

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 23 April 2018

**Report of**

Assistant Director,  
Regeneration & Planning

**Contact Officer:**

Andy Higham Tel: 020 8379 3848  
Alex Johnson Tel: 020 8379 4625

**Ward:** Southgate

**Application Number:** 18/03590/FUL

**Category:** Major - All Other

**LOCATION:** Walker Primary School, Waterfall Road, London, N14 7EG

**PROPOSAL:** Demolition of existing school buildings and erection of part 1, part 2 storey replacement school building with associated parking, landscaping and erection of temporary classrooms for the duration of the construction.

**Applicant Name & Address:**

Spatial Initiative Ltd, on behalf of the  
Education Skills and Funding Agency  
(ESFA)  
C/o Agent

**Agent Name & Address:**

Mr Brian Kavanagh  
Nicholas Taylor & Associates  
One Brewery Wharf  
Waterloo Street  
Leeds  
LS10 1GX  
United Kingdom

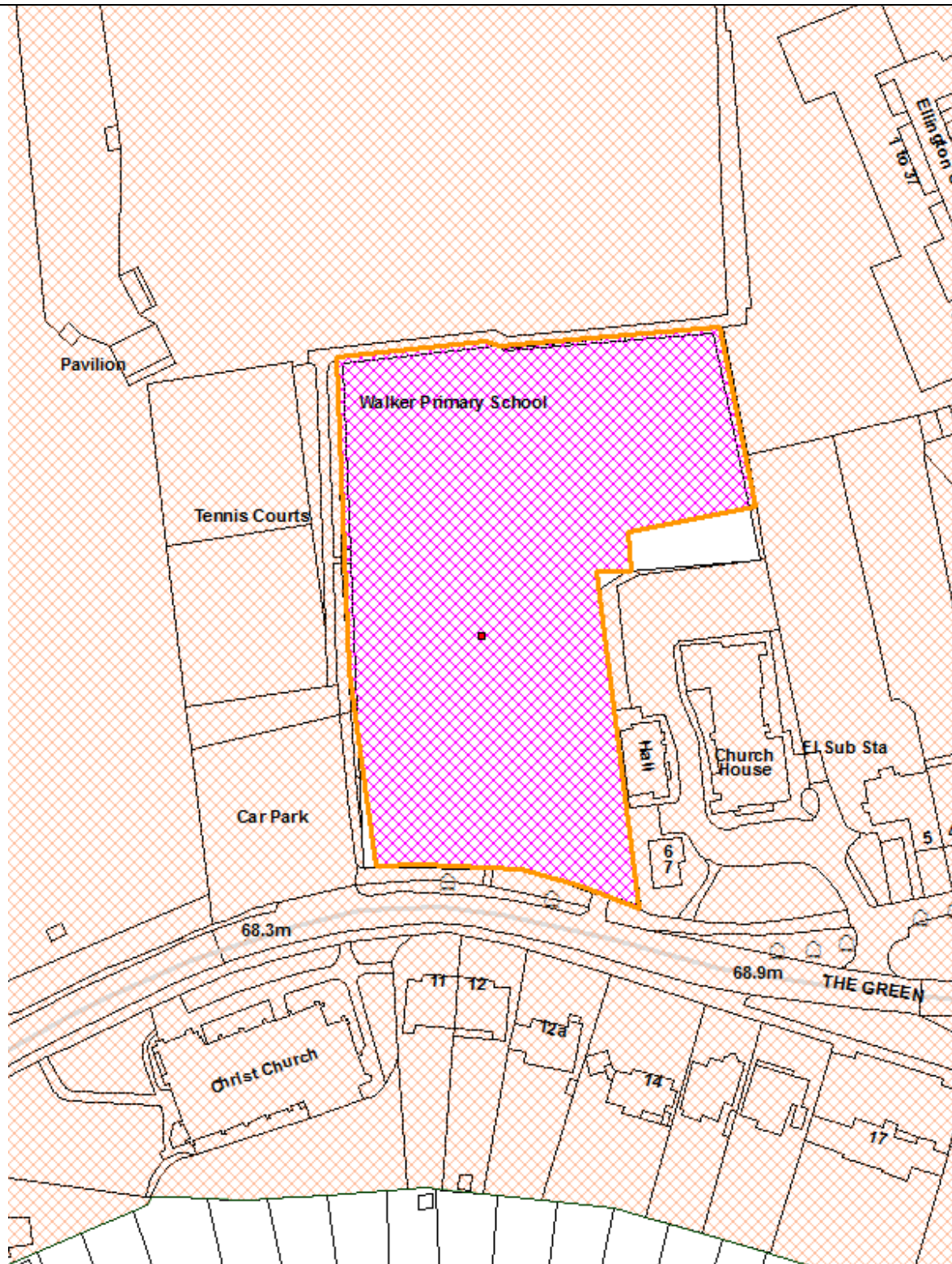
**RECOMMENDATION:**

That the Head of Development Management/Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

**Note for Members:**

The application has been referred to Committee for decision in the public interest. This application was previously recommended for refusal due to design and conservation/heritage concerns, however following discussions with officers, the amended design is considered to address previous concerns.

Ref: 18/03590/FUL LOCATION: Walker Primary School, Waterfall Road, London, N14 7EG



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North





## **1.0 Site and Surroundings**

- 1.1 Walker Primary School is a mixed gender Two Form Entry (2FE) Primary School that caters for pupils between the ages of 4-11 years. The current school roll has 420 pupils and 74 staff members (43 full time).
- 1.2 The existing building is sprawled out across the front of the site and ranges from one to two-storeys in height. The building is made up of a mix of brick, painted render and painted timber panelling, all with flat roofs. There is a range of soft and hard landscaping serving the site, with significant trees and hedges, bounding the west, north and south boundaries of the site.
- 1.3 The building is mid-20th century and is sited in the Southgate Green Conservation Area. The building is noted in the Southgate Green Character Appraisal as making '*A negative contribution to the character and appearance of the area, in addition to being an area with potential for improvement*'.
- 1.4 Key views are afforded across the Walker Cricket Ground to the rear of the site and along Waterfall Road, taking in Christ Church, (circa 1862, Grade II\* listed), designed by Sir George Gilbert Scott. An immediately neighbouring pair of early 18<sup>th</sup> century dwellings, No.4 (Essex House) and No. 5 (Arnoside House) The Green (Grade II\* listed), Essex Coach House (Grade II listed) and Arnoside Cottage (Grade II listed) are all sited immediately to the east of the site and taken in, in key views to and from The Green.
- 1.5 In relation to site constraints as per the Enfield Core Strategy (2010), the site is located within the Southgate Green Conservation Area, the upper half of the site is designated as Local Open Space (as is the adjacent Walker Cricket Ground), Waterfall Road is a Principal Road and the site is covered by a Tree Preservation Order (LBE Order No.1).

## **2.0 Proposal**

- 2.1 This application proposes the demolition of the existing school and seeks to erect a part one, part two-storey replacement school building with associated parking and landscaping.
- 2.2 The application also proposes the erection of temporary classrooms for the duration of the construction. There are to be situated to the rear of the site and would be two-storeys in height.
- 2.3 Members should note that the proposed new development does not seek to accommodate an increase in the number of pupils at the school, which is to remain the same. The proposal has come forwards to make the school fit for purpose against today's education standards. Regrettably, there is no option to increase the number of pupils because the Education and Skills Funding Agency (ESFA) funding is subject to like for like replacement pertaining to student numbers.

## **3.0 Relevant Planning Decisions**

- 3.1 There are no relevant planning decisions pertaining to the demolition of Walker Primary School and erection of a new building. However, there has been extensive pre-applications in the form of two pre-applications (17/04259/LBEPRE and 18/02713/LBEPRE) and further correspondence between the Agent and the Local Planning Authority, outside of the pre-application service offered.
- 3.2 Members should also note that the latest pre-application was presented to Members of the Conservation Advisory Group (CAG). An indicative version of the current iteration of the proposed development was presented to the CAG in an informal workshop.

#### **4.0 Consultations**

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

###### **4.1.1 LBE Traffic and Transport**

The initial comments made by the Senior Transport Officer stated, “*No objections are raised subject to a condition relating to construction management*”. Following these comments, the Agent submitted a Construction Management Plan (CMP) on the 24<sup>th</sup> October 2018, with the intention of minimising the number of conditions imposed on the application. The Senior Transport Officer has confirmed on 26<sup>th</sup> October 2018, that no condition would be required since the submission of the CMP specifically regarding Traffic and Transport measures is sufficient and would not result in any unacceptable harm upon traffic flow during the construction phase.

###### **4.1.2 LBE Environmental Health**

Initial comments by the Council’s Environmental Health officer stated, “*No objections are raised subject to a condition relating to construction management, specifically regarding dust management*”. The Agent submitted a Construction Management Plan (CMP) on the 24<sup>th</sup> October 2018, with the intention of minimising the number of conditions imposed on the application. The document has been reviewed by colleagues in Environmental Health who confirm the amendments are acceptable and that no conditions are required to be imposed subject to the works being carried out as per the revised documentation.

###### **4.1.3 LBE Sustainable Urban Drainage (SuDS)**

Initial comments by the SuDS officer advised that “*Insufficient information has been submitted to allow a full assessment. However, the details that are outstanding can be secured by way of a condition*”. Following discussions with officers, the SuDS Officer has confirmed the submission is now acceptable and no conditions are required to be imposed. No objection is therefore raised.

###### **4.1.4 Metropolitan Police - Designing Out Crime Officer**

The original comment was “*Insufficient information has been submitted to allow a full assessment and thus a condition is required to be imposed*”.

The Officer contact the Agent with regards to the comments, and the Agent has advised the following on the 19<sup>th</sup> October 2018:

*“The school is built to Department for Education specification, so we do not have concerns with such a condition being attached in theory. I will liaise with the Designing Out Crime Officer regarding a meeting and will you informed. Should we not get this matter resolved before the determination date, the client said that they would be content with such a condition to be attached, which can be resolved while demolition occurs. Hopefully it will not come to that however”.*

To date, the Agent is in discussions with the Crim Prevention Officer. Any updates regarding this matter will be verbally presented at Committee. Officers note that a secured by design application and award could be secured through the imposition of a planning condition.

#### 4.1.5 LBE Economic Development Officer

Objection initially raised given that no Employment Skills Strategy was submitted, however following discussions with officers, this detail has since been confirmed to be acceptable. No objection is therefore raised in this regard.

#### 4.1.6 LBE Heritage and Conservation Officer

Objection raised in relation to the initial design of the scheme. The proposed development will fail to conserve and enhance the character and appearance of the Southgate Green Conservation Area and will cause less than substantial harm to the setting of several Grade II\* and II listed buildings located in the immediate vicinity of the site. This harm cannot be justified in terms of any public benefit that could potentially be delivered by the proposal. The proposed development will not enhance or better reveal the significance of the surrounding heritage assets but act to diminish their significance.

Following significant revisions to the design of the scheme the Council's Heritage and Conservation Officer advised that the proposal had made positive revisions with a suitable material palette that responds to the positive architectural precedents of the Southgate Green Conservation Area and nearby listed buildings.

#### 4.1.7 LBE Tree Officer

Objection raised in initial tree protection measures given the significant positive amenity value of the tree identified in submitted document as T2. Members are reminded that all trees in Conservation Areas are protected.

Following the deferral of this application tree protection measures have been revised and the Council's tree officer advised on the most recent documentation that there is a much better relationship between the tree and the proposed new building. Advised no further objection if the path to be constructed in the landscape area just outside of the root protection area then this would be acceptable.

#### 4.1.8 Southgate District Civic Trust



Objection raised with regard to the initial design. “This was a disappointment to the group who had hoped that a more interesting frontage would have been proposed after the presentation to CAG. There was little change to the previous scheme except that it was now all brickwork. The only part of the design that this group did not totally agree on between themselves was use of rendering on the frontage and that has now been removed. On the rest of the design it was unanimous on considering the frontage as needing some interest, and that does not appear to have been done.

