



PLANNING COMMITTEE REPORT

PLANNING COMMITTEE	
Date:	24 March 2015

Application number	P2014/5103/FUL
Application type	Full Planning Application (Council's Own)
Ward	Bunhill
Listed building	None
Conservation area	None
Development Plan Context	Central Activities Zone; Bunhill & Clerkenwell Key Area; King Square & St Luke's Framework Area; Site Allocation BC4 – Moreland Primary School & King Square Estate; Moreland Primary School & King Square Estate Planning Brief; Moreland School Garden SINC – Local Importance
Licensing Implications	None
Site Address	Moreland Primary School & Children's Centre, Moreland Street, London EC1V 8BB
Proposal	Demolition of existing single storey school and children's centre buildings and redevelopment of the site through the erection of a single replacement part two storey, part three storey building to provide a primary school and children's centre to the north of the site fronting Moreland Street and Gard Street, with landscaped play space provided across the southern part of the site (including provision of a MUGA to the southwest corner of the site), together with associated ancillary development.

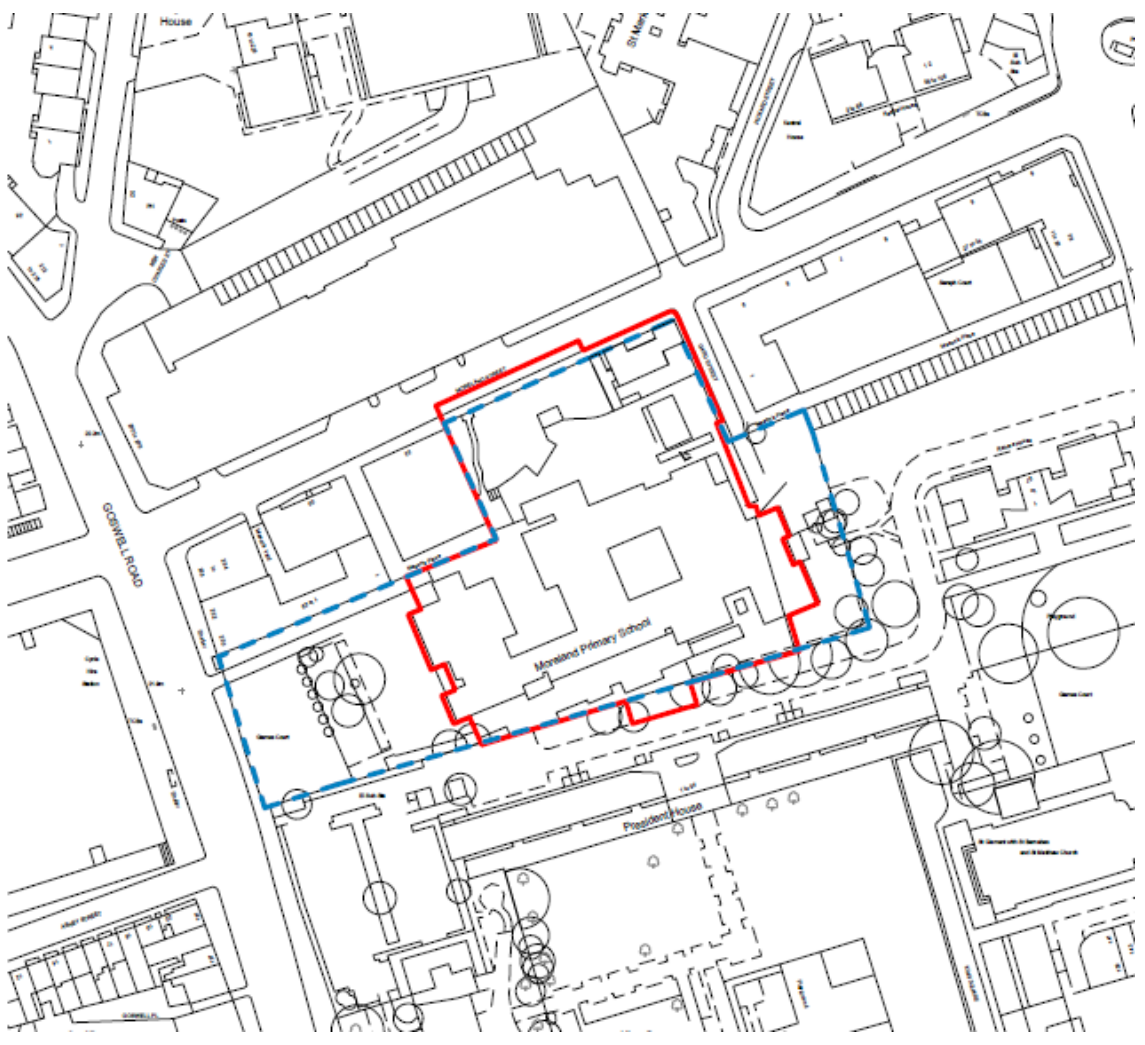
Case Officer	Ben Dixon
Applicant	Morgan Sindall Plc (appointed by LBI Children's Services)
Agent	CBRE

1 RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1; and
2. conditional upon the prior completion of a Directors' Agreement letter securing the heads of terms as set out in Appendix 1.

2 SITE PLAN (Site outlined in solid black line)



3 PHOTOS OF SITE/STREET



Image 1: View of school and children's centre looking west along Moreland Street.



Image 2: View of school site looking east along Moreland Street.



Image 3: View looking south along Gard Street.



Image 4: View of north playground and north elevation of school building.

4

SUMMARY

- 4.1 The principle of redeveloping the site to provide a new improved school and children's centre is welcomed and supported by policy.
- 4.2 The applicant and their design team has worked closely with the council's planning and design officers to ensure a joined-up approach to the development of the wider Moreland School and King Square Estate area.
- 4.3 The development would successfully meet the design aims set out in the Site Allocation and Planning Brief.
- 4.4 The development would deliver a high quality facility that is fit to meet the needs of a 21st century school and would provide improved community facilities for use by local people outside of school hours.
- 4.5 The design approach to the new building would successfully balance meeting the requirements of school with delivery of significant improvements to the townscape character of the area.
- 4.6 It is considered that the development would be acceptable in terms of: transport, servicing, inclusive access, sustainability, energy efficiency, safety and security, impact on trees / tree planting, and impact on neighbouring amenity.
- 4.7 The landscaping proposal would secure reprovision of an equivalent size and quality 'biodiversity focused' area to replace the existing SINC area at the site that would be lost.

5 **SITE AND SURROUNDINGS**

- 5.1 The application site sits within the Bunhill ward and is located on the south side of Moreland Street, to the west side of the junction with Gard Street. The site covers an area of 0.6325ha.
- 5.2 The site comprises a single storey school building, with a large footprint (2727sqm), covering the south side of the site, with the main school playground located to the north side of the site adjacent to Moreland Street. The school is currently operating as a single-form entry school, utilising only part of the existing building. The school currently has three points of access: from Goswell Road to the west, from Moreland Street to the north and from the King Square Estate to the east. To the northeast corner of the site is a detached single storey children's centre building (128sqm).
- 5.3 The school site is at a lower height than the adjacent footway on Moreland Street with a 2m high brick retaining wall along the Moreland Street boundary. The ground level also decreases across the site from north (Moreland Street) to south (King Square Estate). The average site ground level is 1.5m lower than Moreland Street. The ground at the south of the site is approximately level with the ground at the King Square Estate (to the front of President House). The boundary treatment to the south of the site adjacent to the King

Square Estate comprises a dwarf concrete retaining wall topped with a 1.5m high railing fence.

