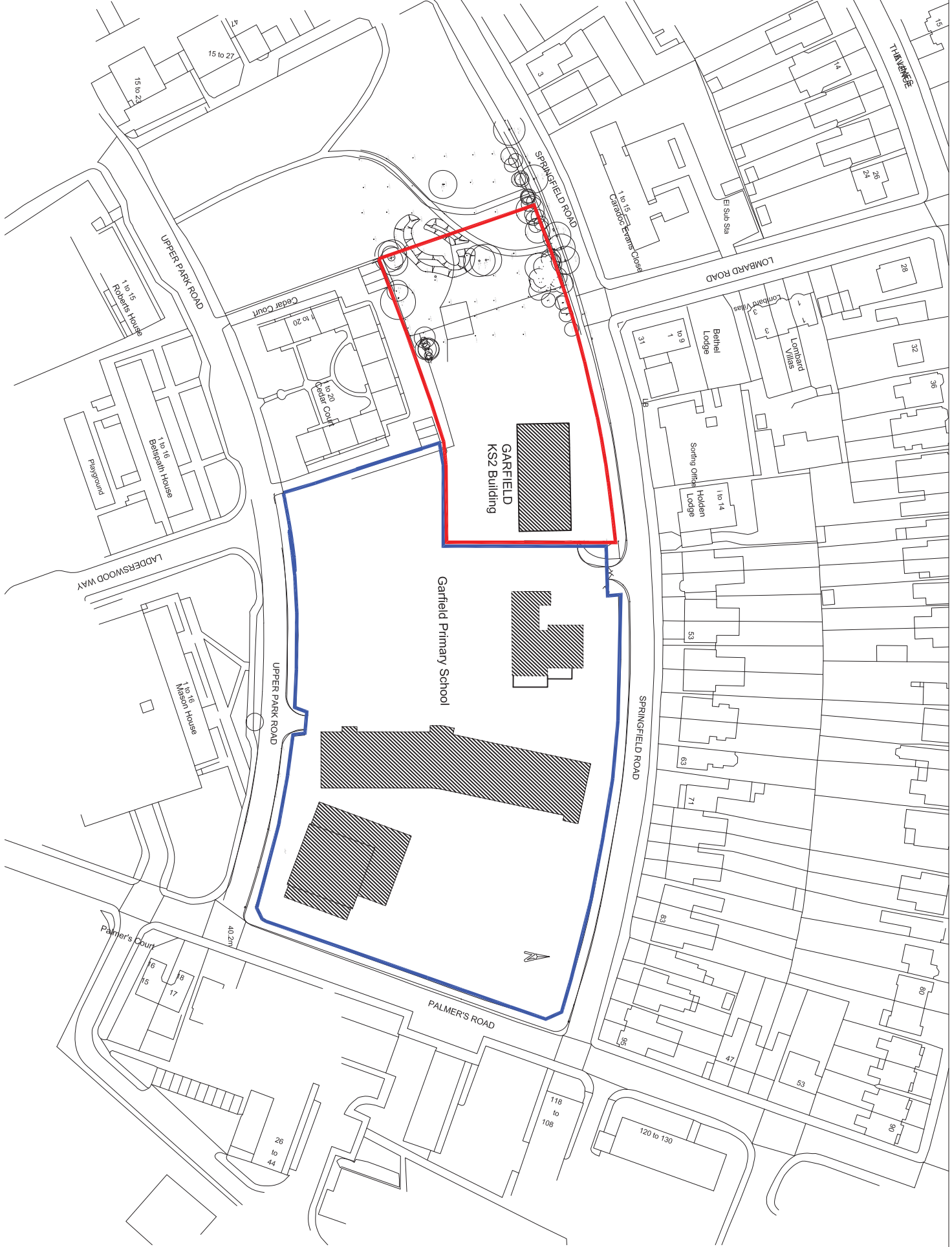
The development shall not commence until details of the siting, number and design of NINE SECURE AND COVERED cycle marking spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

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

Informative

1. Transport informative

All works to the highway i.e. the provision of the waiting restrictions and the signage, will need to be undertaken by the Council's Traffic & Transportation team at the applicant's expense. They should be contacted on 020 8379 2211 or traffic@enfield.gov.uk quoting the planning reference number, as soon as possible so that the required works can be programmed.