This opportunity to provide a new building in the Conservation Area will create a precedent for future buildings in the CA and needs to be given more architectural character. Although timing for the new school is a possible concern, it would be hoped it could come back to CAG before being given any approval, which is what we thought was going to happen”.

With regards to the current iteration the Southgate District Civic Trust have been re-consulted, any comments received will be provided in an update memorandum at committee.

#### 4.1.9 Southgate Green Study Group

Objection raised in relation to the original design. The submission is unacceptable in terms of design, impact to the Conservation Area and views to this important vista have not been taken into account.

Suggestions have been put forward as to how to improve the submission visually and in the interest of the Conservation Area. These suggestions have been largely ignored.

With regards to the current iteration the Southgate Green Study Group have been re-consulted, any comments received will be provided in an update memorandum at committee.

#### 4.1.10 Conservation Advisory Group (CAG)

Objection raised to the initial scheme in relation to the overall standard of design and relationship with the conservation area and heritage assets.

The scheme in its most current iteration has received the support of the CAG in an informal workshop. It was considered that the development had made a more positive response to the character and heritage of the locality. The materials (in particular the glazed brickwork) and as such is now supported by the CAG.

#### 4.1.11 The Greater London Archaeology Advisory Service (GLAAS)

GLAAS have confirmed that they “do not wish to officer any comments to this planning application”. As they are the advisory body for archaeological matters, the Local Planning Authority therefore raises no objection to the scheme on archaeological matters and no conditions are required to be imposed.

## **4.2 Public response**

4.2.1 Letters were sent to 248 adjoining and nearby residents, with a response date until the 21<sup>st</sup> October 2018. In addition, a notice has been displayed at the site (response date until 16<sup>th</sup> October 2018) and a press notice has been advertised (response date until 17<sup>th</sup> October 2018). As a result, one (1) response has been received and this raises the following objections:

- There would be harm to the heritage assets by the temporary building and the proposed school building;
- Overlooking the property at 5 The Green by the school;
- Overlooking the property at 5 The Green by the temporary school as well as having an impact on sunlight/daylight and noise; and
- Congestion and parking implications.

The comments received in public consultation are noted by the case officer, the material planning considerations are assessed within the body of this report.

Following revisions to the design of the development and amended tree protection measures adjoining neighbours were re-consulted over a 7-day period to the 17<sup>th</sup> April 2019. Any comments received from this re-consultation will be provided in an update memorandum for members at the committee meeting.

## **5.0 Relevant Policy**

### **5.1 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
Policy 7.8	Heritage Assets and Archaeology
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands

### **5.2 Core Strategy**

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

CP31 Heritage  
CP34 Parks, playing fields and other open spaces  
CP36 Biodiversity

### 5.3 Development Management Document

DMD 16	Provision of New Community Facilities
DMD 17	Protection of Community Facilities
DMD35	Achieving high quality and design led development
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD 44	Heritage
DMD45	Parking Standards and Layout
DMD 47	Access, New Roads and Servicing
DMD 48	Transport Assessments
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

### 5.4 Other

National Planning Policy Framework (2018)  
Planning Practice Guidance  
The Town and Country Planning Act (1990)  
Planning (Listed Buildings and Conservation Areas) Act (1990)  
Southgate Green Conservation Area Character Appraisal  
Southgate Green Conservation Area Management Proposals  
Section 106 Supplementary Planning Document (SPD)  
Enfield Characterisation Study

## **6.0 Analysis**



## Principle of Development

### 6.1 *New school building*

The proposed demolition of the existing school and the erection of a new school building is not to increase number of pupils within the Borough, where there is an acute need. The new school building is to ensure that pupils and staff are provided with modern teaching facilities which meet national teaching standards. There would be no increasing pupil numbers due to the restrictions placed on the funding requirements by the ESFA which is acknowledged by the Council. Meeting these facilities and standards is a recognised consideration and there is currently a presumption in favour of allowing such development unless material circumstances dictate otherwise, for example, impact on the Conservation Area, impact to the setting of Listed Buildings and impact to protected trees. These matters are discussed within the body of this report.

### *Local Open space*

- 6.2 The application site is designated as Local Open Space in the Core Strategy (2010). The new school building is to be built largely within the fabric of the built development. albeit will be moved further forward on to the site closer to Waterfall Road. The main playgrounds and surrounding soft landscaping are still being retained. In this regard, no objection is raised to this element of the scheme due to the long-term retention of this space. It is prudent to note that although the temporary classrooms are being built on a currently open area they will be removed once the school building has been built. This can be secured by way of a condition ensuring their phased removal once the school has been erected. The submission also confirms their immediate removal, mainly pertaining to financial reasons. Although the local open space will be temporarily no longer be open, this is only for a short period and it is considered that this, on balance, is acceptable for the delivery of the final school building.

## Heritage and design

### *National Background Legislation*

- 6.3 Section 72 of the Town and Country Planning Act (1990) requires the Council to pay 'special attention to the desirability of preserving or enhancing the character or appearance' of a conservation area. In addition, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 6.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its

setting or any features of special architectural or historic interest which it possesses'. 'Preserving' in this context means doing no harm (as explained by the HL in *South Lakeland DC v S of S* [1992] 2 AC 141 at p.150).

#### *Local Plan Context*

- 6.5 Development Management Document policy DMD44 states the following, 1.) Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused; and 2.) The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.
- 6.6 Development affecting the significance of an asset may include, but is not limited to: the introduction of new structures/objects; alterations; complete or partial demolition; removal of buildings/features or parts thereof; the introduction of signage or advertisements; changes of use (including the use of open spaces); subdivision or fragmentation; changes to landscaping; the removal of built or landscape features or parts thereof; or any other form of development which fails to conserve and enhance the asset or its setting. The setting of an asset is not limited to its curtilage and is defined as the physical and non-physical environment in which the asset is experienced, including consideration of views to and from the asset, noise, dust and vibration, spatial associations and the historic relationship between places. Applicants for development affecting heritage assets are encouraged to use design and construction professionals with appropriate heritage expertise.
- 6.7 Enhancement of a heritage asset can take many forms, including, but not limited to: restoration, repair, removal of inappropriate development, increasing access, increasing visibility, increasing the educational value, conversion to a more appropriate use or enhancement of the asset's setting. Only in rare instances will there be no opportunity for enhancement.

#### *Impact on the setting of Grade II\* and Grade II Listed church and dwellings*

- 6.8 In the immediate vicinity of the setting of the site are numerous Grade II\* and Grade II Listed buildings which include Christ Church, Arncliffe Cottage, Arncliffe House, Essex House, Forecourt and Railings at Arncliffe House, Essex House and Essex Coach House.
- 6.9 The setting of an asset is not limited to its curtilage and is defined as the physical and non-physical environment in which the asset is experienced, including consideration of views to and from the asset, spatial associations and the historic relationship between places. The predominant guidance on development within the setting of heritage assets is contained within the Historic England document *The Setting of Heritage Assets* (2015). It is largely acknowledged that in large cities views and settings will often evolve more rapidly than elsewhere. Good design of new development within the settings of historic assets is therefore essential if their significance is to be retained or enhanced.

- 6.10 The proposed scheme in its amended version is considered to have made a positive design response that respects and enhances the setting of the Grade II\* listed church and that of the surrounding Grade II and II\* listed dwellings, which together form the original historic settlement in the Southgate Green Conservation Area. Officers acknowledge that the current post 1950s school building detracts from the setting of the surrounding listed buildings, officers however maintain that any replacement building must seek to enhance their setting and be of an exceptionally high standard of design, particularly in terms of its architectural form and materiality. Following detailed post-submission design discussions, subsequent amendments have been received which are considered to have made positive revisions to the original scheme which addresses the previous concerns regarding the quality of the design and the impact on the surrounding heritage assets. The development is now considered to make a positive design contribution to the character and appearance of the conservation area and surrounding listed buildings.

*Impact on Southgate Green Conservation Area*

- 6.11 The introduction of new structures and alterations are all cited as development affecting the significance of a heritage asset. There are many examples of buildings in a Conservation Area, some of which are award winning, that are designed to a high quality that make a positive contribution to the conservation area and ensure that the Conservation Area is enhanced for which are considered to provide a positive precedent that future development in the Southgate Green Conservation Area should use for design inspiration. While the original submission was not considered acceptable in design terms, the amended development is now considered by officers to have made positive revisions from the previous iteration of the development
- 6.12 The proposal has been revised from its previous generic, modular build like design to a more site-specific design led approach that takes positive design inspiration from the surrounding locality. The proposal seeks a part one, part two-storey flat roof line building constructed primarily of yellow brickwork which is considered to build upon positive design precedents in the locality with reconstituted stonework. The proposed massing and bulk of the building is broadly considered acceptable at this location when considered against the height and mass of the existing buildings to be demolished. The proposal also seeks for the front elevation to utilise integrated signage displaying the school name which is considered to be subtle and also relate well to the main building without harming the built heritage and highway safety given the signage is non-illuminated.
- 6.13 The proposal incorporates dark green glazed brickwork, bronze PPC aluminium windows and reconstituted stonework. Officers note that the materials proposed to be used are of a robust and durable nature with suitable degrees of variation in tone and texture that take positive design inspiration from the surrounding historical built environment. The materials have been submitted as samples to the Council prior to the determination of this application at committee. The samples have been appraised in detail with the Council's Heritage Officer and deemed to be of a sufficient quality for the works sought and also respond positively to the local heritage of the Southgate Green Conservation Area and nearby listed buildings. It is noted that full detailed specifications of the window



detailing, and reveals have not been submitted for consideration. It is however acknowledged that these details could be submitted through a planning condition.

- 6.14 The development of a high-quality landscaping scheme is also considered essential to creating a positive setting to the building, in addition to grounding it in this semi-rural environment. The employment of a green frontage with a boundary treatment that is characteristic of the semi-rural character of the Conservation Area. The proposal shows indicative landscaping which is broadly considered acceptable, it is recommended that full details are secured through a planning condition to secure high quality landscaping is delivered on site given the semi-rural character of the surrounding locality and its heritage value.
- 6.15 In summary officers consider that the proposal in this current iteration has made positive revisions in relation to the form, appearance, massing and materiality. The proposal is considered to make a positive architectural contribution to the character and appearance of the Southgate Green Conservation Area. As such the design elements of the proposal (subject to the imposition of suitably worded conditions) and would preserve and enhance the character and appearance of the Southgate Green Conservation Area and surrounding listed buildings.

#### *Potential Heritage Harm*

- 6.16 Any development proposal will result in some form of impact. An “impact” is not necessarily harmful. Paragraph 132 of the NPPF confirms that it is the significance of the heritage asset upon which a development proposal is considered and that “great weight should be given to the asset’s conservation”. Where a development will lead to less than substantial harm, the harm is to be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.17 Case law has established (*Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137) that where an authority finds that a development proposal would harm the setting ... or the character and appearance of a conservation area, it must give that harm “considerable importance and weight”. Moreover (*Forge Field Society & Ors, R v Sevenoaks District Council* [2014] EWHC 1895 (Admin)) where there is a finding of harm there is a strong presumption against planning permission being granted.
- 6.18 It is considered that the proposed development by reason of its massing, materiality, appearance and associated landscaping would not cause unacceptable harm to the character and appearance of the Southgate Green Conservation Area and will cause less than substantial harm to the setting of several Grade II\* and II listed buildings located in the immediate vicinity of the site given the acceptability of the design and associated landscaping.
- 6.19 Officers have also had due regard to the public benefit that the development would provide in delivering modern education facilities for pupils in Enfield and consider that any less than substantial harm that may arise is on balance offset by this vast public benefit that the development would deliver.