- 5.4 There are 11 trees within the site, numerous trees located adjacent to the site's southern boundary and 3 street trees adjacent to the site's northern boundary on Moreland Street. Within the centre of the school building is a rectangular courtyard (204sqm) which contains a large mature pine tree and a pond. This courtyard area is designated as a Site of Importance for Nature Conservation (SINC) of Local Importance.
- 5.5 The site has good public transport accessibility with bus stops, serviced by numerous routes, located nearby within walking distance on City Road and Goswell Road. The site has a PTAL rating of 4.
- 5.6 To the west of the school building is an additional school playground and sports pitch, however, this area does not form part of the school application site. LBI Housing are proposing to redevelop this area to provide residential accommodation (as set out in separate planning application ref. P2014/5216/FUL). This housing development would help cross-subsidise the provision of the new Moreland Primary School and children's centre. The Secretary of State (SoS) has previously been consulted on this proposal to develop existing education land, under Section 77 of the School Standards and Framework Act 2006. A letter of response has been received from the SoS confirming support for the proposal.
- 5.7 The site is located within the Central Activities Zone (CAZ), the Bunhill & Clerkenwell Core Strategy Key Area, and the King Square & St Luke's Framework Area. The site also forms part of Site Allocation BC4 – Moreland Primary School & King Square Estate and is covered by the Moreland Primary School & King Square Estate Planning Brief.
- 5.8 The surrounding area comprises a mix of residential, commercial and community uses. Adjoining the west of the site at 33 Moreland Street is a modern five storey office building occupied by the Unite Union. To the north of the site on the opposite side of Moreland Street is a large part four / part five storey data storage / telecommunications building. To the east of the site on the opposite side of Gard Street is a modern four storey block of flats known as Seraph Court. To the south and southeast of the site is the King Square Estate, including a 17 storey block of flats known as Rahere House and a large linear six storey block of flats known as President House.

6 PROPOSAL (IN DETAIL)

- 6.1 This application is seeking planning permission for demolition of the existing single storey school building (2727sqm) and children's centre building (128sqm), and redevelopment of the site through the erection of a single high quality replacement building to the north of the site fronting Moreland Street and Gard Street. The new building would be three storeys high to the west side of the site, dropping to two storeys in height at the east side of the site adjacent to Gard Street. The new building would accommodate both a two-form entry primary school (2774sqm) and a children's centre (511sqm).

- 6.2 The school would be located within the three storey western section of the building, with a maximum capacity of 420 pupils (comprising two classes of 30 pupils for each age group from Reception to Year 6), together with a 56 place nursery. Therefore, the total school capacity would be 472 pupils. The school would initially be operated as a single-form entry school for existing pupils with a phased expansion of occupation up to a full capacity two-form entry school.
- 6.3 The school would have a main visitor entrance on Moreland Street. In order to deal with the change in ground level between the site and the street there would be a split level, double height reception lobby with inclusive lift access provision. The main pupil entrance to the school would be from the east side of the site, at the southern end of Gard Street, leading directly to the rear play area.
- 6.4 The children's centre would be located within the two storey eastern section of the building with its own independent entrance off Gard Street. The centre would have capacity to accommodate 9 babies, 24 x two-year olds, 24 children plus parents within the stay and play facility, as well as providing midwifery clinics and child health clinics. The centre would also provide family support services such as ESOL (English for speakers of other languages) classes, information and advice sessions on subjects such as managing benefits and returning to work, and a range of courses and workshops including parenting courses.
- 6.5 A comprehensive hard and soft landscaping scheme is proposed for the south of the site, resulting in the creation of a variety of high quality external learning and play spaces. The proposed hard landscaping includes provision of new boundary treatment with the King Square Estate and provision of 3m high gates with attractive bespoke laser cut detailing at the main pupil entrance.
- 6.6 The landscaping scheme incorporates re-provision of a 'biodiversity focused' area (210sqm) which would include a pond and rain garden to mitigate the loss of the existing courtyard SINC area (204sqm).
- 6.7 The proposal includes the provision of a Multi Use Games Area (MUGA) to the southwest corner of the site. The MUGA would be enclosed within a 3.5m high 'rebound' fence and would be floodlit by four lights.
- 6.8 A fully enclosed refuse store would be created adjacent to the centre of the site's southern boundary, allowing (non-food waste) refuse collection to take place from the King Square Estate via a gated 'service only' access in the southern boundary.
- 6.9 The development would be phased with the completion of the new school building prior to the complete demolition of the existing school building. The existing children's centre building would be demolished first to allow the construction of the new replacement building. The construction of the new building would be undertaken in a single phase. Then on completion of the new building the existing school building would be demolished.

- 6.10 The school would continue to operate throughout the period of construction of the new building, with temporary pupil access from the south of the site via the King Square Estate.
- 6.11 Designated areas across the whole building, including the library, ICT facilities, family kitchen / art room, and school hall / studio, together within the new MUGA, would be made available for community use outside of school hours.
- 6.12 The development would be car free with no on-site parking. The only vehicular access to the site would be for maintenance and emergency vehicles.
- 6.13 The development would be connected to the Bunhill decentralised energy network.
- 6.14 The proposed school development has been considered in terms of its relationship with the proposed new layout of the King Square Estate, as per planning application ref. P2014/5216/FUL.

7 RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 Planning permission (ref. P051118) was granted in 2005 for erection of the single storey children's centre building at the application site.
- 7.2 An Environmental Impact Assessment (EIA) screening application (ref. P2014/4679/EIA) was submitted with regards to the redevelopment of the school site in relation to the current proposal. A response was issued on 10/12/2014 confirming that the proposal is not considered to comprise EIA development.
- 7.3 There is a current planning application (ref. P2014/5216/FUL) covering the King Square Estate, together with the western and eastern sections of the existing Moreland School site (that do not form part of the site for this application). The King Square Estate application proposes the demolition of an existing row of garages located to the north of Rahere House and 9 existing single storey studio units located to the south of Turnpike House. The redevelopment proposal comprises: change of use of the west section of the Moreland School site to residential use, with the erection of 6 new buildings across the site to provide a total of 140 new residential units and a community centre, together with significant hard and soft landscaping improvements.
- 7.4 The public consultation period for the King Square Estate application has expired. The only issue raised, within consultation responses, relating to the school development (as at time of publication of this report) was with regards the design and layout of boundary treatment and planting along the boundaries between the school and the King Square Estate. The final detail of the boundary detail and planting would be secured by condition on both the school and King Square Estate applications.

PRE-APPLICATION ADVICE:

- 7.5 The applicant submitted details of a proposed development scheme for pre-application discussion (ref: Q2014/4014MJR) in September 2014 prior to formal submission of this current application. The proposal put forward for pre-application discussions comprised '*Demolition of existing single storey school and children's centre buildings and redevelopment of the site through the erection of a single replacement part two storey, part three storey school and children's centre building to the north of the site, with landscaped play space to the south (including provision of a MUGA to the southwest corner of the site).*'
- 7.6 In summary, the applicant was advised that the proposal to demolish the existing sprawling single storey buildings, which have limited street presence and fail to make a positive contribution to the townscape character of the area, is welcomed. It was advised that it would be vital to the overall success of the scheme that the replacement school building and site layout are designed in conjunction with the proposals being brought forward by LBI Housing for the adjacent King Square Estate. The height, bulk, massing and footprint of the proposed building are considered to be acceptable in townscape and design terms. The Moreland Street and Gard Street elevations must provide an active and welcoming frontage to the school that provides a good level of natural surveillance and interaction with the street. The success of the elevations would be down to the choice of high quality robust materials and careful detailing of all features, fenestration and junctions of materials. The introduction of some bright colours to the building to create a lively, welcoming and invigorating appearance is supported, although this needs to be carefully considered so as to be integral to the building's design rather than a bolted-on after thought, and so as not to be over-dominant in the streetscene.
- 7.7 It should be noted that pre-application stage discussions with regards the development of the Moreland School and the King Square Estate were dealt with by the same planning case officer in order to ensure a joined up approach to the assessment of the design and layout of the two neighbouring developments.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 1573 adjoining and nearby properties on 06 January 2015. A site notice was displayed and a press advert was published on 08 January 2015. The public consultation on the application therefore expired on 29 January 2015. However, it is the council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of writing this report, a total of three responses had been received from neighbouring residential occupiers. The responses comprises one statement of support for the proposed development, one request for further information and one objection to the proposal. The concern raised by the

objector can be summarised as follows (with the paragraph that provides a response to the issue indicated within brackets):

- The development would block residential windows at 9 Moreland Street - Seraph Court. (10.100, 10.107 & 10.108).