Notes:
 1. No dimensions are to be called from this drawing

A. 01.18 Planning application

Rev. Date Description Name

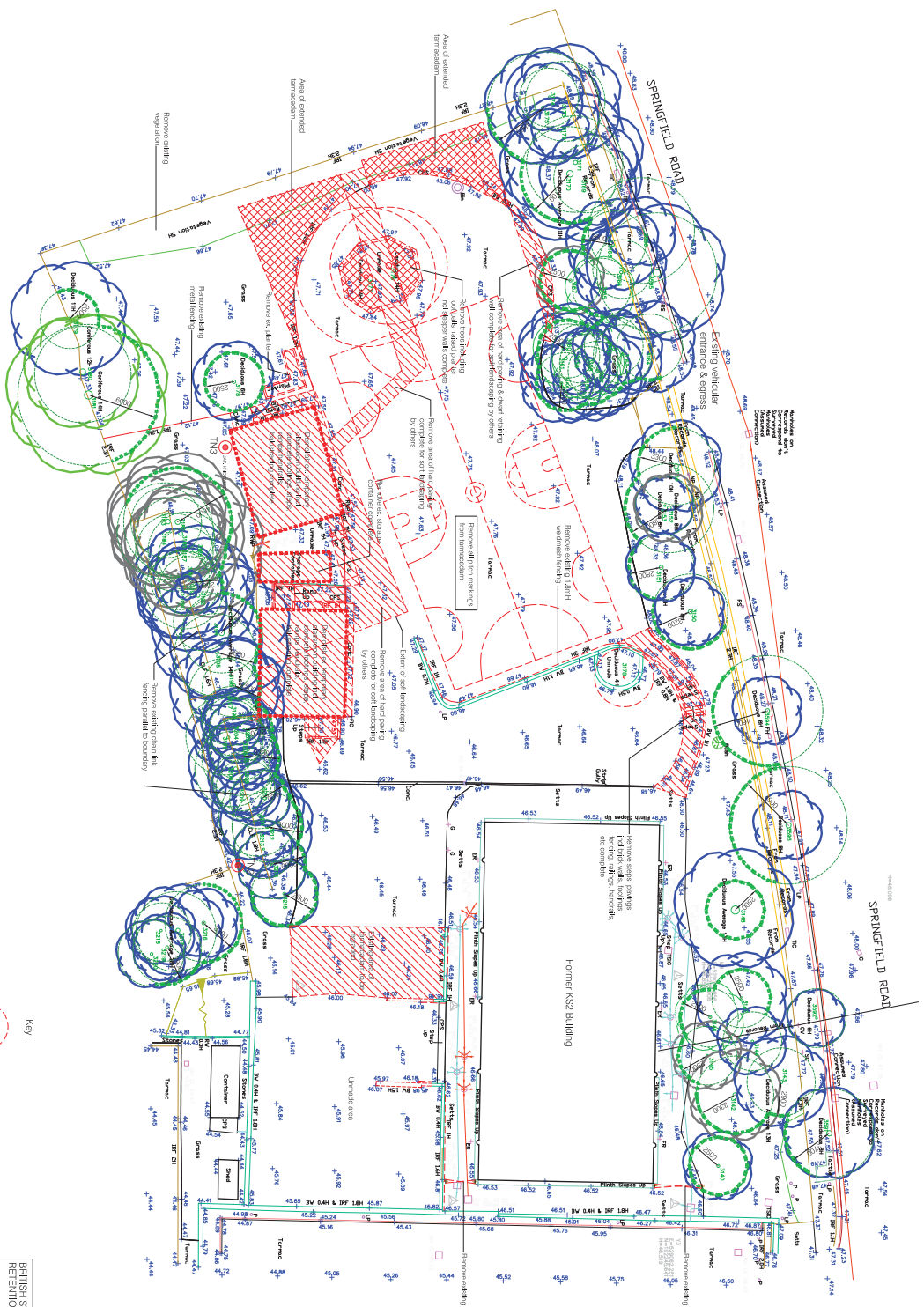
bhp architects
 Architects and interior designers
 11th Floor, 111 The Quadrant, London, W1 8JF
 Tel: 020 7593 3000 Fax: 020 7593 3001 Email: info@bhparchitects.com

RHS SPRINGFIELD
 SPRINGFIELD ROAD
 LONDON
 N11 1RH

drawn: EJV
 date: 14/1/2017
 scale: @ A3
 1:1000 approx.

LOCATION PLAN

753 001 A



Key:

	Trees to be retained (confirm their health status)
	Demolish
	Asymptotically removed (confirm their health status)
	Tree Root Protection Zone
	Demolish

BRITISH STANDARD BS5832:2012: 4.5
RETENTION CATEGORIES

	CATEGORY A: TREES TO BE RETAINED (confirm their health status)
	CATEGORY B: RETENTION MOST DESIRABLE
	CATEGORY C: RETENTION DESIRABLE
	CATEGORY D: TREES WHICH COULD BE RETAINED
	CATEGORY E: UNSUITABLE FOR RETENTION
	ROOT PROTECTION AREA

Notes:

1. No dimensions are to be scaled from this drawing.
2. This drawing to be read in conjunction with drawing no 753/ 103.
3. This drawing to be read in conjunction with the Landscape Architects drawings and specifications.
4. All disturbed surfaces to be treated with materials to match existing.
5. The drawing to be read in conjunction with Arboriculturalists Report.
6. A Protective Buffer Zone is detailed in accordance with BS5837 to perimeter of the Tree Root Protection Zone to prevent damage by:
 - a) Vehicle movements across the ground adjacent to the trees in order to protect the soil from the possibility of compaction.
 - b) The usage of the space adjacent to the trees in order to store materials that may, directly or indirectly, cause the trees some harm.
 - c) The ground adjacent to the trees from being used for service or utility routes, the digging of which would cause effect damage to existing tree roots.
 - d) The trees stems and crowns from the potential risk of mechanical damage from site traffic or vehicles or plant engaged in demolition or construction works or deliveries to the work site.
 - e) Fuel Tank by Agnora or similar will be used to protect tree roots should temporary access be needed to TRP zones.
7. Should any work be necessary within the Tree Root Protection zone, then a no dig solution is to be used. Should this not be possible then an alternative solution is to be agreed with the Planning Tree Officer.
8. Trees removed:
 - Three Category C (Grey)
 - 7. Japanese Knotweed Clumps TN2 & 3:
9. Refer to the Thornton Habitat Japanese Knotweed Remediation Strategy Report, for TN2 & 3.
10. Where the claims are not removed, confirmed the treatment will continue for 4 years minimum.
11. Field Inspector anticipated completion Autumn 2021.

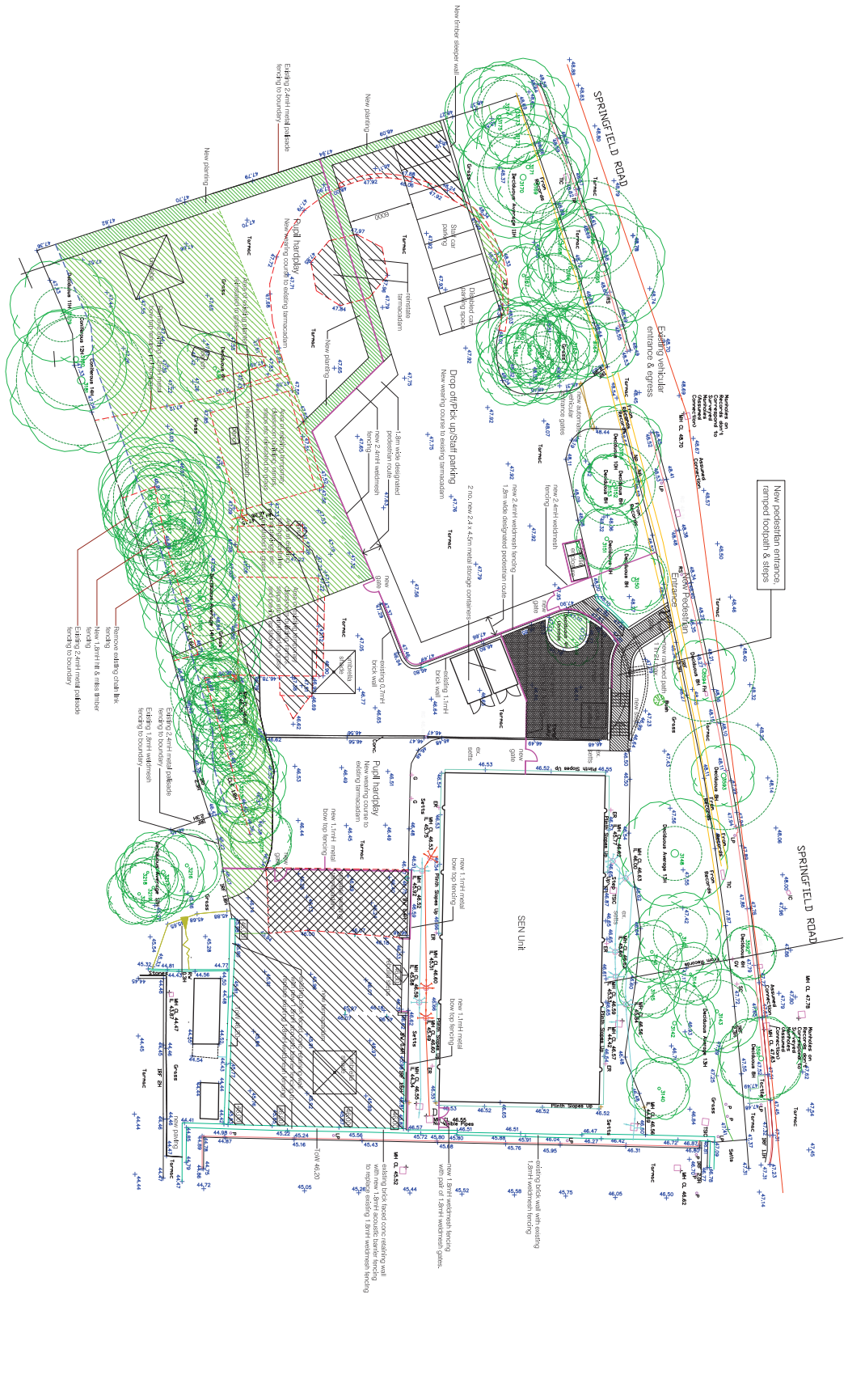


NATHAN STUART-REID FOUNDATION
 LONDON BOROUGH OF ENFIELD
 RLS SPRINGFIELD ROAD
 LONDON N11









Client	RLS
Drawn	August 2017
Scale	1:2500

TREE REMOVAL CONSTRAINTS AND DEMOLITION PLAN

753	103	A
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Notes:
1: No dimensions are to be scaled from this drawing