### Trees Protection

- 6.20 Policy DMD80 of the Enfield Development Management Document states that all development including: subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused. All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must a). Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals; and b). Ensure that the future long-term health and amenity value of the trees is not harmed. Works to trees covered by a Tree Preservation Order or trees situated within a Conservation Area must ensure the long-term health of the tree and retain and enhance amenity value to the locality. Works must comply with current arboricultural best practice, guidelines and legislation.
- 6.21 Following the deferral of this item since the December 2018 committee, the Council has worked with the applicant to overcome concerns in relation to concerns that the development may have upon protected trees on site, with particular regard to the mature oak tree identified as T2.
- 6.22 This tree (T2) is large and of significant amenity value, highly visible and prominent in the street scene and currently occupies a reasonably large area of soft landscaped area, its roots have been allowed to grow relatively unimpeded or disturbed. It is perhaps the most important tree on the site and has the potential to be a significant amenity feature for several centuries.
- 6.23 A revised tree protection plan (D7144.01) produced by The Environment Partnership which proposes a new position and location of the proposed new school building which sets the block away from the root protection area. The revised positioning is considered to allow for a more suitable relationship between tree T2 and the new building, comments in support by the Council's Tree Officer are also noted by the case officer.
- 6.24 The proposed development with respect to tree considerations is considered to have made positive revisions to safeguard protected trees on site through the revised positioning of the building which would be away from the root protection area of tree T2. As such it is considered that the proposal makes appropriate provisions to protect trees on site and has successfully overcome previously identified tree concerns. As such the proposed development is considered to be acceptable in this regard.

### Traffic and Transport

- 6.25 The site is situated within a public transport accessibility level (PTAL) 2 location which indicates not very good access to public transport services. Waterfall Road is a Principal Road and is known to be well used. In terms of access into and out of the school, this will remain the same. Members should note that there was a recent project on the site regarding the means of enclosure to the front which has been designed to enhance the Conservation Area. This project was managed by the Heritage Team at

the Council and is seen as a positive frontage in the Conservation Area and will be retained as part of the scheme.

- 6.26 Parking provision will remain as existing. There is no parking for dropping off pupils but there are two staff parking spaces retained as well as two disabled parking spaces. As this reflects the existing provision there are no objections to parking provision. The parking layout is similar to existing, and tracking drawings included in the Transport Assessment (TA) confirm vehicles can access and egress safely in a forward gear. It is prudent to note that servicing will take place within the car park and a swept path submitted in the TA confirms delivery and service vehicles can access and agree in a forward gear on to the Principal Road (Waterfall Road).
- 6.27 A positive attribute of the scheme is that the pedestrian access will be improved through provision of a new access to the west of the site. Another positive attribute of the site is that cycle parking will be increased and now will be in line with London Plan requirements. The storage for these spaces would now be secure and covered which is welcomed.
- 6.28 Whilst it is acknowledged that a resident raised concern regarding the traffic and transport implications of the school, it is noted that the proposal is not increasing the number of pupils so the impact of the proposal would be commensurate with the existing school use. Whilst a new school building does provide the opportunity to improve drop off/pick up it is acknowledged that the application site is highly constrained. The provision of drop off/pick up facilities would impact the Conservation Area but also the trees on the site which are protected by being in the Conservation Area. It is noted that appropriate tree protection measures have been submitted and are considered acceptable by the Council's Tree Officer.

#### Employment and Skills

- 6.29 There is a requirement for an Employment and Skills Strategy in accordance with the provisions of the Enfield Section 106 SPD (2016). The Council is committed to maximising the number and variety of jobs and apprenticeships available to residents of the borough and maintaining and encouraging the widest possible range of economic activity, including the availability of a skilled labour force. To this end, the Council will seek agreement with developers to secure appropriate planning obligations for employment and training initiatives as part of development proposals the Council is committed to maximising the number and variety of jobs and apprenticeships available to residents of the borough and maintaining and encouraging the widest possible range of economic activity, including the availability of a skilled labour force. The Council will seek agreement with developers to secure appropriate planning obligations for employment and training initiatives as part of development proposals.
- 6.30 In the interest of being positive and pro-active, aiming to avoid any s106 agreement which might further delay the development, the Local Planning Authority, together with the Council's Economic Development Officer, agreed that an Employment and Skills Strategy in accordance with the provisions of the Enfield Section 106 SPD, could be secured through a planning condition.

#### Sustainability and Biodiversity



- 6.31 Members should note that the site is not situated in a flood zone but would still require the provision surface water run off through sustainable measures. The scheme fell short on sustainable urban drainage (SuDS) measures, however, since have been updated and now, no objection is raised by the SuDS Officer and no conditions are required to be imposed.
- 6.32 The Enfield Development Management Document has adopted sustainability policies which require non-residential proposals to provide energy saving measures. The submitted Energy Statement admits that there will only be an 8% improvement measured against Building Regulations and does acknowledge that the scheme will not be moving towards zero carbon by 2019, which is required by London Plan standards. This in itself is disappointing, but measures have been put forward by the applicant that on balance would offer some comfort to the Local Planning Authority that some efforts have been advanced regarding energy efficiency measures.
- 6.33 The submitted Ecology Survey demonstrates that the building has low potential to harm any protected species, particularly regarding bats. The moderate potential for roosting bats are in trees. The report concludes that further inspection is required of these trees. A Bat Report has been submitted with suggestions regarding bat roosting and the trees. The mitigation measures suggested are considered to be sufficient subject to these being implemented on site. The onus of implementation on site would be the responsibility of the applicant and not the Local Planning Authority and thus duty of care has been discharged subject to a condition being imposed should this application be approved.

#### Archaeology

- 6.34 The Greater London Archaeology Advisory Service (GLAAS) have been consulted on this application and no comment has been received.

#### Impact on neighbouring properties

- 6.35 The proposed school building is situated further forward on the site. Given the current siting of the building, and the proposed siting of the building, it is considered that no additional harm would be caused by the building in terms of sunlight, daylight, privacy or outlook.
- 6.36 With regards to the temporary classrooms, the majority of the building is situated to the north east of the site and would be two storeys in height. The majority of the building would be 35m away from the rear elevation of Ellington Court, which has recently had an additional storey constructed to it, however it is considered that this is a sufficient distance to ensure that there is no undue impact to these residents from their habitable accommodation. To the rear of Ellington Court is an amenity area, whilst the temporary classrooms would be directly abutting the boundary with Ellington Court, it is considered that as this is a temporary measure, the harm caused to the existing amenity would be negligible and on balance acceptable.
- 6.37 It is acknowledged that part of the temporary classrooms would overlook the very rear of the garden serving 5 The Green, as they would be

situated to the side of the shared boundary. The depth of the garden serving the property is some 68m. Three windows on the upper floor flank elevation serving a class room would look into the rear garden of 5 The Green. It is considered that a pragmatic stance needs to be taken regarding the potential for overlooking from these windows. Firstly, the building will be temporary and thus not a permanent addition on the site. Further, the existing garden is substantially long at 68m and with 9m of that being overlooked by the windows in terms of proportionality, then the immediate amenity space would not be impacted upon, which is generally directly outside of dwelling house. Furthermore, the classrooms will only be used during the day, during school hours. Finally, the temporary classrooms are situated to the side of the and thus in terms of direct views into the dwelling house, there would be none.

- 6.38 In this regard, it is considered that the potential harm caused to the amenity of number 5 The Green would be minimal and is considered negligible. In this regard, no objection is raised. Should members be minded approve the application, then a condition could be imposed to ensure that the classrooms are removed in phases based on the development of the school building.

## **7.0 Conclusion**

- 7.1 The application has been recommended to be granted subject to conditions. This proposed development seeks to ensure that pupils and staff are provided with modern teaching facilities which meet national teaching standards.

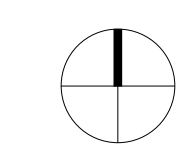
- 7.2 It is considered that the development has made positive revisions since the deferral of this item from the December 2018 Planning Committee. The proposal is considered to have made positive design revisions that would respect the character and appearance in the Southgate Green Conservation Area and surrounding listed buildings. It is also considered that the proposal would not result in any unacceptable transportation impacts or harm upon neighbouring amenity. The proposal has also made positive revisions to provide appropriate protection for trees on site. In light of the above it is recommended that planning permission is granted subject to conditions in this instance.

## **8.0 Recommendation**

- 8.1 That planning permission be **GRANTED** subject to conditions:

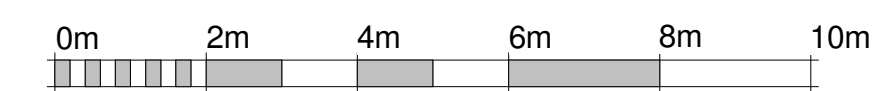
- 3 Years
- In Accordance with Approved Plans (Materials, SuDS, Construction Plan)
- Employment and Skills Strategy
- BREEAM
- Phasing/ Temporary Classrooms
- Landscaping