8.3 The letter of support states, '*We welcome your decision to retain the school in our locality. The school & children's centre is the heart of the area and, at election times, the centre of our democracy. We saw the plans during the exhibition at the end of last year. To us they seem excellent. We liked particularly the retention of the existing trees and plans to plant new ones.*'

8.4 The request for further information was from a resident of Rahere House within the King Square Estate. The request was addressed by the planning case officer in an email to the respondent dated 12/01/2015.

8.5 At a meeting held on the 09/03/2015 with the King Square Estate TRA, council officers discussed concerns regarding the proposed boundary treatment and landscaping between the school site and the King Square Estate. The final detail of the boundary detail and planting would be secured by condition on both the school and King Square Estate applications.

External Consultees

8.6 London Fire & Emergency Planning - No response received.

8.7 Metropolitan Police Crime Prevention Design Advisor – has confirmed they have met with the architects to discuss the scheme. No further comments on the scheme have been provided.

8.8 Thames Water (TW) – raise no objection with regards the impact of the development on sewerage infrastructure capacity. TW advise that surface water drainage is the responsibility of the developer. The developer should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Prior approval is required from TW with respect to any proposals to discharge surface water into a public sewer. TW advise that there is a water main crossing the site which may need to be diverted at the developer's cost, or necessitate amendments to the proposed design so that the main can be retained. Unrestricted access is required to the water main at all times for maintenance and repair.

8.9 Transport for London (TfL) – Cycle parking provision should be increased to meet the guidance set out in the London Plan (FALP). Provision for scooter parking should be provided. The school should use the TfL STARS system to create their Travel Plan.

8.10 Sport England – No response received.

8.11 UK Power Networks - No response received.

Internal Consultees

- 8.12 Biodiversity Officer - It has been demonstrated that the Site of Importance for Nature Conservation (SINC) is of low ecological value and has greater value as an ecology education resource. There is no objection to the loss of the existing SINC area subject to re-provision of an equal area at the site to be designated as a new future SINC. The landscaping plans include a significant amount of potentially ecologically valuable habitat creation. The landscaping layout would provide a single cohesive space that would be designated as the new future SINC. A SINC maintenance schedule and detail of the pond and rain garden should be secured by condition (13 & 17).
- 8.13 Design & Conservation Officer – The scheme has been subject to much pre-application discussion and has been assessed by the design Review Panel (DRP). The DRP raised several concerns and made suggestions for improvements, not all of which have been addressed. However, although it may have been possible to improve the proposals, the proposals as they stand are considered to be acceptable in design terms.
- 8.14 Energy Conservation Officer – The proposed energy strategy is supported. The development would require payment of a carbon offset contribution of £58,800. The development would comfortably achieve BREEAM Excellent. Conditions and a Directors' Agreement Letter are required to secure connection to Decentralised Energy Network, provision of a Green Performance Plan and payment of the carbon offset contribution.
- 8.15 Inclusive Design Officer – There remain concerns about the level of inclusive access which the development would provide. The proposed disabled parking bays are conveniently located to provide access to the main entrance on Moreland Street, but they are a significant distance from the entrance to the children's centre on Gard Street and more than 100m from the main pupil entrance at the southern end of Gard Street. Disabled pupils / pupils with disabled parents would have to use the main school entrance on Moreland Street rather than the main pupil entrance. There are concerns about the detailing of the layout, particularly with regard to the design of WCs. The shortcomings of the development in terms of inclusive access could be improved through the provision of additional on-street disabled parking bays closer to the main school pupil entrance and entrance to the children's centre. Amendments to the layout should be secured by condition (7).
- 8.16 Planning Policy Officer – The current school building has been identified as being in a poor state of repair and not making the most efficient use of the site. The proposal to improve the existing educational facility is consistent with the relevant policy aims and guidance set out in the Site Allocation and Planning Brief.

Public Protection Division (Acoustic Officer) – Internal noise at the school is dealt with under Building Regulations and Building Bulletin 93 (BB93) 2014 – Acoustic Design of Schools. The applicant has provided initial predictions of acoustic performance but this should be considered in more detail to ensure that a satisfactory learning environment and internal noise conditions are met.

The development is likely to require considerable plant to service the building, therefore, plant noise will need to be controlled by condition (27). The development of the site will inevitably lead to disruption, particularly with the school operating during the demolition and construction. This will need to be carefully managed, with deliveries avoiding the morning and afternoon school peaks, quiet periods, effective dust management etc. Initial project management details have been submitted but further detail which fully addresses the specifics of the site is required to be secured by condition (3 & 4).

- 8.17 Public Protection Division (Air Quality) – The site is not directly adjacent to a main road, and it is not proposed to install CHP at the site. As such, there are no significant site specific concerns with regards air quality.
- 8.18 Public Protection Division (Land Contamination) – A site ground investigation has been undertaken to establish the potential for land contamination at the site. This investigation has indicated the need for appropriate contamination remediation as part of the development. The details of a scheme of remediation have been agreed and this should be secured by condition (20).
- 8.19 Public Protection Division (Light Pollution) – There is concern about the proposed floodlighting for the new MUGA in terms of its impact on existing and proposed residential properties at the King Square Estate. Similar developments at other sites have resulted in complaints from neighbouring residents. A full lighting assessment will need to be secured by condition (16).
- 8.20 Spatial Planning and Transport (Transport Officer) – Servicing the site via a new loading bay on Moreland Street is supported by Highways Officers. Servicing should be controlled through use of a Servicing Management Plan to be secured by condition (18). A high quality boundary treatment is required between the school and King Square Estate. Widening of footways adjacent to the site is welcomed. The proposed cycle parking provision is considered to be acceptable. Discussions have taken place regarding provision of additional wheelchair parking bays. The applicant and Highways officers consider that additional bays are not necessary. This is based on the results of parking beat surveys, which found a number of parking bays in the local area are under-used during peak school hours, including the two wheelchair bays on Moreland Street outside the Unite building. The Highways Officer would not support the provision of additional wheelchair parking bays unless a need for them has been clearly evidenced. However, two wheelchair bays may be required in the future once the two form school is fully operational. Therefore, a financial contribution should be sought for future provision of two wheelchair bays. The council has allocated £270,000 of S106 money to improve Moreland Street.
- 8.21 Traffic & Highways Team – have advised that dedicated on-street wheelchair accessible parking is not generally provided for any schools. There are two existing wheelchair accessible parking bays on Moreland Street to the front of the neighbouring Unite building. Therefore, it is not considered that additional on-street wheelchair accessible parking bays should be provided. However,

once the school is fully operational as a two-form entry school the need for additional bays should be reviewed at that point.