-  New unarmoured parking
-  Repaved existing tarmac/road
-  New tarmac footpaths
-  Soft landscaped areas
-  New parking
-  1.5m high & 4mm timber fencing with access gates
-  Existing tree
-  Tree roof protection area

Rev.	Date	Description	Name
A	01/18	Parking application	

bhp architects
 147-149 Stables Way, Forest Gate, London E7 8JF
 020 7552 1000 | 020 7552 1000 | info@bhparchitects.com
 LONDON BOROUGH OF ENFIELD
 R155 SPRINGFIELD ROAD
 SPRINGFIELD ROAD
 LONDON N11

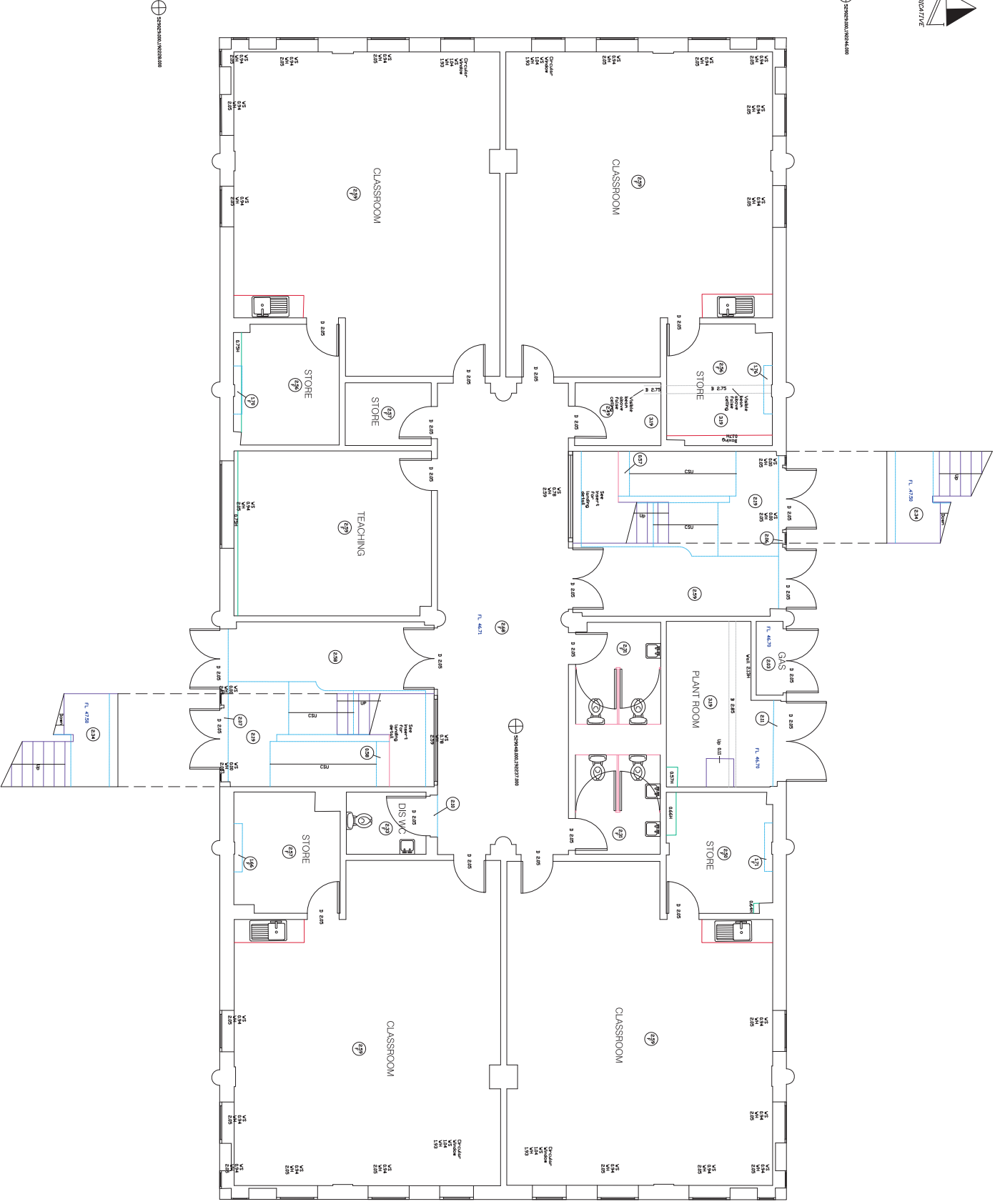
Client	FLW	Ref	R1562735-105
Date	August 2017	Scale	1:500 1:2500