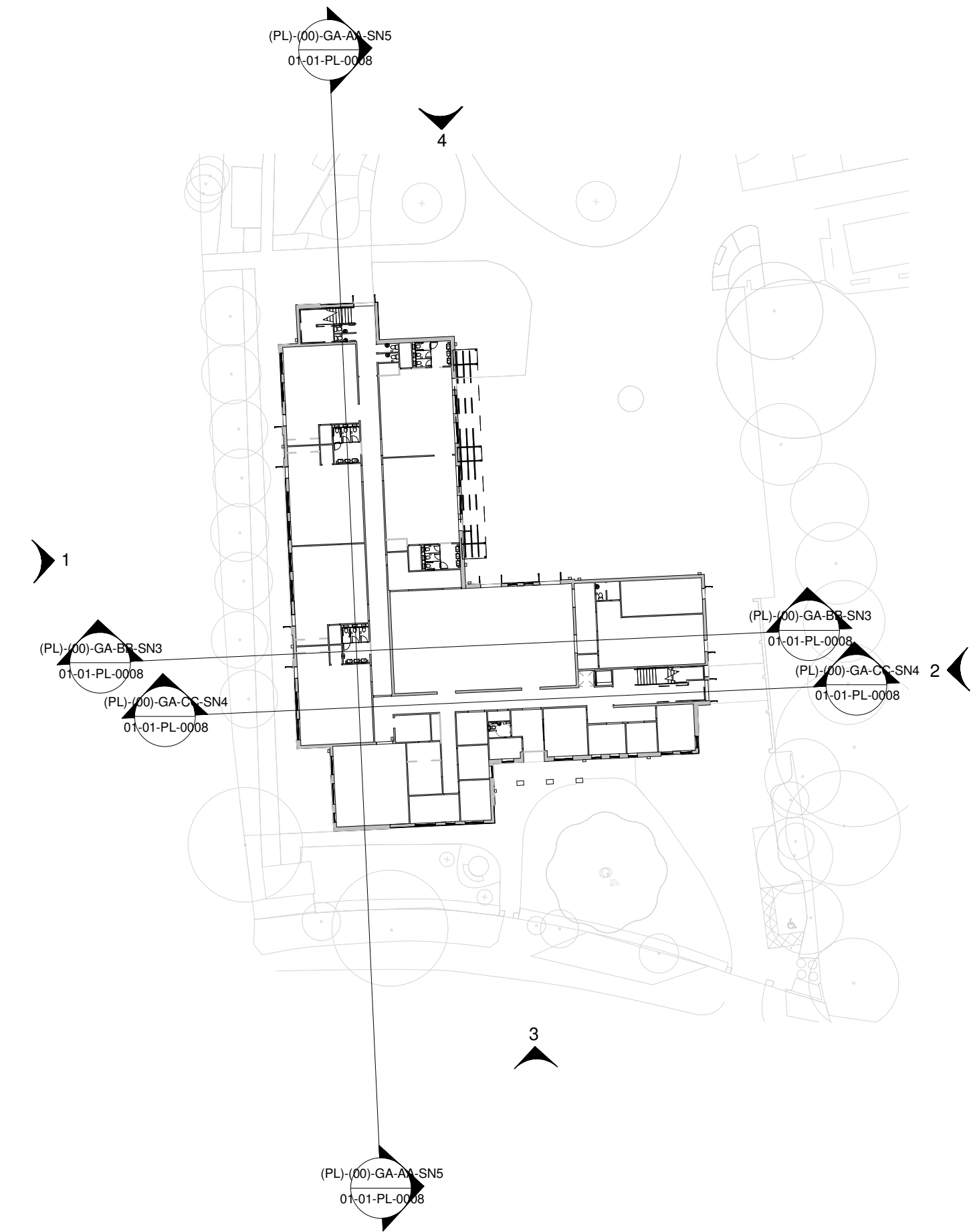
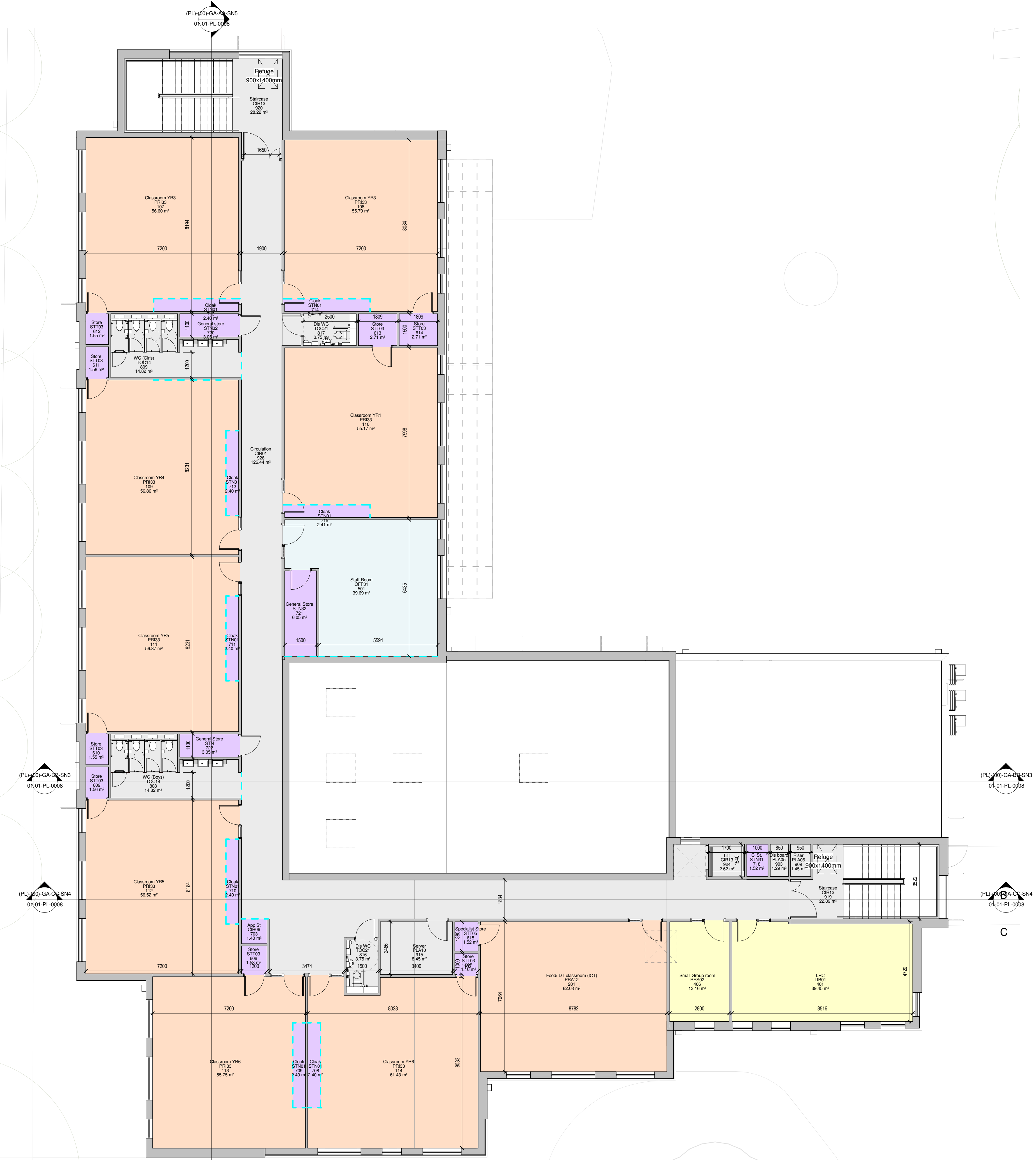


Notes:  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



VISUAL SCALE 1:100 @ A1



1 (PL)-(00)-GA-01-FP  
1:100

P1	First Issue	05.04.2019	EG	AM
Rev	Description	Date	Drn By	Chk By

**jmarchitects**

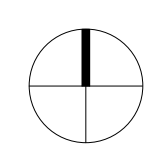
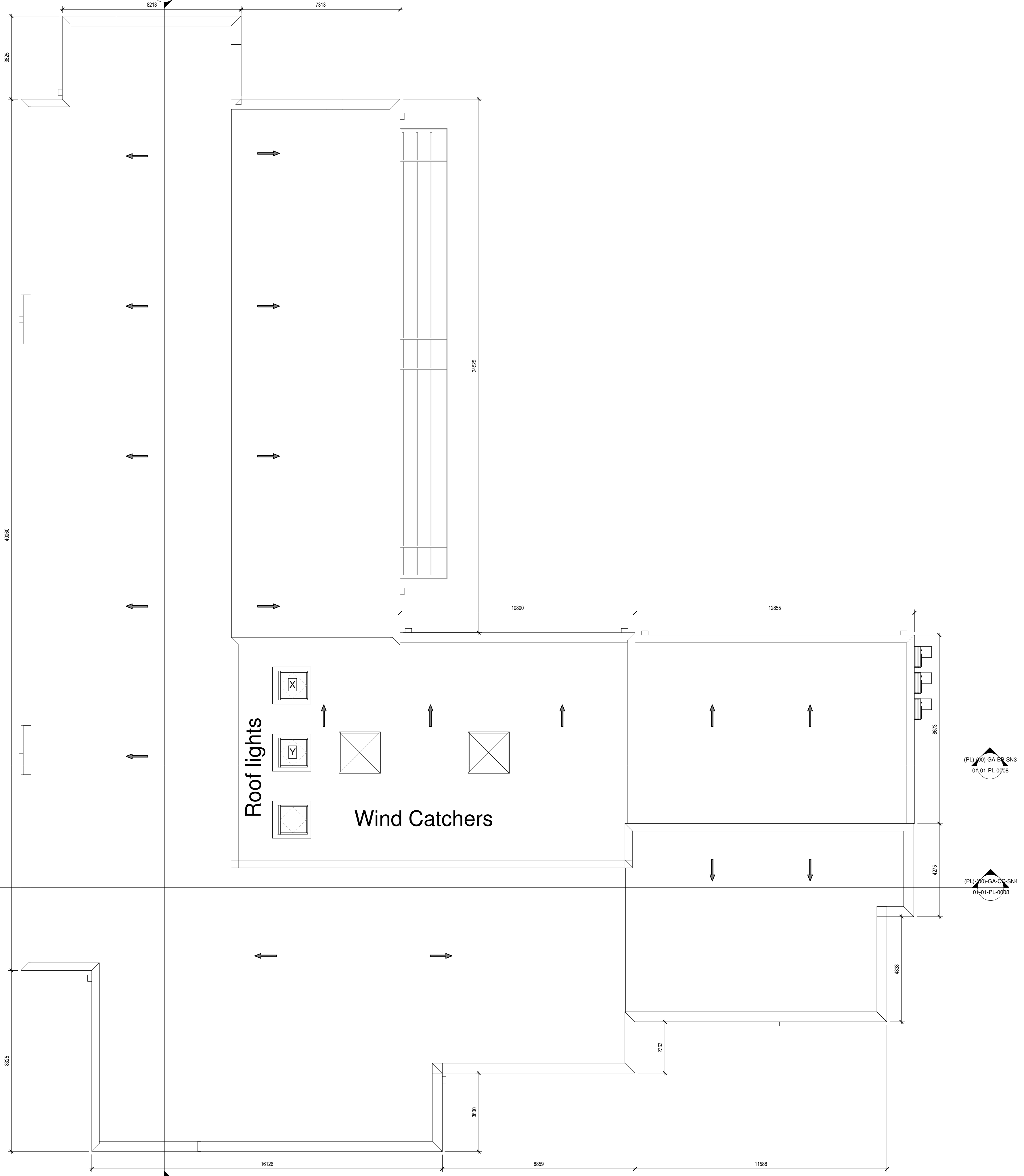
Project: Walker Primary School  
 Title: Proposed First Floor Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1:100 @ A1

12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

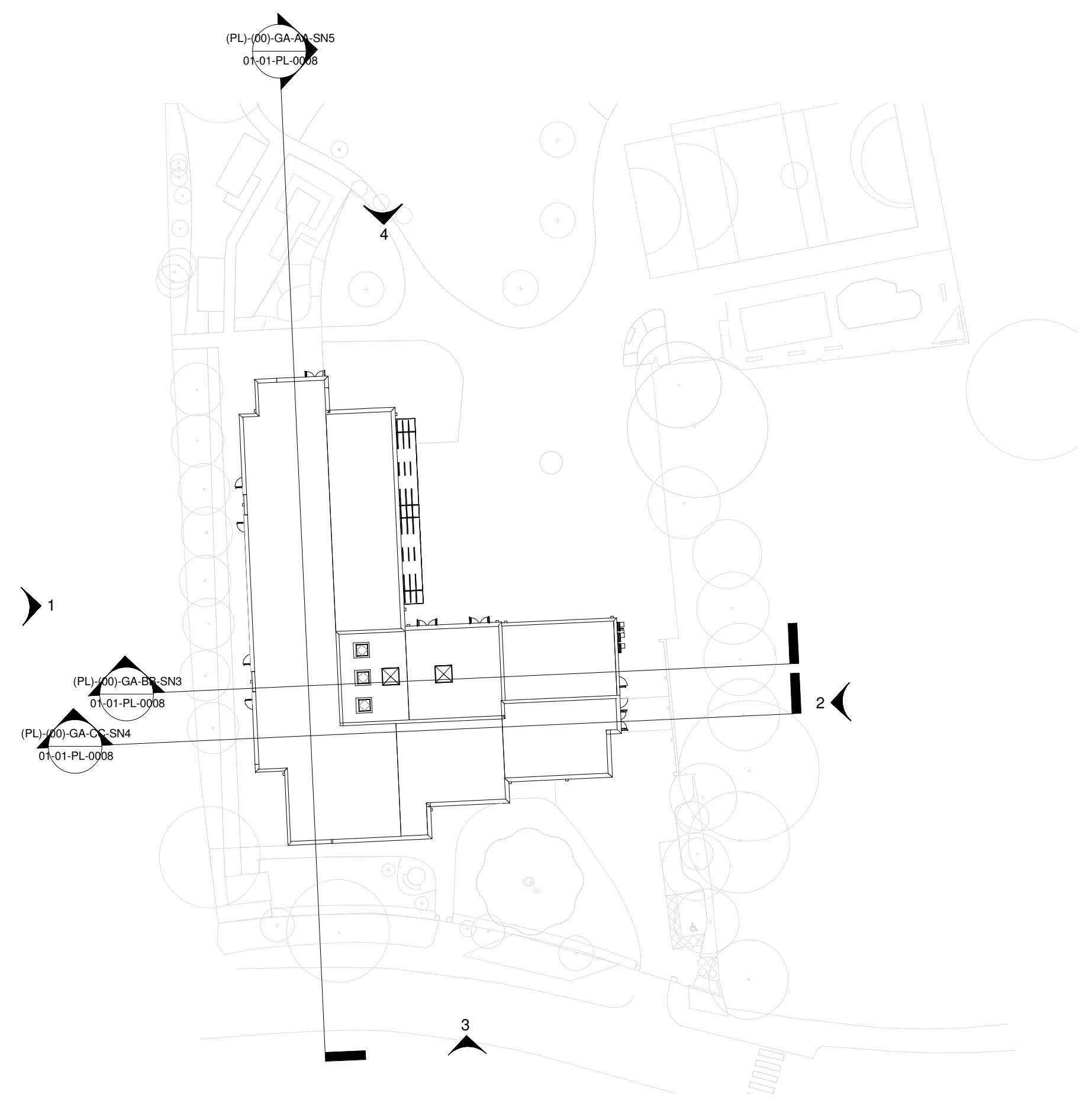
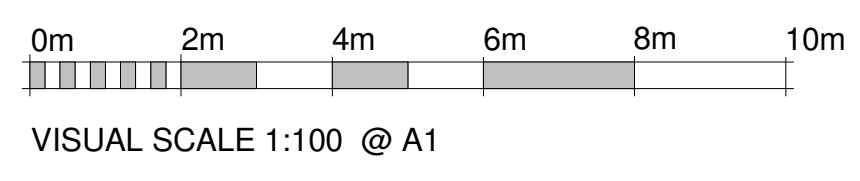
Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-01-DR-A-PL-0006	S2	P1



(00)-GA-AA-SN  
01-ZZ-00-101  
8213



Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.  
 Structural information indicative only. To be confirmed by Structural Engineer.