- 8.22 Street Environment Division – The provision for refuse and recycling storage and collection is acceptable.
- 8.23 Sustainability Officer – The commitment to achieve BREEAM Excellent is supported. The proposed blue roof should be replaced with a green roof with rain water attenuation capabilities. The specification of the green roof, provision of bird and bat boxes, achievement of BREEAM Excellent and installation of approved SUDS system should be secured by condition (14, 24, 25 & 28).
- 8.24 Tree Protection Officer – There is no objection to the proposed loss of the 10 existing trees, including the early removal of the 4 trees close to the Gard Street boundary, subject to appropriate tree replanting to provide sufficient replacement canopy cover. Conditions (5 & 26) are required to ensure that all trees to be retained at the site and along its boundaries are adequately protected, and that there is adequate site supervision of the tree protection. Full details of the proposed hard and soft landscaping including tree planting should also be secured by condition (10).

Other Consultees

- 8.25 Members' Pre-application Forum: The scheme was presented on 13/10/2014.
- 8.26 Design Review Panel (DRP) – The development proposals were reviewed at the pre-application stage by the DRP on 04/11/2014. The following response was provided by the DRP (The case officer's response to the DRP comments are provided in italics):

8.23 Form & Footprint

The Panel suggested that in light of the constrained site and the taller buildings surrounding it, the school could be given additional storeys to reduce the building footprint and allow for additional outdoor space. If not built taller initially, the Panel suggested that the school should be future proofed so that additional storeys could be added at a later stage.

8.24 ***Officer's Response:***

Best practice guidance advises that primary schools should not be provided over numerous levels and maximum direct access from classrooms to external learning and play spaces should be provided. As such, the two storey height and associated footprint of the building is considered to be appropriate. However, it would be possible to extend the school through the additional of a lightweight roof extension if required in the future.

8.25 Elevations & Materials

The Panel suggested that the façade treatments might be improved by more closely reflecting the internal layouts and that the children's centre could be

further articulated to add interest to the overall elevations. The Panel felt that the corner on Gard Street could be given stronger articulation to express and turn the important corner of Moreland Street leading to the school & children's centre entrances on Gard Street. The Panel felt that the plant room at first floor would be more appropriately located in a less prominent location to allow for better use of the corner.

8.26 **Officer's Response:**

The elevations have been carefully refined and improved from earlier iterations of the scheme and are considered to represent a well articulated, high quality design, which would provide a good level of visual interest within the streetscene. The corner on Gard Street is clearly articulated through the use of coloured metal fins that run around the corner on both street facing elevations, drawing people along the street towards the entrances.

The location of the plant room at first floor level at the corner of Gard Street is noted as a shortcoming of the scheme. The potential to relocate the plant elsewhere on the building has been explored. However, the first floor corner location does provide significant benefits in terms of its location directly adjacent to the school kitchen and school hall (i.e. the functions which the plant will chiefly serve). Furthermore, the internal location of the plant reduces its visual impact and allows the height of the development to be kept to a maximum of two storeys at the corner of Gard Street, in the interests of minimising the impact on neighbouring residential occupiers at Seraph Court. The coloured metal fins which run around the corner of the building would provide sufficient visual interest and ensure that the plant room does not create a 'visual dead space' on the elevations. Taking this into account, the proposed location and design of the plant room is considered to be acceptable.

8.27 Public Realm & Permeability

The Panel stressed that the school and its grounds must be developed in close association with the neighbouring King Square Estate and argued that stronger links between the school and the estate must be created. The Panel expressed concern over what it felt was limited collaboration to date between the team developing the primary school and the neighbouring King Square Estate.

The Panel argued that issues around access routes, boundaries, edges, and the development on Gard Street must be considered in tandem with King Square Estate. It felt that assumptions were being made within the school proposal, particularly in relation to edges and boundaries, that were dependent on the King Square Estate development, but these could not be guaranteed. The Panel therefore argued that it was difficult to assess the proposal for the school without fully understanding its relationship with the estate.

The Panel suggested that Gard Street could be turned into a shared space rather than the proposed extension of the street to create a better and safer pedestrianised environment around the entrance to the school. The Panel

queried the location of the bin stores adjacent to the Children's Centre entrance and expressed concern over the proposed cycle parking on Moreland Street as it felt the pavement was too narrow to accommodate anything more than a small number of bikes.

8.28 **Officer's Response:**

In response to the concerns raised by the DRP, there has been much closer working between the two design teams for the Moreland School and King Square Estate developments, particularly with regards to the design and treatment of hard and soft landscaping (including boundary treatment) in the areas where the two schemes interact, such as at the southern end of Gard Street. The bin store located on Gard Street would only be used to store food waste for a weekly collection. This is considered to be the most practical location for food waste storage given its location adjacent to the school kitchen and close to the waste collection point on Moreland Street. The footway on Moreland Street to the front of the school would be widened under the proposal and it is not considered that the proposed on street visitor cycle parking would unduly restrict the width of the footway. The council's Transport and Highways Officers support the proposed cycle parking provision.

8.29 Summary

The Panel appreciated the complex brief and difficulties stemming from the constrained site, and welcomed the efforts by the design team. However, the Panel questioned whether the proposed building made the most of the site, and suggested that a taller building with a smaller footprint would allow for larger outdoor space. The Panel argued that it was essential that the school is developed in close collaboration with the King Square Estate to resolve issues around access routes, edges and boundaries and ensure the success of both schemes.

9 RELEVANT POLICIES

9.1 Details of all relevant policies and guidance notes are provided in Appendix 2 to this report. This report considers the proposal against the following national policy and guidance and Development Plan documents.

National Guidance

9.2 The National Planning Policy Framework (NPPF) was adopted in 2012 and seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account in the assessment of these proposals.

9.3 The National Planning Policy Guidance (NPPG) was launched as an online resource in March 2014. The guidance provided in the NPPG is a material consideration and has been taken into account in the assessment of these proposals. The updates to the NPPG by ministerial statement in November 2014 have also been taken into consideration in the assessment of this application.

Development Plan

- 9.4 The Development Plan is comprised of the London Plan 2011 [Revised Early Minor Alterations (REMA) to the London Plan were published in 2013]. Draft Further Alterations to the London Plan (FALP) were published in January 2014, a schedule of suggested changes was published in July 2014, and consolidated suggested changes were published in October 2014], Islington Core Strategy 2011, Islington Development Management Policies 2013, Finsbury Local Plan 2013 and Islington Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Site Allocation

- 9.5 The site forms part of Finsbury Local Plan: Site Allocation BC4 – Moreland Primary School & King Square Estate. The details of the Site Allocation are set out below:

Allocation and Justification:

- 9.6 Redevelopment to provide a new primary school and children's centre, with associated outdoor play space; alongside housing, community facilities, retail units, open space and improved play space. Redevelopment of the school is required to provide quality education and community facilities, and as part of this there is an opportunity to comprehensively reconfigure the layout of the northern side of King Square Estate to provide new housing, improved public space, community and retail uses, secure storage lock-up facilities and car parking.

Design Considerations and Constraints

- 9.7 New buildings should provide an active frontage to Moreland Street, Goswell Road and Central Street. New buildings should also positively address the east-west pedestrian path to the south of the school. Existing pedestrian routes through the site should be rationalised, and where retained, routes must have passive surveillance from surrounding buildings and be well lit.
- 9.8 Proposed buildings must be sensitively designed to minimise impacts and overshadowing on neighbouring residential buildings, particularly north-facing habitable rooms in Turnpike, Rahere and President Houses. Buildings should also respect and enhance the setting of the buildings within the Northampton Square Conservation Area and the Grade II Listed Church of St Clement with St Barnabas and St Matthew.
- 9.9 The loss of the Central Street Multi-Use Games Area will only be permitted if there is equivalent provision within the school, which is publicly accessible to estate residents for casual, free use outside of school hours. Proposals should ensure the provision of good quality public open space on the estate. The integration of an estate-wide SUDS scheme should be explored as part of the proposals. The existing school courtyard contains a local Site of Importance for Nature Conservation. Proposals must either protect or achieve equivalent replacement provision on the estate.