PROPOSED SITE LAYOUT



INDICATIVE

20/09/2023, 10:54:43



20/09/2023, 10:54:43

Notes:
1. No dimensions are to be scaled from this drawing

LEGEND

	SAFETY FEATURE
	FIRE ESCAPE
	FIRE ALARM
	FIRE EXTINGUISHER
	FIRE EXIT SIGN
	FIRE STOP
	FIRE DOOR
	FIRE ESCAPE STAIRCASE
	FIRE ESCAPE LANDING
	FIRE ESCAPE STAIRCASE DOOR
	FIRE ESCAPE STAIRCASE WINDOW
	FIRE ESCAPE STAIRCASE WALL
	FIRE ESCAPE STAIRCASE FLOOR
	FIRE ESCAPE STAIRCASE CEILING
	FIRE ESCAPE STAIRCASE HANDRAIL
	FIRE ESCAPE STAIRCASE BALUSTRADE
	FIRE ESCAPE STAIRCASE DOOR FRAME
	FIRE ESCAPE STAIRCASE WINDOW FRAME
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	FIRE ESCAPE STAIRCASE BALUSTRADE FRAME
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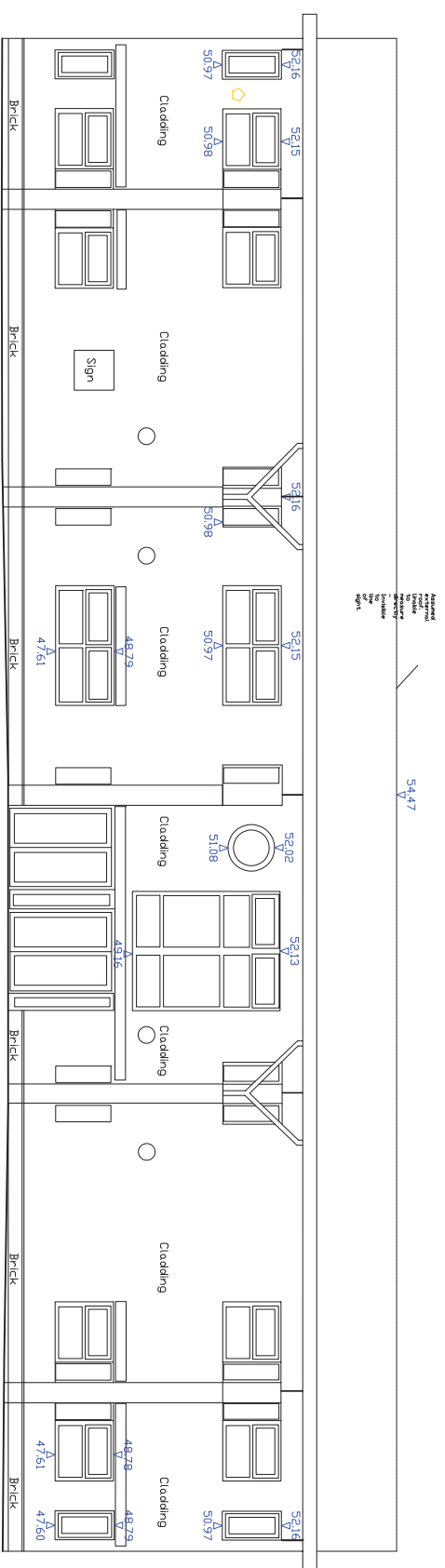
Rev.	Date	Description	Name
A	01/18	Prepared for submission	

bhp architects
 117/118a South River Road, Enfield, Middlesex, EN1 2PF
 LONDON BOROUGH OF ENFIELD
 RH5 SPRINGFIELD
 SPRINGFIELD ROAD
 LONDON N11