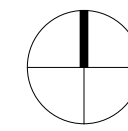
2 (PL)-(00)-GA-02-FP  
1 : 100

P1	First Issue	05.04.2019	EG	AM
Rev	Description	Date	Drn By	Chk By



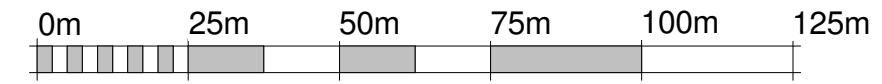
Project: Walker Primary School  
 Title: Proposed Roof Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1:100 @ A1  
 Drawing Number: 102007-JMA-01-02-DR-A-PL-0007  
 Project - Originator - Volume - Level - Type - Role - Class - Number  
 Status: S2  
 Revision: P1

12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 lon@jmarchitects.net  
 www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



VISUAL SCALE 1:1250 @ A1



**1** (PL)-EX-(00)-Location\_Plan-FP  
1 : 1250

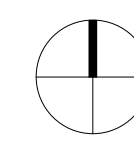
P1 First Issue	05.04.2019	JT	AM
REV DESCRIPTION	DATE	DRN BY	CKD BY

Project Walker Primary School
Title Location Plan
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning Application	Scale : 1 : 1250@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-DR-A-PL-0001	S2 P1



12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330  
lon@jmarchitects.net  
www.jmarchitects.net



Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.  
 Structural information indicative only. To be confirmed by Structural Engineer.

0m 5m 10m 15m 20m 25m  
 VISUAL SCALE 1:250 @ A1



1 (PL)-(00)-GA-site-FP  
 1 : 250

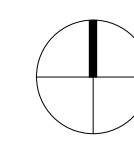
P1	First Issue	05.04.2019	JT	AM
Rev	Description	Date	Drn By	Chk By

initiative  jmachitects

Project: Walker Primary School  
 Title: Proposed Site Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1 : 250 @ A1  
 12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmachitects.net  
 www.jmachitects.net

Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-0002	S2	P1





Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.  
 Structural information indicative only. To be confirmed by Structural Engineer.

0m 10m 20m 30m 40m 50m  
 VISUAL SCALE 1:500 @ A1



1 (PL)-EX-(00)-Existing Block Plan-FP  
 1 : 500

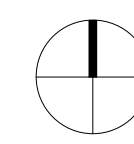
P1	Final Issue	05.04.2019	JF	AM
Rev	Description	Date	Drn By	Chk By

initiative  jmarchitects

Project: Walker Primary School  
 Title: Existing Block Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1 : 500 @ A1  
 12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-0003	S2	P1





Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.  
 Structural information indicative only. To be confirmed by Structural Engineer.



1 (PL)-PR-(00)-Block\_Plan-ZZ-FP  
 1 : 500

P1	First Issue	05.04.2019	JT	AM
Rev	Description	Date	Drn By	Chk By



Project: Walker Primary School  
 Title: Temporary Phase 2 Site Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1 : 500 @ A1  
 12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-0004	S2	P1



1 (PL)-PR-(00)-Proposed Block\_Plan  
 1 : 500

P1	Final Issue	05.04.2019	JT	AM
Rev	Description	Date	Drn By	Chk By

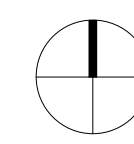
**jmarchitects**

Project: Walker Primary School  
 Title: Proposed Block Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1 : 500 @ A1

12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

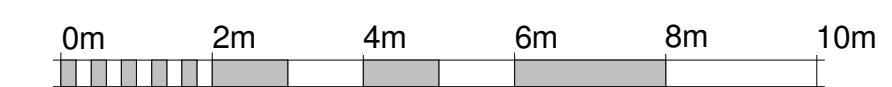
Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-0005	S2	P1



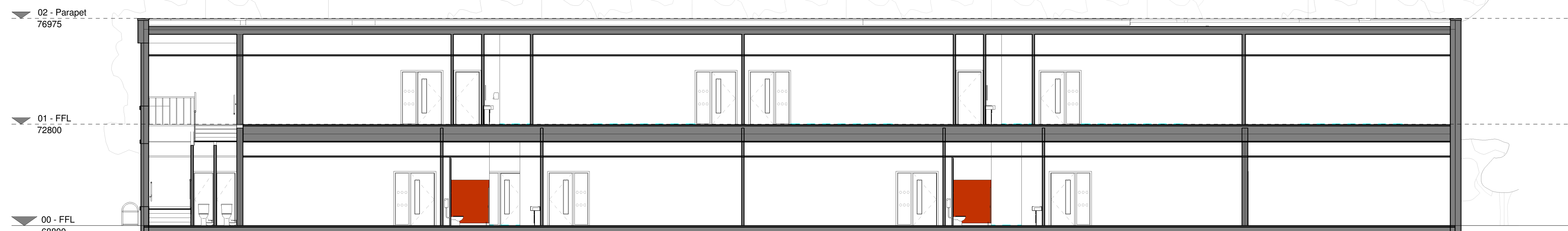


Notes:  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.

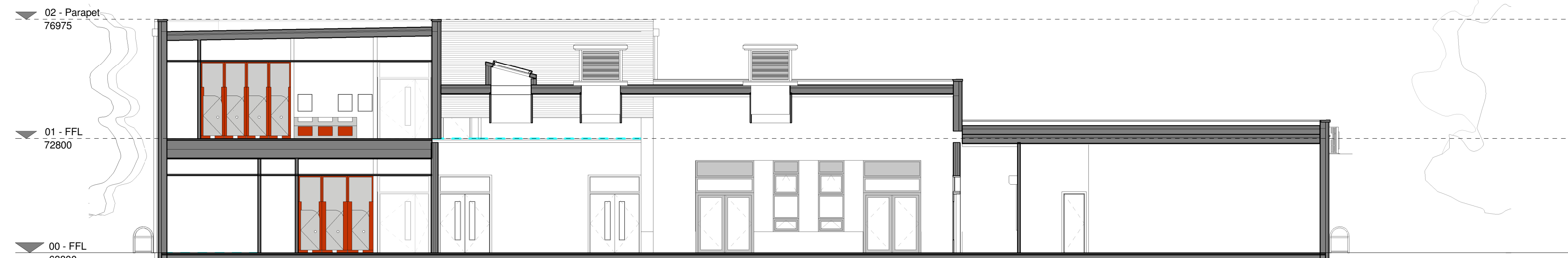
Structural information indicative only. To be confirmed by Structural Engineer.