- 9.10 Residents must be involved in early consultation. This must identify any potential impacts on car parking and storage facilities, with replacement provision linked to estate residents. Vehicle movements through the site should be rationalised, which may involve resiting the existing electricity substation.
- 9.11 Thames Water has indicated that there may be issues with water supply capability associated with this site. As such applicants must demonstrate that early engagement has been undertaken with Thames Water and that appropriate measures have been agreed to mitigate any potential problems associated with water supply. As the site falls within a groundwater Source Protection Zone (Category 1), proposals must incorporate measures to protect groundwater quality, and demonstrate that groundwater quality will not be detrimentally affected during construction.
- 9.12 The site lies on the route of a planned or potential Decentralised Energy network.

Planning Brief

- 9.13 A Planning Brief for the Moreland Primary School & King Square Estate was published in June 2012. This document is not a planning policy, but sets out guidance for the redevelopment of Moreland Primary School and improvement of public spaces around the school and the King Square Estate. The Planning Brief is a material consideration designed to help inform decision making. The key aims for redevelopment of the school site are:
- Provision of a new school and children's centre building on the north section of the site fronting Moreland Street to provide high quality up-to-date education facilities and play space.
 - Creation of a high quality building of an appropriate height, with an active frontage and main entrance on Moreland Street, that would contribute positively to the character of the surrounding townscape.
 - Controlled pupil access into the playground to the rear of the school for pupil drop off and collection.
 - Improved streetscape along Moreland Street and Gard Street providing improved pedestrian permeability through the area, with a new pedestrian link from Moreland Street into the King Square Estate via Gard Street.
 - Improved public safety and security through increased overlooking and natural surveillance of Moreland Street and Gard Street.
 - The development should meet inclusive design and sustainability best practice standards, including through the promotion of car-free sustainable modes of transport and connection to a decentralised energy network.
 - The development should not cause unacceptable adverse impacts to neighbouring residents.
 - Retention of existing trees wherever possible, together with additional new tree planting, including street tree planting.
 - Protection or re-provision of the existing SINC area at the school, together with maximising biodiversity enhancements at the site .

- Raise the profile of the school within the local community through the new school being more prominently located on Moreland Street, with provision to host community uses at the school site outside of school hours.
- To ensure the new school building and facilities are accessible to the wider community and that community use is promoted.

9.14 The keys aims set out in the Planning Brief for the remainder of the school site and existing King Square Estate are:

- Development of part of the school site to provide additional housing, particularly affordable and family housing (at least 50% affordable housing).
- Comprehensive reconfiguration of northern part of King Square Estate comprising car park and garages, including removal of Mason's Place.
- Provision of an improved east-west pedestrian route.
- Provision of improved public spaces and community facilities.
- Improved access from the north part of King Square Estate through to King Square Gardens.
- Increased street planting on Goswell Road and Central Street.

Designations

9.15 The site is the subject of the following designations set out with the Development Plan documents:

- Central Activities Zone
- Bunhill & Clerkenwell Key Area (Policy CS7)
- King Square & St Luke's Framework Area (Policy BC1)
- Site Allocation BC4 – Moreland Primary School & King Square Estate
- Moreland School Garden SINC – Local Importance
- Within 50m of Northampton Square Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

9.16 The SPGs and/or SPDs which are considered relevant to this application are listed in Appendix 2.

Environmental Impact Assessment

9.17 An EIA screening application was submitted with regards to the proposed development. The development does fall within the 2011 EIA Regulations Schedule 2 description of development no. 10 (Infrastructure projects), part (b): "*Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas*", and exceeds the 0.5 hectare site size threshold criteria. Therefore, the development was assessed against the criteria set out in Schedule 3 and the thresholds set out in Circular 02/99. Having regard to the characteristics and location of the development, it was concluded that its use, scale, and layout would not be likely to result in the development having significant effects on the local environment to the extent that it would necessitate an Environmental Statement pursuant to the 2011 EIA Regulations.

10 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land use
- Design
- Transport & Highways
- Inclusive Access
- Safety and Security
- Energy Efficiency & Sustainability
- Trees
- Impact on Neighbouring Amenity
- Ground Contamination
- Water Infrastructure
- Planning Obligations

Land-use

Policy Context

- 10.2 Policy 2.9 (Inner London) of the London Plan (LP) 2011 seeks to sustain and enhance recent economic and demographic growth within the inner London area while also improving the environment, neighbourhoods and public realm, thereby supporting and sustaining existing and new communities, addressing the unique concentrations of deprivation, and improving the quality of life and health for those, living, working and studying there.
- 10.3 Policy 3.16 (Protection and Enhancement of Social Infrastructure) of the LP 2011 seeks to secure the retention of existing community use facilities, together with provision / re-provision of high quality, inclusive new community facilities.
- 10.4 Policy 3.18 (Education Facilities) of the LP 2011 seeks to support the provision of high quality new schools and education facilities, with encouragement for the availability of the new facilities for community use outside of school hours.
- 10.5 Policy CS7 (Bunhill and Clerkenwell) of the Islington Core Strategy (ICS) 2011 seeks secure new and improved community facilities located in accessible locations in order to meet the needs of the growing local population. The policy seeks to secure better use of land and buildings that are currently underused and seeks improvements to the public realm and protection and enhancement of the environment for biodiversity.
- 10.6 Policy DM4.12 of the Islington Development Management Policies (IDMP) 2013 seeks to ensure that there is no loss or reduction in social infrastructure unless a replacement facility is provided on site which would meet the needs of the local population. The policy directs that new social infrastructure and community facilities must be located in accessible locations that are convenient for the communities they serve and should maximise the potential for recreational and community use.

- 10.7 The Finsbury Local Plan (FLP) - Site Allocation BC4 and Planning Brief provide specific land use aims and guidance for the site which are set out in detail in paragraphs 9.5 to 9.14.

Assessment:

- 10.8 The existing school building (D1 use class) is in a poor state of repair and the Executive Headteacher for the school has written to advise that the layout, physical structure and facilities/services within the building are unable to fully support 21st century teaching and learning requirements.
- 10.9 Due to its sprawling single storey design, and its location to the south side of the site, the school building fails to make efficient use of the land available at the site and does not provide any interaction with Moreland Street.
- 10.10 As the school building was designed to accommodate a two form entry school, but is currently only used as a single form entry school, a significant proportion of the existing building is currently unused. Furthermore, the existing external space surrounding the school building is poorly laid out and not fully used for play or educational uses.
- 10.11 The proposed new school provides the opportunity to support the borough and London-wide strategic goal of raising educational achievement for local children; providing a welcoming, inspiring and safe environment for pupils to learn and play.
- 10.12 The principle of redeveloping the site to provide a new improved school facility is supported by the FLP 'King Square & St Luke's Framework Area' policy BC1, Site Allocation BC4 and the Planning Brief for the Moreland School and King Square Estate.
- 10.13 The proposal would provide a two-form entry school. This has been increased from a single-form entry school, as was previously envisaged at the time when the Planning Brief was prepared. This increase in the capacity of the proposed school is in direct response to changing local needs. Therefore, the proposal is seen to accord with IDMP policy DM4.12 (Social and strategic infrastructure and cultural facilities) as the new school would meet the future needs of the local population and is located in a convenient location for the population which it would serve.
- 10.14 The development would provide new improved facilities for use by both the school and the local community (outside of school hours), including a Multi Use Games Area (MUGA), library, ICT facilities, family kitchen / art room, and school hall / studio. The children's centre would accommodate midwifery clinics and child health clinics. The centre would also provide family support services such as ESOL (English for speakers of other languages) classes, information and advice sessions on subjects such as managing benefits and returning to work, and a range of courses and workshops including parenting courses.