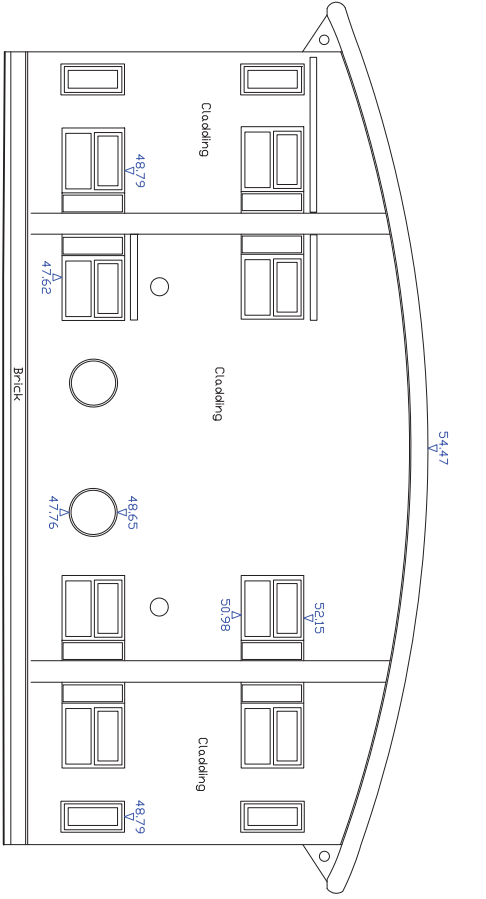
CLIENT	FLW	TEL	01832 7753301
DATE	August 2017	SCALE	1:500

EXISTING GROUND FLOOR PLAN

Notes:
1: No dimensions are to be scaled from this drawing



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

No.	Date	Revision	Description	Name
A	01.18		Planning application	

bhp architects
 Natalie Stoker-Beal Project Director
 1 The Old Rectory, 100 Old Rectory Lane, Springfield, London N11
 020 7533 3003 | 020 7533 3000 | info@bhparchitects.com

London Borough of Enfield
 Rhs Springfield
 Springfield Road
 London N11

Client: ELW
 Date: August 2017

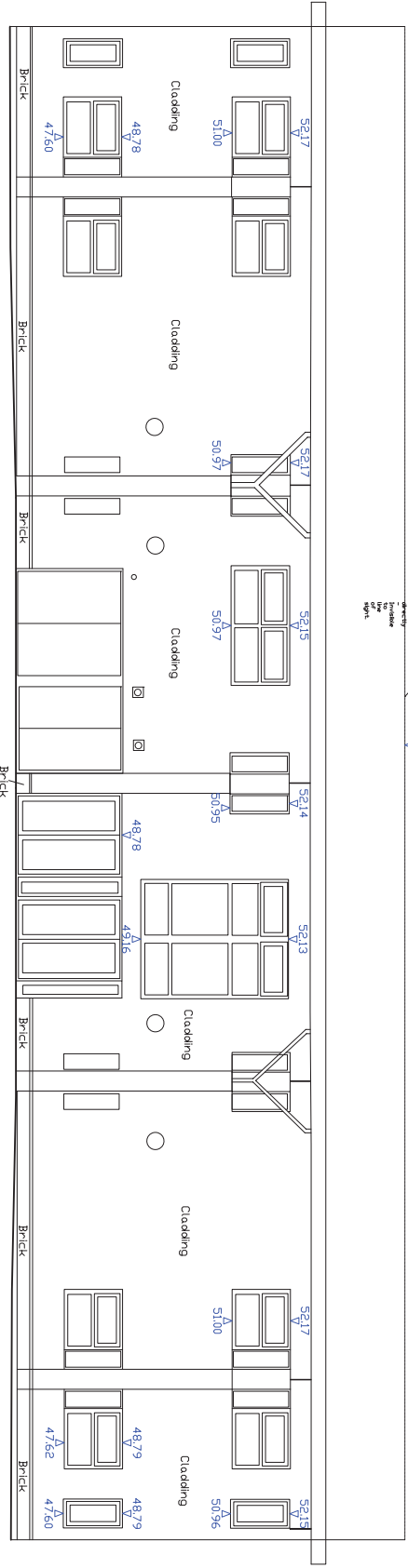
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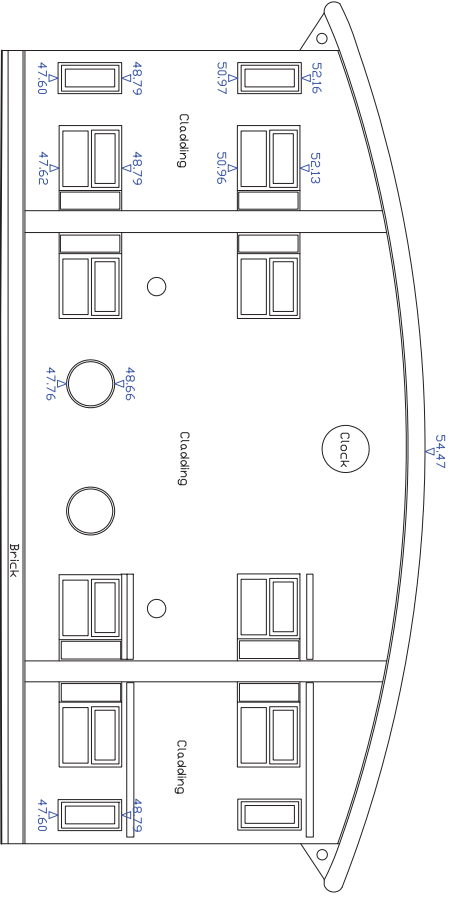
EXISTING SOUTH & EAST ELEVATION