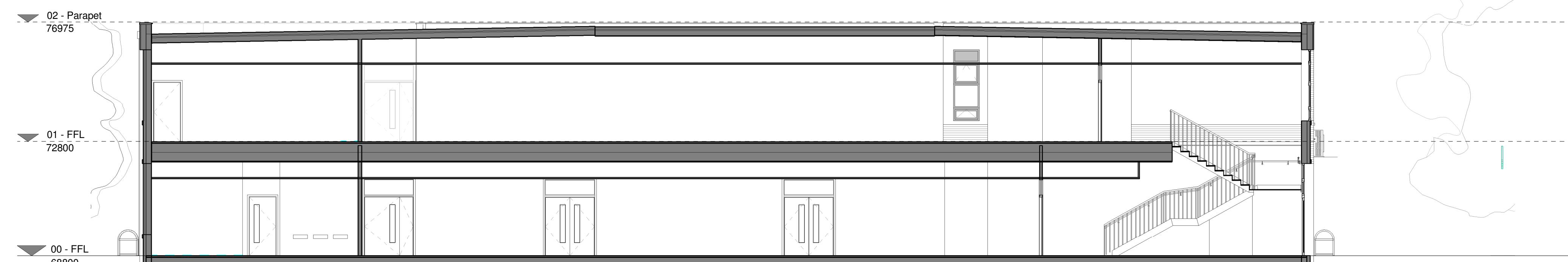
VISUAL SCALE 1:100 @ A1



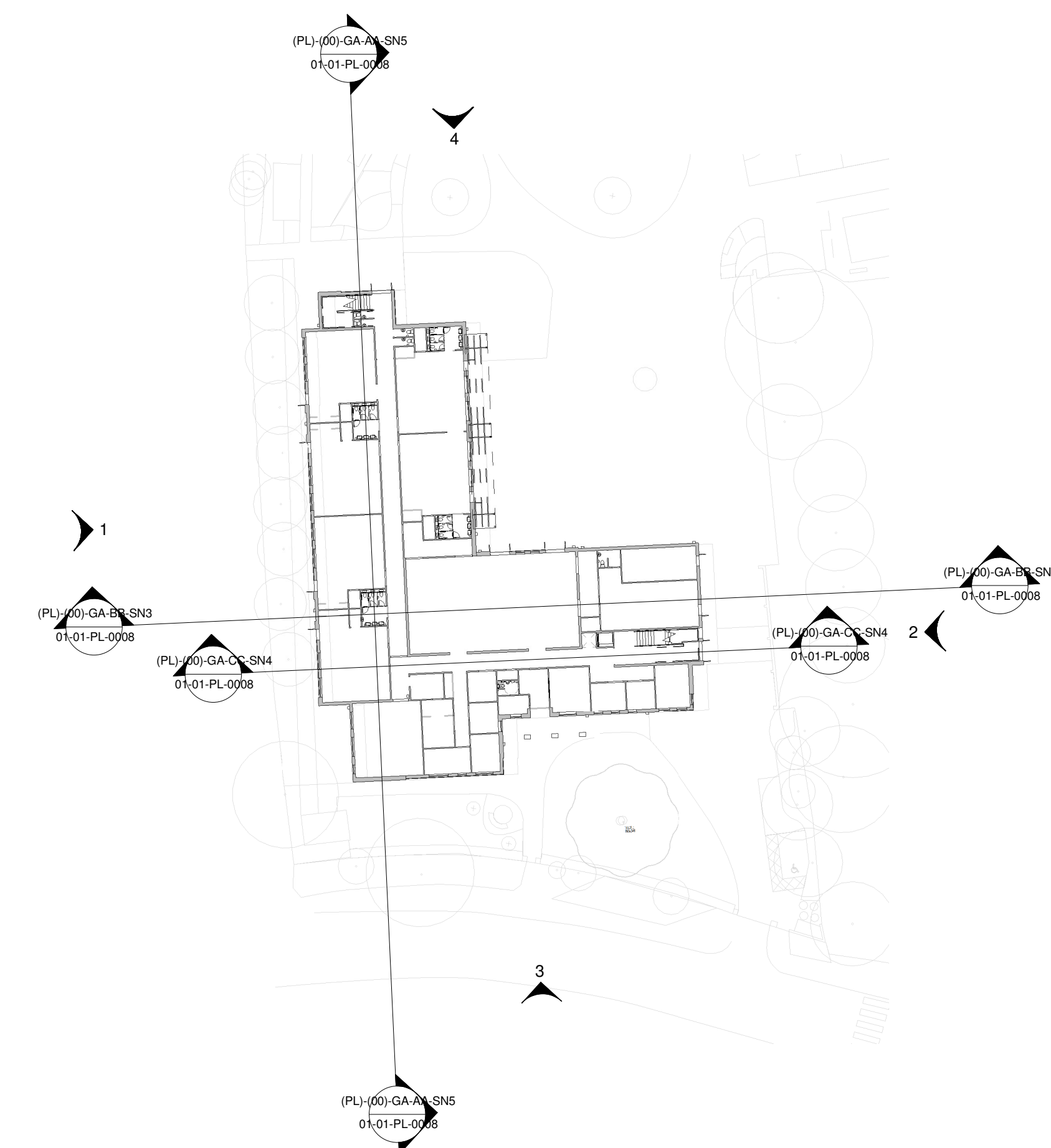
1 Section A-A  
1 : 100



2 Section B-B  
1 : 100



3 Section C-C  
1 : 100



P1	First Issue	05.04.2019	EG	AM
Rev	Description	Date	Drn By	Chk By

**jm**architects

Project  
Walker Primary School

Title  
Sections AA + BB + CC

Client  
Spatial Initiative on behalf of the ESFA

Purpose  
Planning Application

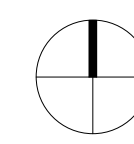
Scale  
1:100 @ A1

12 Great Portland Street  
London  
W1W 8QN

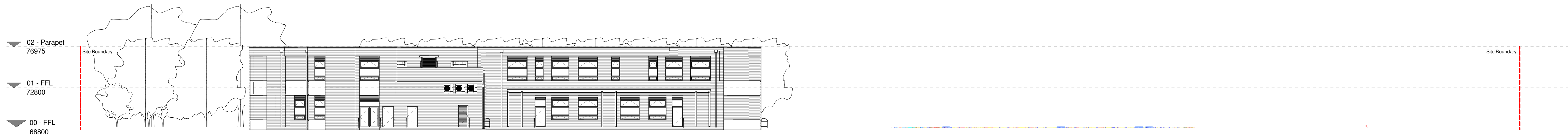
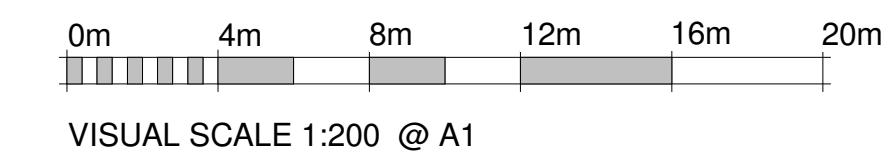
T : 0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net

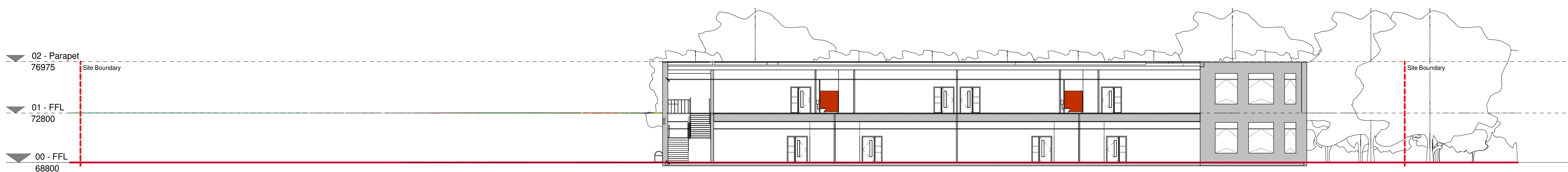
Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-1001	S2	P1



Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this  
 office.  
 3. Copyright of this drawing is owned by JM Architects.  
 Structural information indicative only. To be confirmed by Structural Engineer.



2 (PL)-Section CC  
 1 : 200



3 (PL)-Section DD  
 1 : 200



P1	First Issue	05.04.2019	EG	AM
Rev	Description	Date	Drn By	Chk By

jmarchitects

Project  
 Walker Primary School  
 Title  
 Proposed Site Sections  
 Client  
 Spatial Initiative on behalf of the ESFA  
 Purpose  
 Planning Application  
 Scale  
 1:200 @ A1

12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-1002	S2	P1



Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



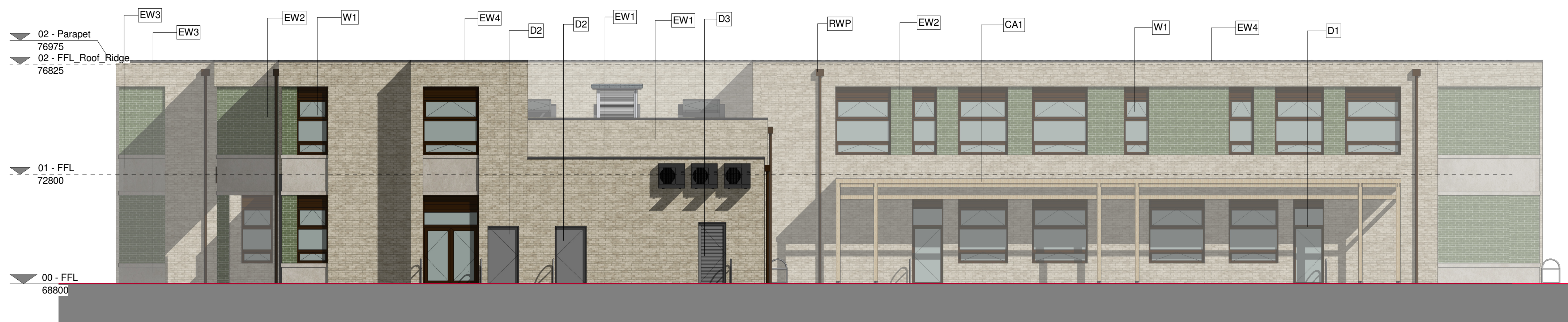
VISUAL SCALE 1:100 @ A1

(PL)-Proposed_Materials	
Material Key	Material

CA1	Canopy. Treated softwood frame with clear polycarbonate roof
D1	Aluminium glazed doors. PPC grey/brown RAL 8019
D2	Aluminium louvred doors. PPC grey/brown RAL 8019
D3	Aluminium solid doors. PPC grey/brown RAL 8019
EW1	Brickwork. Grey/stone/beige Corium mix
EW2	Brickwork. Green glazed Corium
EW3	Recon Stone
EW4	Concrete coping
RWP	Aluminium rainwater pipe & hopper. PPC grey/brown RAL 8019
S1	Flat cut metal lettering grey/brown RAL 8019 fixed to stone cladding
W1	Aluminium window with louvre panel above. PPC grey/brown RAL 8019
EW5	Tree logo tree in brickwork. Grey/Brown to match windows



1 West Elevation  
1 : 100



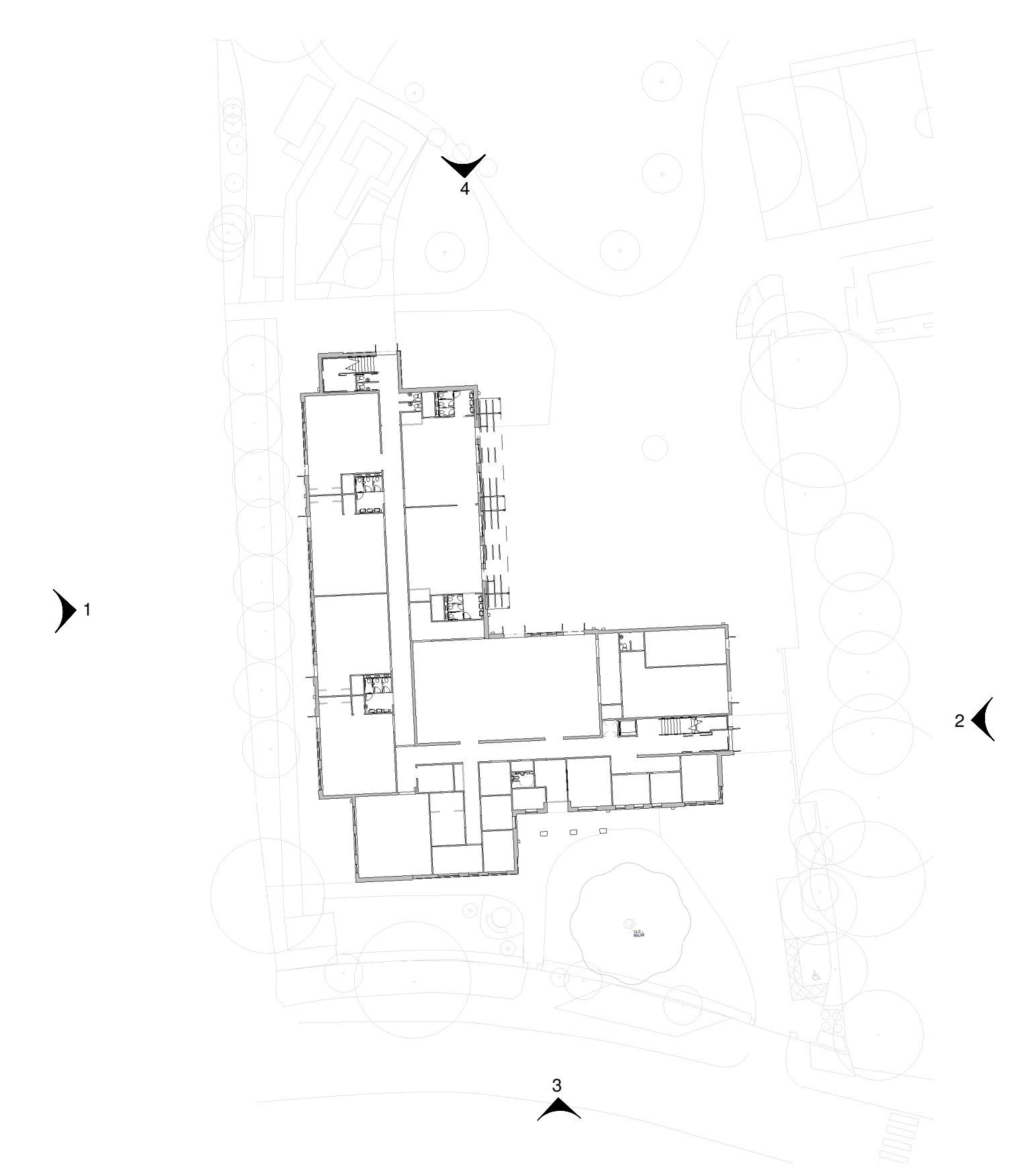
2 East Elevation  
1 : 100



3 South Elevation  
1 : 100



4 North Elevation  
1 : 100



P3	Amendments on specifications	05.04.2019	JT	AM
P2	Amendments on elevations	04.04.2019	JT	AM
P1	First Issue	02.04.2019	JT	AM
Rev	Description	Date	Drn By	Chk By



Project: Walker Primary School  
 Title: Proposed elevations  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning  
 Scale: 1:100 @ A1  
 Drawing Number: 102007-JMA-01-ZZ-DR-A-PL-2001  
 Status: S2  
 Revision: P3

Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-01-ZZ-DR-A-PL-2001	S2	P3



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue	05.04.2019	JT	AM
REV DESCRIPTION	DATE	DRN BY	CKD BY

Project Walker Primary School
Title View from Waterfall Road. Existing
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9001	S2 P1

jmarchitects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue	05.04.2019	JT	AM
REV DESCRIPTION	DATE	DRN BY	CKD BY

Project Walker Primary School
Title View from Waterfall Road. Proposed
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9002	S2 P1

**jm**architects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330  
lon@jmarchitects.net  
www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue  
REV DESCRIPTION

05.04.2019	JT	AM
DATE	DRN BY	CKD BY

Project <b>Walker Primary School</b>
Title <b>View from The Green. Existing</b>
Client <b>Spatial Initiative on behalf of the ESFA</b>

Purpose : <b>Planning</b>	Scale : <b>NTS@A3</b>
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number <b>102007-JMA-01-ZZ-VS-A-PL-9003</b>	<b>S2 P1</b>

**jm**architects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue  
REV DESCRIPTION

05.04.2019 JT AM  
DATE DRN BY CKD BY

Project <b>Walker Primary School</b>
Title <b>View from The Green. Proposed</b>
Client <b>Spatial Initiative on behalf of the ESFA</b>

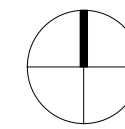
Purpose : <b>Planning</b>	Scale : <b>NTS@A3</b>
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number <b>102007-JMA-01-ZZ-VS-A-PL-9004</b>	<b>S2 P1</b>