- 10.15 The community use of the new facilities would be secured and managed on an ongoing basis under a Community Use Agreement, which would be secured within the Directors' Agreement letter.
- 10.16 The area within the central courtyard (204sqm) of the existing school building is designated as a Site of Importance for Nature Conservation (SINC) of local importance. As a minimum, the proposals are required to reprovide an equivalent size, equivalent quality space that is focussed on biodiversity.
- 10.17 A Phase 1 habitat survey of the school site was undertaken in June 2014. The key observations of the survey were:
- 'Overall, the school consisted of hard-standing, buildings, amenity grassland, scattered trees and a pond. With the exception of the pond, overall the site has low ecological value.'*
- 10.18 It has been demonstrated that the SINC at the site is of low ecological value and has greater value as an ecology education resource. Therefore, there is no objection to loss of the existing SINC areas, subject to this being adequately mitigated through the reprovision of an equal area within the site to be designated as a new future SINC.
- 10.19 The current landscaping plans include a considerable amount of potentially ecologically valuable habitat creation including: species rich grassland, meadow planting, hedge planting, woodland understory planting, rain gardens, pond with marginal planting, and native tree planting.
- 10.20 The landscaping layout would provide a single cohesive 'biodiversity focussed' educational space (210sqm) of equivalent size and quality to the existing SINC area. This space would be designated as the new future SINC and would appropriately mitigate the loss of the existing SINC area. The new SINC space would be clearly demarcated with a hedge that would act as a barrier to prevent the SINC area from being frequently trampled by pupils therefore reducing its ecological value. A SINC maintenance schedule and details of the proposed pond and rain garden would be secured by condition (13 & 17).
- 10.21 The development would reduce the building footprint on the site by 1,684sqm. This reduction in building footprint and more efficient use of the available land would facilitate the release of the existing western section of the school site for redevelopment to provide new residential accommodation. The development of the surplus school land would be undertaken by LBI Housing and is covered under a separate planning application ref. P2014/5216/FUL. The proposed housing development would provide a cross-subsidy to assist covering the cost of providing the new school and children's centre facilities. The Secretary of State (SoS) has previously been consulted on this proposal to develop existing education land, under Section 77 of the School Standards and Framework Act 2006. A letter of response has been received from the SoS confirming support for the proposal.
- 10.22 The existing school site provides a total of 4,930sqm of external play, learning and exercise/sport space. The proposed development would provide a total of

4,699sqm of external play, learning and exercise/sport space. Although the total quantum of external space at the school would decrease by 231sqm, it is considered that the upgrading in the quality of the space that would be provided would adequately mitigate this reduction. Furthermore, taking into account the increase in capacity of the school from a single-form to two-form entry school, it is not considered that the reduction in the size of the school site would result in constraints on school place provision in the foreseeable future.

- 10.23 In summary, the proposed development is considered to accord with all the pertinent land use policies with the London Plan and Islington Development Plan, including the land use aims and guidance set out in the in Moreland Primary School & King Square Estate Planning Brief and Site Allocation BC4. Therefore, the proposal is considered to be acceptable in land use terms.

Design

- 10.24 The existing school building is in a poor state of repair both internally and externally. Due to the sprawling single storey design and the location of the building to the southern side of the existing school site, it fails to make efficient use of the available land and does not provide any interaction with Moreland Street. The lack of a built presence on Moreland Street is seen to have a clear detrimental impact on the quality of the townscape and pedestrian environment on the street. Improvement of this existing situation is set out as a clear design objective to be met within policy BC1, Site Allocation Bc4 and the Planning Brief.
- 10.25 Both of the existing buildings at the site are of a functional design which does not exhibit any intrinsic architectural qualities (see images 1-4). Due to their design, scale, location and layout, the existing buildings have a poor relationship with the surrounding townscape and fail to make a positive contribution to either the streetscene on Moreland Street or Gard Street. The proposal to demolish the existing buildings in order to allow reprovision of a single high quality replacement school and children's centre building is supported.
- 10.26 The new building would front both Moreland Street and Gard Street. The building has been designed with two distinct sections. The building would be three storeys high to the west (adjacent to the six storey Unite Union building at 33 Moreland Street), dropping to two storeys in height on the corner with Gard Street in order to minimise the impact of the development on the amenity of neighbouring residential occupiers at Seraph Court (9 Moreland Street and 1 Gard Street) on the opposite side of Gard Street. The change in height of the building also acts to externally express the two different uses within the building.

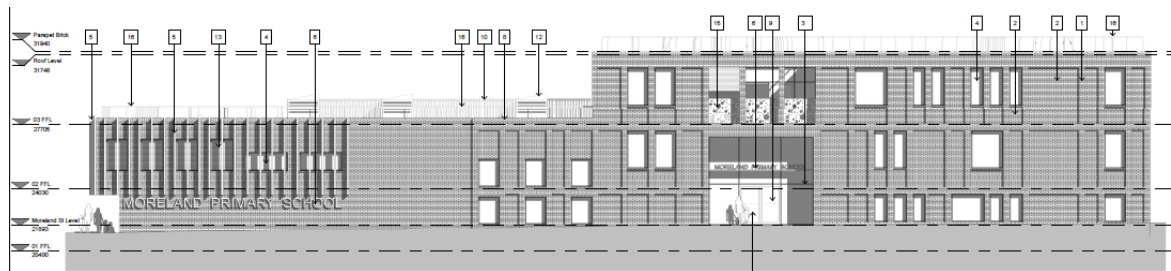


Image 5: Proposed Moreland Street elevation

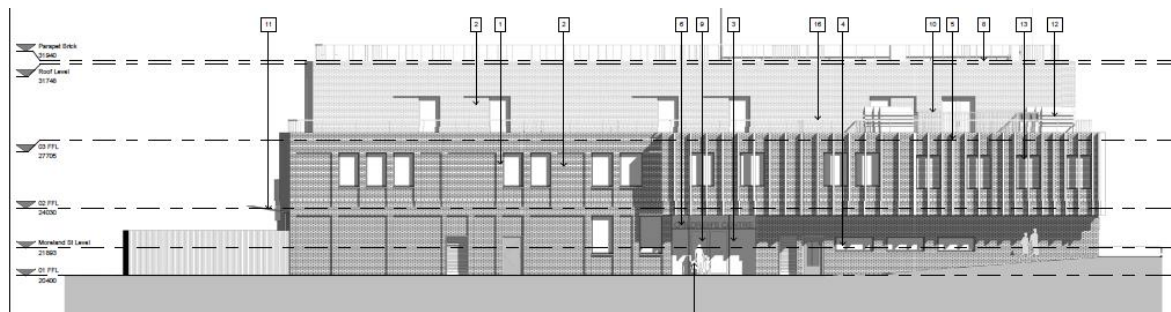


Image 6: Proposed Gard Street elevation

- 10.27 The three storey section to the western end of the building would house the school. The school section of the building would provide a Moreland Street facing elevation that can be described as being of a contemporary civic architectural style, incorporating expressed horizontal and vertical brick piers. The voids between the brick piers would accommodate windows where required and otherwise are infilled with recessed brick panels. All windows on street facing elevations would be set within 100mm deep reveals to provide visual interest to the elevations and the streetscene.
- 10.28 The two storey section of the building to the eastern side would house the children's centre. This section of the building has its own distinct identity, with street facing elevations incorporating 5m long brightly coloured vertical protruding metal fins at first floor level, which run around the corner of the building.
- 10.29 The rear of the building would take the form of three separate projecting wings. The design of the rear of the building is predominantly led by the requirement to create high quality internal learning spaces. The rear elevations include large format windows, sliding screens and ventilation louvres, together with building-mounted canopies that provide covered external spaces for learning and play.