Notes:
1. No dimensions are to be scaled from this drawing

5447
 Proposed
 External
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 To
 Be
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 To
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 Wall
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 Shown

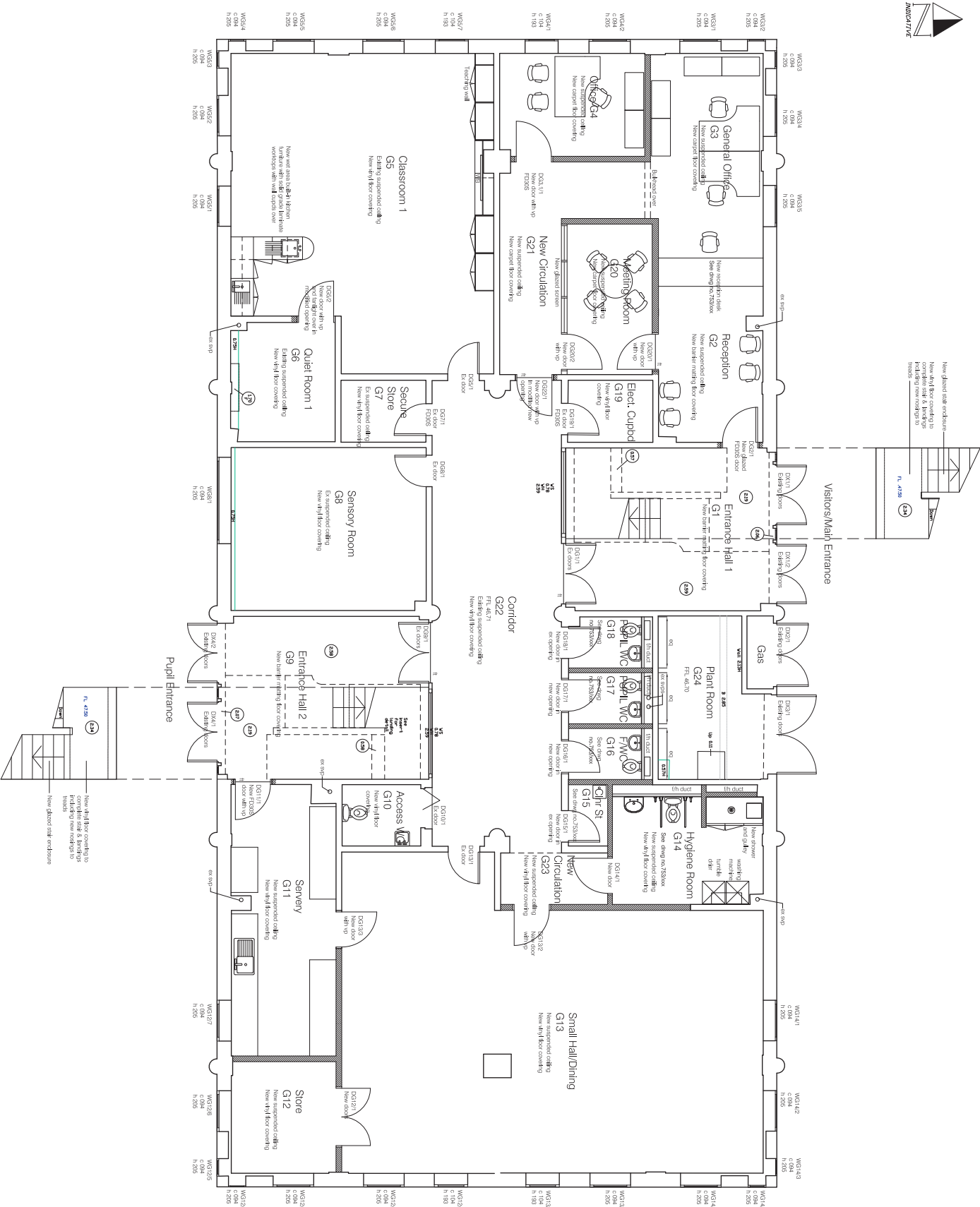


EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

A 01.18 Planning application		Name	
Rev.	Date	Description	
Natalie Staines, BSc (Hons) Architecture, BA (Hons) Planning 1 The Old Mill, 200 St Albans Road, Hemel Hempstead, Herts, AL9 8BB London Borough of Enfield RHS Springfield Springfield Road London N11			
Client	FLW	Ref	CLB07/20/3004
Date	August 2017	Scale	1:500
EXISTING NORTH & WEST ELEVATION			
753	304	A	