**jm**architects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net





Notes :

- 1. This drawing should not be scaled, figured dimensions only to be taken
- 2. should any discrepancies be found with this drawing, please inform this office.
- 3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue  
 REV DESCRIPTION  
 05.04.2019 DATE  
 JT AM  
 DRN BY CKD BY

Project Walker Primary School
Title View from Street Entrance. Existing
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9005	S2 P1

jm architects

12 Great Portland Street  
 London  
 W1W 8QN  
 0207 580 5330

lon@jmarchitects.net  
 www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



Project Walker Primary School
Title View from Street Entrance. Proposed
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9006	S2 P1



Notes :

1. This drawing should not be scaled, figured dimensions only to be taken
2. should any discrepancies be found with this drawing, please inform this office.
3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



Project Walker Primary School
Title Aerial view from North. Existing
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9010	S2 P1



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



Project Walker Primary School
Title Aerial view from North. Proposed
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9011	S2 P1

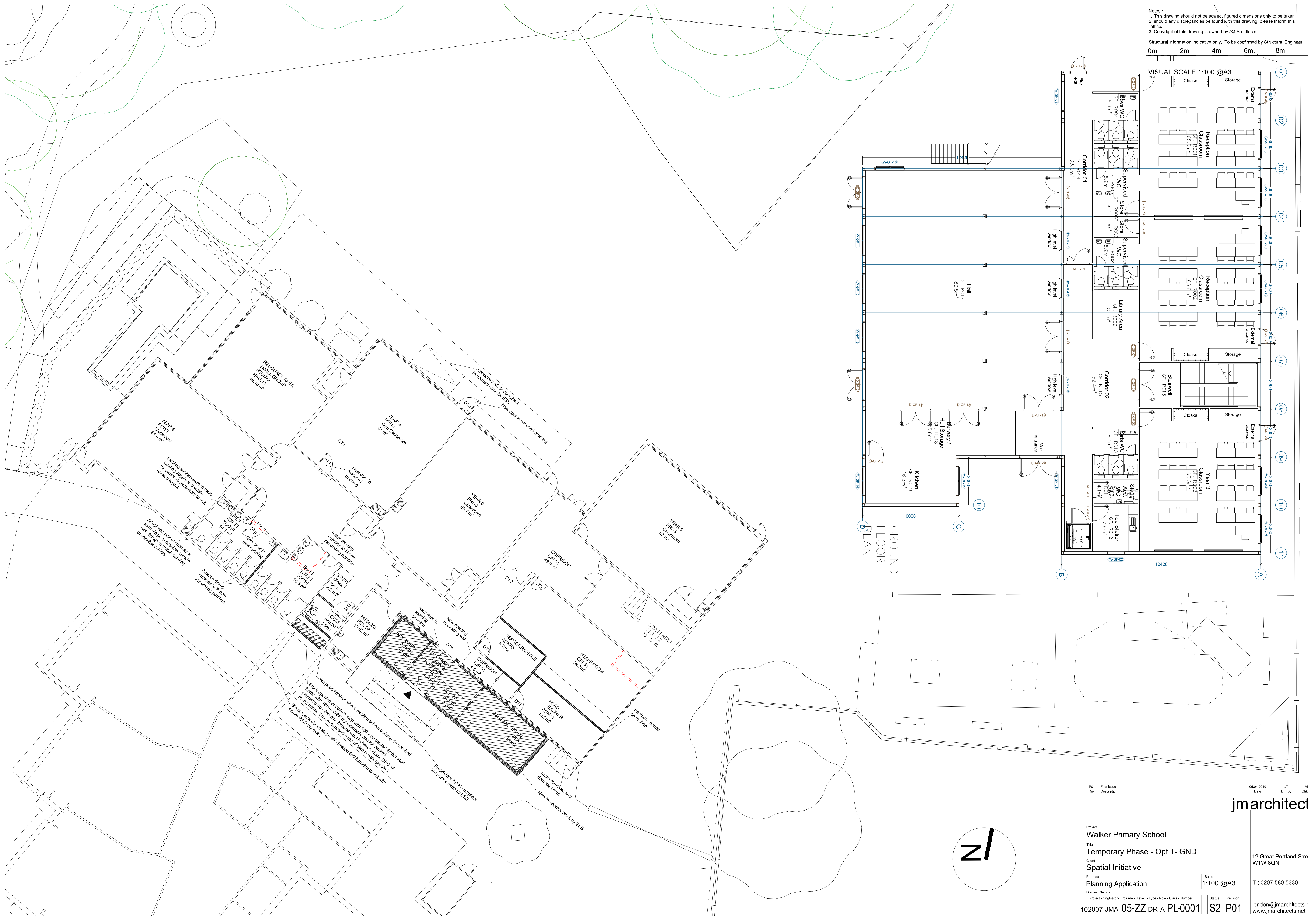


Notes:  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.

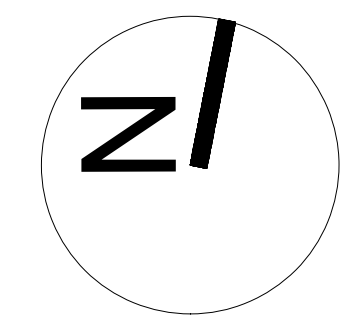
Structural information indicative only. To be confirmed by Structural Engineer.

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @A3



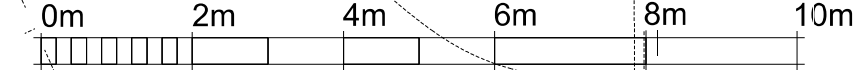
P01	First Issue	05.04.2019	JT	AM
Rev	Description	Date	Drn By	Chk By
<p>Project: Walker Primary School</p> <p>Title: Temporary Phase - Opt 1- GND</p> <p>Client: Spatial Initiative</p> <p>Purpose: Planning Application</p> <p>Drawing Number: 102007-JMA-05-ZZ-DR-A-PL-0001</p>				
<p>Scale: 1:100 @A3</p>			<p>T: 0207 580 5330</p>	
<p>Status: S2</p> <p>Revision: P01</p>			<p>london@jmachitects.net www.jmachitects.net</p>	



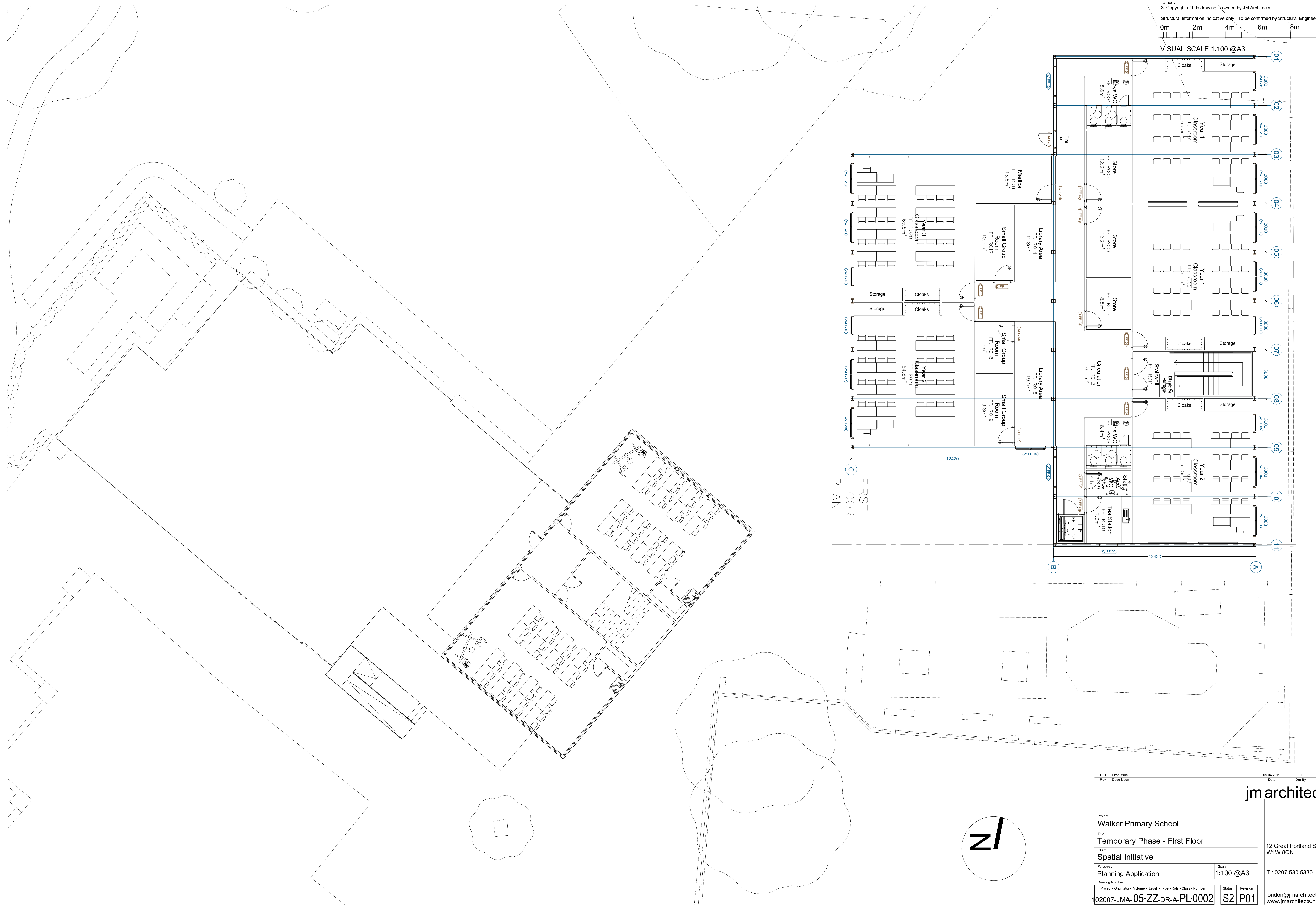


Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



VISUAL SCALE 1:100 @A3

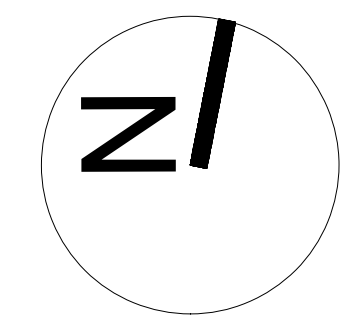


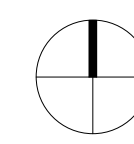
P01	First Issue	05.04.2019	JT	AM
Rev	Description	Date	Drn By	Chk By

**jmarchitects**

Project	Walker Primary School
Title	Temporary Phase - First Floor
Client	Spatial Initiative
Purpose	Planning Application
Drawing Number	102007-JMA-05-ZZ-DR-A-PL-0002
Project - Originator - Volume - Level - Type - Role - Class - Number	S2 P01
Status	Revision

12 Great Portland Street  
 W1W 8QN  
 T : 0207 580 5330  
 london@jmarchitects.net  
 www.jmarchitects.net





Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.  
 Structural information indicative only. To be confirmed by Structural Engineer.