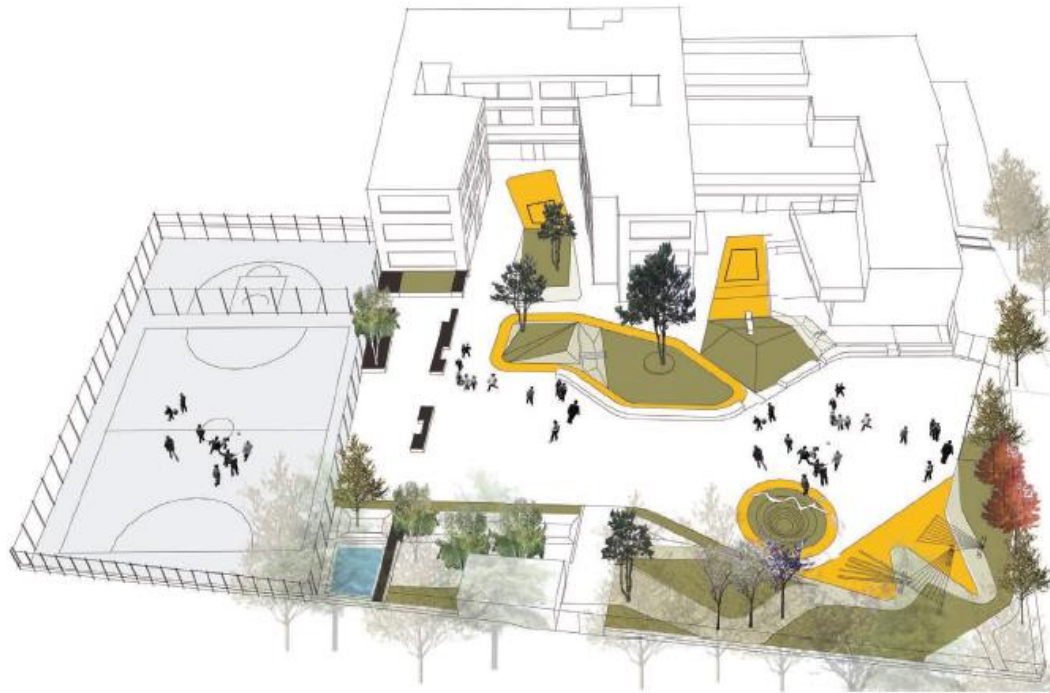


Image 7: Visualisation showing rear elevation, playground and MUGA.

- 10.30 The different elements of the whole building are tied together through the consistent use of high quality facing brickwork across all of the elevations together with consistently coloured aluminum windows and doors.
- 10.31 The building would provide 3.2m floor to ceiling heights within all classrooms in order to provide a light and pleasant environment for learning. The principal visitor's entrance on Moreland Street is emphasised by being set within a double height recessed space with brightly coloured vertical panels and soffit to draw people in. The Gard Street entrance to the children's centre would also be emphasised in a similar fashion.
- 10.32 The provision of roof terrace areas on the building would provide additional external space for play and education. First floor terraces (75sqm and 235sqm) would be provided for use by the children's centre stay and play facility and infant age pupils, and at second floor level a break-out space and sky garden would be provided for use by junior age pupils (64sqm and 113sqm).
- 10.33 Given the townscape context of the site, the contemporary architectural approach to the design of the new building is supported. The careful introduction of colour in the design, in the form of metal fins, is considered to successfully foster a lively and welcoming appearance to the building, as people approach the site along Moreland Street. The footprint, height, bulk and massing of the proposed building are considered to respond to the requirements of the school while also providing an appropriate response to the townscape context.
- 10.34 The success of the elevations and quality of the building would be subject to the choice of high quality robust materials and careful detailing of all features, fenestration and junctions of materials. Therefore, full details of all materials

and all features shall be secured by condition (6) in order to ensure the high quality finish proposed at the design stage is followed through at the implementation stage and that the detailed design of all features are agreed.

- 10.35 The development would significantly reduce the building footprint on the site, allowing the provision of a high quality mosaic of play and education spaces across the southern part of the site. The design of the building allows for free flow access to external play areas from ground floor classrooms.
- 10.36 The external space to the south of the school has been designed in a manner which would facilitate the potential for a wide variety of learning, playing, socialising and sport activities. The external space comprises a series of 'island zones' set within a uniform hard surface that provides inclusive access, and multiple routes and opportunities for moving across and through the landscape (see image 7). Each 'island zone' would have a distinct character, achieved through the use of a variety of: surface materials, textures and colours, levels and landform, play equipment, structures and planting. The island zones would include: curriculum learning space, climbing play, sand play, quiet area, ball games / physical education, bike track, and a stage for performances.
- 10.37 Attractive 3m high gates with bespoke laser cut detailing would be provided at the main pupil entrance to the school. A new boundary treatment would be provided along the boundaries of the site with the King Square Estate. The proposed new boundary treatment would predominantly comprise a 2.4m high boundary fence. This is considered to be acceptable in design terms, although other high quality alternative boundary treatment solution may also be acceptable. Full details of the final design, height and appearance of all boundary treatment and gates would be secured by condition (9).
- 10.38 A fully enclosed refuse store would be created at the centre of the site's southern boundary, allowing refuse collection to take place at a gated 'servicing only' entrance in the southern boundary. Full details of the design and appearance of the refuse store would be secured by condition (12).
- 10.39 Overall, the proposed development is considered to be acceptable in terms of its height, bulk, scale, massing, design and external finish, subject to the further details to be secured by condition as stated above. It is considered the proposal would represent a high quality development, which would enhance the character and appearance of the site, the streetscene and the surrounding townscape. The proposal is considered to accord with the design aims sought by the Site Allocation and Planning Brief (as set out in paragraphs 9.5 to 9.14) and enshrined in local, regional and national policies.

Transport & Highways

- 10.40 The site is considered to have good public transport accessibility with bus stops, serviced by numerous routes, located nearby within walking distance on City Road and Goswell Road. The site has a PTAL rating of 4. The school would have a maximum capacity of 472 pupils, together with 28 full time and 14 part time staff. This equates to an increase in the number of pupils by 251 and the number of staff by 7, compared to the existing operation of the school.

- 10.41 The Moreland Primary School has an existing Travel Plan which was last updated in May 2014. The school is committed to continuously updating its Travel Plan through regular monitoring and review of sustainable travel infrastructure and initiatives. The phased expansion of the school to a two-form entry school would be dealt with within future year Travel Plan reviews, which would be secured with the Directors' Agreement Letter.
- 10.42 The school would have two points of access, with the main visitor entrance to the front of the building on Moreland Street, and the main pupil entrance from the east side of the site (southern end of Gard Street) providing direct access into the play area to the rear of the school building. The children's centre would benefit from a separate independent entrance part way along Gard Street.
- 10.43 The main school visitor entrance, located on Moreland Street, would be used for all school deliveries, community user groups, pupils arriving late, pupils and parents attending before and after school clubs, and potentially Year 6 (the oldest) pupils. The majority of school pupils would utilise the main pupil entrance at the south end of Gard Street, allowing them to access their classrooms directly via the southern play area, in line with best practice.