Notes:
1. No dimensions are to be scaled from this drawing

Rev.	Date	Description	Name
A	01/18	Prepared structural plan	

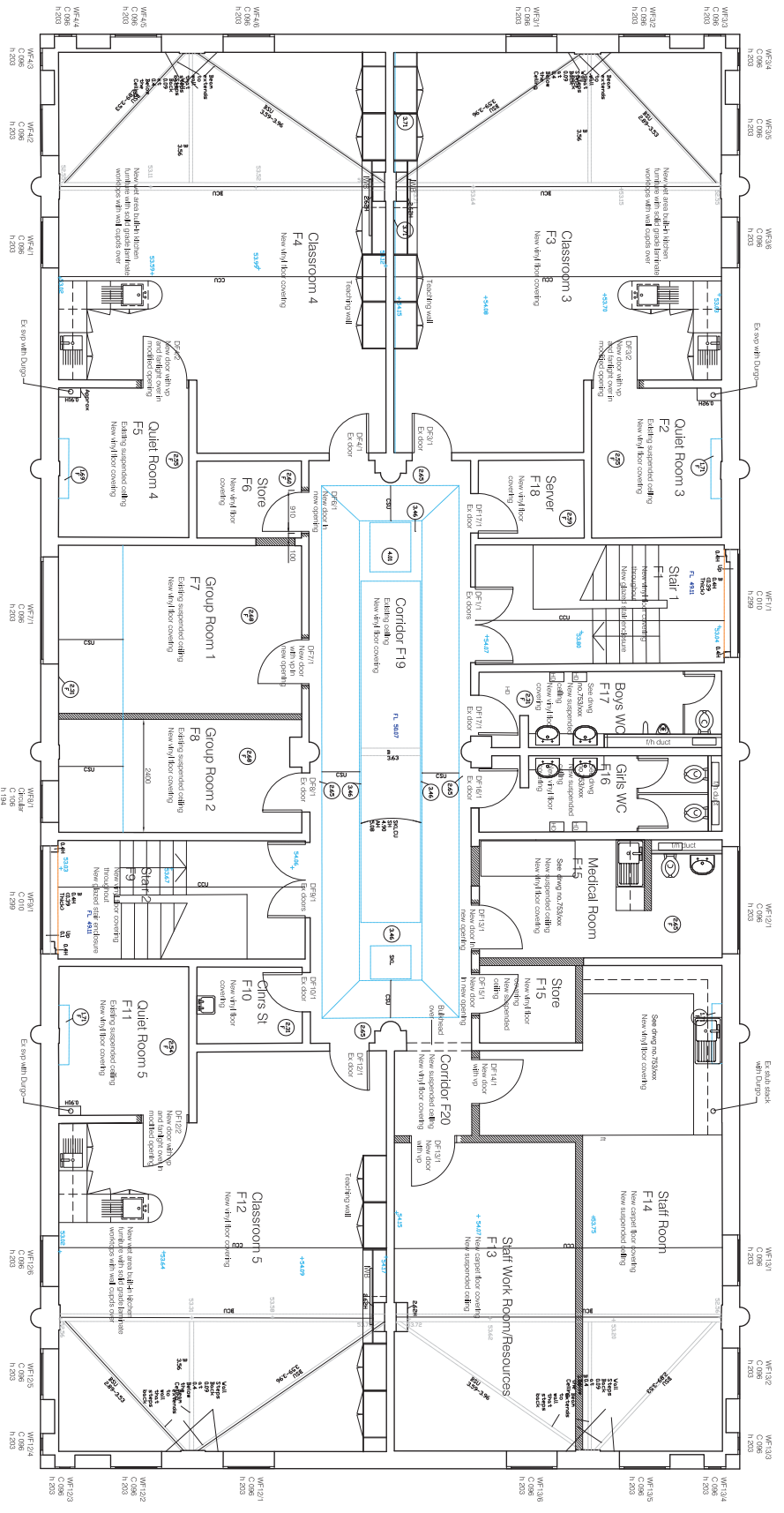
bhp architects

INDICATIVE Studio Floor Plan ENFIELD, INDICATIVE SITE
 1, 4 & 61-63 201 2000 | 1, 4 & 61-63 201 2000 | info@bhpartners.com

LONDON BOROUGH OF ENFIELD
RHS SPRINGFIELD
SPRINGFIELD ROAD
LONDON N11

Client	FLW	Ref	R18C793A231
Date	August 2017	Scale	1:500

PROPOSED GROUND FLOOR PLAN



Notes:
1. No dimensions are to be scaled from this drawing

bhp architects

INDICATIVE FIRST FLOOR PLAN
 1.4 x 6.0 (28.30 x 30.00) 1.4 x 6.0 (28.30 x 30.00) www.bhparchitects.com

LONDON BOROUGH OF ENFIELD
 RH8 SPRINGFIELD
 SPRINGFIELD ROAD
 LONDON N11

Client: RLBC/20/322
 Date: August 2017

Drawn	By	Scale
FLW	RLBC/20/322	1:500
Checked	SCM/3/11	1:500

PROPOSED FIRST FLOOR PLAN

753	322	A
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