0m 10m 20m 30m 40m 50m  
 VISUAL SCALE 1:500 @ A1



1 (PL)-PR-(00)-Temporary\_Phasing-ZZ-FP  
 1 : 500

P1	First Issue	05.04.2019	JF	AM
Rev	Description	Date	Drn By	Chk By

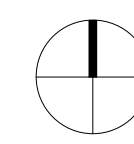
initiative  jmarchitects

Project: Walker Primary School  
 Title: Temporary Phase 1 Site Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1 : 500 @ A1

12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-05-ZZ-DR-A-PL-0012	S2	P1





Notes :  
 1. This drawing should not be scaled, figured dimensions only to be taken  
 2. should any discrepancies be found with this drawing, please inform this office.  
 3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



VISUAL SCALE 1:500 @ A1



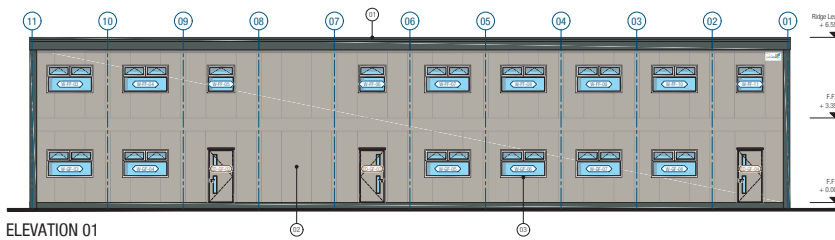
1 (PL)-DM-(00)-GA-ZZ-FP  
 1 : 500

P1	First Issue	02.04.2019	JF	AM
Rev	Description	Date	Drn By	Chk By

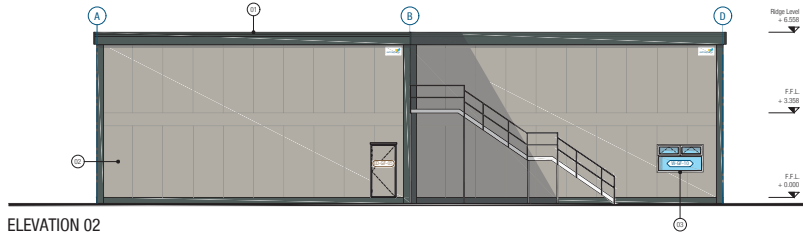
jmarchitects

Project: Walker Primary School  
 Title: Site Demolition Plan  
 Client: Spatial Initiative on behalf of the ESFA  
 Purpose: Planning Application  
 Scale: 1 : 500 @ A1  
 12 Great Portland Street  
 London  
 W1W 8QN  
 T : 0207 580 5330  
 jon@jmarchitects.net  
 www.jmarchitects.net

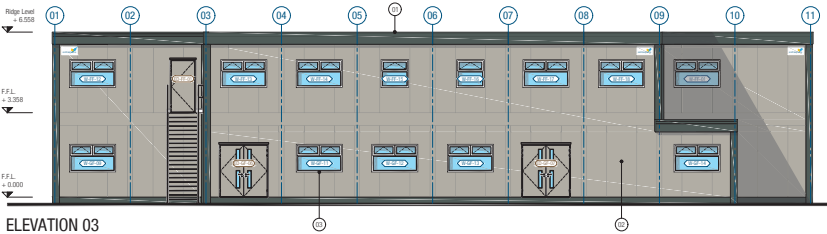
Project - Originator - Volume - Level - Type - Role - Class - Number	Status	Revision
102007-JMA-05-ZZ-DR-A-00-0013	S2	P1



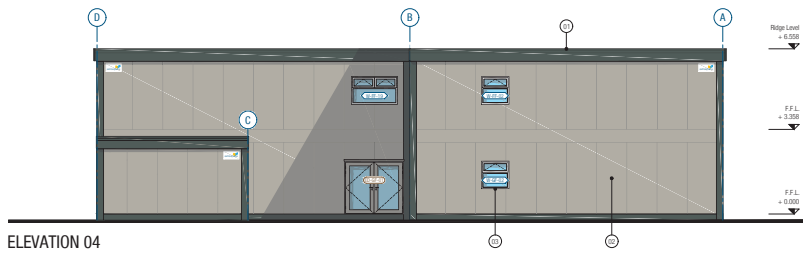
ELEVATION 01



ELEVATION 02



ELEVATION 03



ELEVATION 04

EXTERNAL FINISHES LEGEND:

- 01: Plastisol coated steel finish - Colour: Merini Grey
- 02: Plastisol steel external finish - Colour: Goosewing Grey
- 03: uPVC framed double glazed windows - Colour: White

NO.	REV.	REVISION	DATE

STAGE: PRELIMINARY



Copyright and ownership of this drawing belongs to  
 Special Initiative Limited  
 Cavendish House - Canal Street - Sale - Manchester  
 - M33 7BU

CLIENT: Education & Skills Funding Agency

PROJECT: Walker Primary School  
 Temporary Accommodation

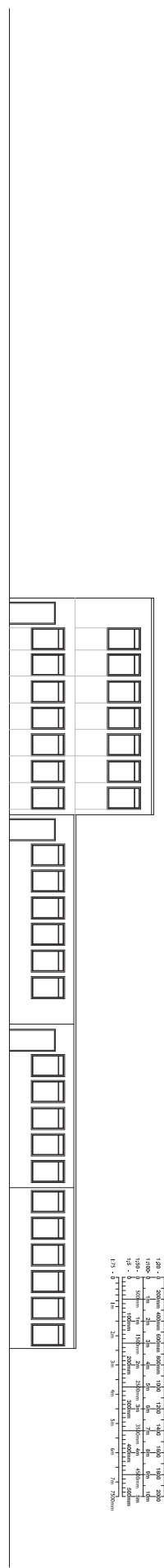
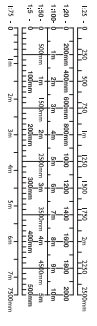
DRAWING TITLE: Elevations

DRAWN BY: J. Quinlan      CHECKED BY: -      DATE: July '18

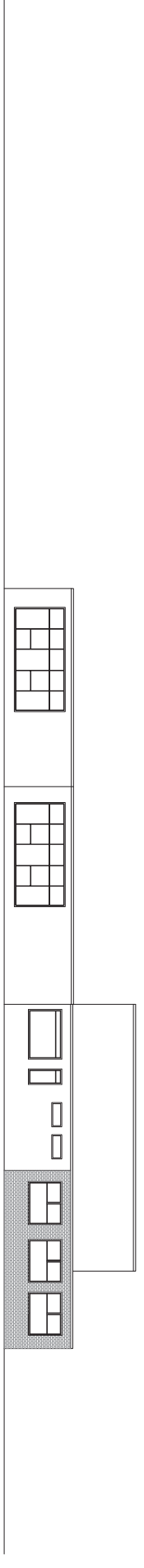
SCALE: 1:150 @ A3      PROJECT NO: 20158

DRAWING NO: 20158-ESS-XX-ZZ-DR-A-300      REV: P4

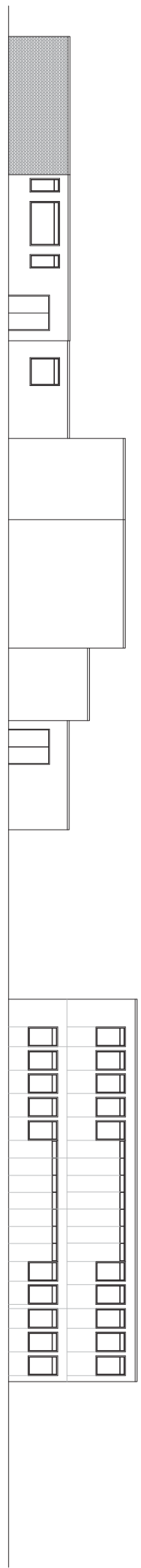
NOTES:  
 1. DRAWING IS NOT TO BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF J.M.A. ARCHITECTS.  
 2. SHOULD ANY DISCREPANCIES BE FOUND WITH THE DRAWING, PLEASE CONTACT THE OFFICE.  
 3. COPYRIGHT OF THIS DRAWING IS OWNED BY J.M.A. ARCHITECTS.



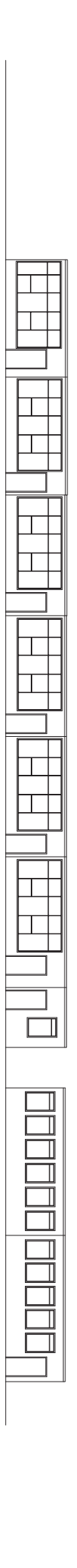
North Elevation  
1:100



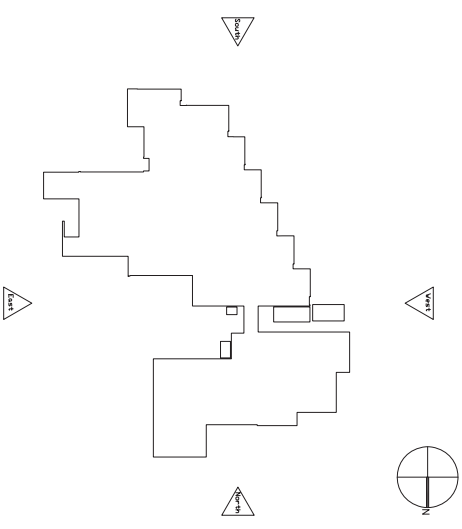
South Elevation  
1:100



East Elevation  
1:100



West Elevation  
1:100



Existing Elevation Key Plan  
1:500

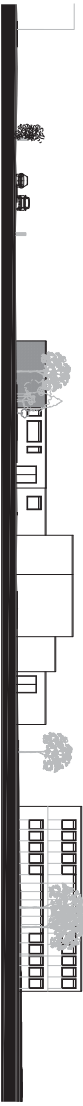
**j**marchitects

CDJ Lead for Planning 06.09.18 MJ MHE  
 DC, RECORDING  
 DATE: 08.07.18  
 DATE: 08.07.18

PROJECT: Walker Primary School  
 TITLE: Existing Elevations

INITIATIVE  
 PROJECT NO: 102007-JMA-01  
 DRAWING NO: ZZZ-DK-A-00-2003  
 DATE: 11.00@A1 MJ MHE  
 SCALE: A3 23.05.18

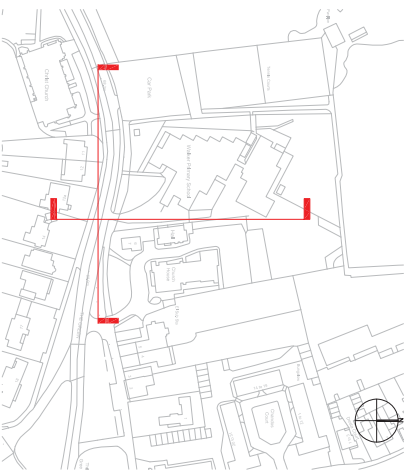
J.M.A. ARCHITECTS  
 11, MARKET STREET  
 BIRMINGHAM  
 B2 1 0 1 2 0 0 0 0 0  
 www.jma-architects.co.uk



Site Section A-A  
1:500



Site Section B-B  
1:500



Site Elevation Key Plan  
1:500

NOTES:  
1. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS.  
2. CONSULT THE ARCHITECT'S OFFICE FOR ANY QUESTIONS.  
3. CONSULT THE ARCHITECT'S OFFICE FOR ANY QUESTIONS.

1:200

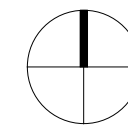
CD1 Architect's Drawing  
DATE: 23.03.18  
SCALE: 1:200  
SHEET: 01 OF 02

**in**architects

PROJECT: Walker Primary School  
TYPE: Site Elevation  
DATE: 23.03.18  
DRAWN BY: JMA  
CHECKED BY: JMA  
SCALE: 1:200  
SHEET: 01 OF 02

inarchitects  
23.03.18





- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue	05.04.2019	JT	AM
REV DESCRIPTION	DATE	DRN BY	CKD BY

Project Walker Primary School
Title View from North across Playground. Proposed
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : @A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9009	S2 P1

jmarchitects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue	05.04.2019	JT	AM
REV DESCRIPTION	DATE	DRN BY	CKD BY

Project Walker Primary School
Title View from West across Cricket Pitch. Existing
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9007	S2 P1

**jm**architects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net



- Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
  2. should any discrepancies be found with this drawing, please inform this office.
  3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.



P1 First Issue	05.04.2019	JT	AM
REV DESCRIPTION	DATE	DRN BY	CKD BY

Project Walker Primary School
Title View from West across Cricket Pitch. Proposed
Client Spatial Initiative on behalf of the ESFA

Purpose : Planning	Scale : NTS@A3
Drawing Number	Status Revision
Project - Originator - Volume - Level - Type - Role - Class - Number 102007-JMA-01-ZZ-VS-A-PL-9008	S2 P1

**jm**architects

12 Great Portland Street  
London  
W1W 8QN  
0207 580 5330

lon@jmarchitects.net  
www.jmarchitects.net