Pedestrian Access

- 10.44 The 2014 school Travel Plan indicates that 93% of current pupils travel to and from school on foot, and it is anticipated that a similar percentage of future pupils would continue to travel to school on foot. If forecast to the future school size, an additional 232 pupils would travel to the site by foot. This increase in pedestrian traffic would generate a noticeable increase in activity on surrounding streets, but only during morning and afternoon peak times.
- 10.45 ICS policy CS10 (Sustainable design), Part H seeks to maximise opportunities for walking. In order to successfully achieve this policy aim, it is important to ensure the pedestrian environment within the vicinity of the school is safe and would encourage families to travel to school by foot. This would principally involve ensuring the provision of high quality footways and minimising the potential for conflict between pedestrians and vehicles / cyclists.
- 10.46 At present the footways that front the site along both Moreland Street and Gard Street have a width of approximately 1.2m. This is substandard and unsuitable for the level of use by parents with buggies associated with a primary school and children's centre. The proposal would significantly improve this situation through the provision of wider footways (approximately 3.5m wide) serving the main school visitor entrance on Moreland Street, the children's centre entrance on Gard Street, and the main school pupil entrance at the southern end of Gard Street.
- 10.47 The southern end of Gard Street and the area immediately surrounding the proposed main pupil entrance to the school represents an important interface between the school redevelopment proposals and the current King Square Estate redevelopment proposals. Therefore, the interaction of the two schemes at this point has been carefully considered to ensure a holistic approach which would deliver the best outcome for the safe and practical

functioning of the wider area. The final detail of this area will be covered under the King Square Estate application as it is outside of the school application site.

Servicing

- 10.48 The school is currently serviced from Gard Street. The existing servicing arrangements are not ideal as they require refuse collection vehicles and other delivery lorries to reverse into Gard Street from Moreland Street.
- 10.49 Where possible, IDMP policy DM8.6 (Delivery and servicing for new developments) seeks to secure the accommodation of delivery / servicing vehicles on-site, with adequate space to enable vehicles to enter and exit the site in forward gear. However, due to the limited availability of space at the school site, the provision of off-street servicing is not considered to represent the best, most efficient use of the space available at the site.
- 10.50 It is proposed that all deliveries would take place from a newly created loading bay to the front of the school on Moreland Street. The creation of the loading bay and associated highway alterations would result in the loss of two standard on-street permit holder parking spaces. The location of the proposed loading bay has been agreed by the council's Highways Officer as the most practical arrangement for on-street servicing, which would result in the least impact on highway safety and the free flow of traffic on surrounding highways. The loading bay would be secured by condition (21).
- 10.51 It is proposed that refuse collections for residual waste (not food waste) and recycling would take place from the King Square Estate via a gated 'service only' access in the southern boundary. The school's refuse collection would be integrated with the existing King Square Estate collection, so there would be no additional servicing movements through the estate as a result. Once the school is operating at full capacity, a total of three refuse collections a week would be made from the southern entrance. Food waste would be stored in a separate bin store within the building on Gard Street adjacent to the school kitchen. Food waste would be collected once a week from the new loading bay on Moreland Street.
- 10.52 The proposed servicing arrangement represents a significant improvement in terms of highway safety compared to the existing situation, whereby refuse vehicles reverse from Moreland Street into and along Gard Street to the existing school servicing area.
- 10.53 IDMP policy DM8.6 and supporting paragraph 8.39, seek provision of details of servicing requirements including hours, frequency, location and size of vehicles. A delivery and servicing management plan (DSMP) shall be secured by condition (18).
- 10.54 Emergency service access to the school site would be available from Moreland Street to the front and from the southern 'servicing only' gates to the rear of the site.

Vehicle Parking

- 10.55 The 2014 school Travel Plan indicates that only 4% of current pupils travel to school by car, and it is not anticipated that the percentage of future pupils travelling to school by car would be likely to increase significantly. If 4% of the total maximum number of pupils were to travel to school by car, this would equate to an additional 11 car trips both in the morning and again in the afternoon.
- 10.56 The site is located within a controlled parking zone (CPZ). The proposed development would be car-free in line with ICS policy CS10 (Sustainable development), Part H and IDMP policy DM8.5 (Vehicle parking). There would be no on-site parking provision, and on-street staff parking (except for blue badge holders) is not permitted. The only vehicular access to the site would be for servicing, maintenance and emergency vehicles via the 'servicing only' gates in the southern site boundary.
- 10.57 A parking survey of the surrounding streets has been undertaken and this indicated that there is sufficient on-street parking capacity to meet anticipated potential demand associated with the future operation of the proposed two-form entry school and peak times (drop off and collection).
- 10.58 It is expected that wheelchair accessible parking should be provided in line with IDMP policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking). The council's Inclusive Design Officer suggested that two additional on-street wheelchair accessible parking bays should be provided on Moreland Street or on Gard Street. However, the applicant (LBI Children's Services) and the council's Highways Officer have disputed the need to provide these additional wheelchair accessible bays based on the findings of parking beat surveys, which indicated that a number of parking bays in the vicinity of the school are under-used during peak school hours. The under-used bays include two existing wheelchair accessible blue badge holder bays on Moreland Street, located to the northwest of the site outside the adjoining Unite Union building (33 Moreland Street). The council's Highways Officer has advised that these existing bays should be utilised to provide wheelchair access to the school.
- 10.59 The council's Transport Officer has advised that two additional wheelchair bays could potentially be required in the future, once the new school is fully operational as a two-form entry school. Therefore, a financial contribution of £4,000 would be secured within the Directors' Agreement Letter to cover the cost of future provision. The need for the additional bays would be reviewed two years after the school has commenced operating as a two-form entry school. If the bays are not deemed to be required at this point then the contribution would be refunded to the applicant.
- 10.60 The council's Transport, Traffic and Highways Officers have confirmed that the proposed development is not anticipated to have a significant impact on the availability of on street parking or result in conditions which would be prejudicial to highway safety or the free flow of traffic on surrounding highways.

Cycle Parking

- 10.61 The 2014 school Travel Plan indicates that currently no pupils or staff cycle to school. IDMP policy DM8.4 (Walking and cycling), Part D requires the provision of secure, sheltered, integrated, conveniently located, adequately lit, step-free and accessible cycle parking. For new schools, cycle parking at a rate of 1 space per 7 staff and 1 space per 10 pupils is sought.
- 10.62 It is proposed to provide a total of 46 cycle parking spaces as part of the development. This would comprise 30 secure, covered parking spaces within the site adjacent to the main pupil entrance, with an additional 16 on-street cycle parking spaces (Sheffield Stands) provided adjacent to the front of the site on Moreland Street. The on-street spaces would be available for use by parents dropping off their children and other visitors to the school. It is noted that TfL have requested that the number of cycle parking spaces should be increased in line with the London Plan FALP. However, the council's Transport Officer has confirmed that the proposed cycle parking provision is considered to be appropriate for a primary school of this size, given the age of the pupils, and particularly given the constraints resulting from the available space at the site. The detailed design, location and number of cycle parking spaces shall be secured by condition (11).

Highways & Environmental Improvement Works

- 10.63 It is understood that the council has allocated £270,000 of S106 money to improve Moreland Street.

Inclusive Access

- 10.64 Moreland Street sits 1.5m above the average ground level at the site and the site level slopes downwards in a southern direction. Gard Street, which runs along the east boundary of the site also slopes downwards in a southern direction at a gradient of approximately 1:13. The need to deal with the existing ground level differences and slopes does pose some significant challenges with respect to the provision of inclusive access.
- 10.65 The main school visitor entrance would be located on Moreland Street. In order to deal with the change in ground level between the site and the street, while providing level access from the street, there would be a split level, double height reception lobby with inclusive lift access provision.
- 10.66 Pupils would generally access the school via a dedicated pupil access to the east side of the site at the southern end of Gard Street. Level access would be provided from the main pupil entrance across the external play area.
- 10.67 Within the school, as is standard best practice for primary schools, there is a desire for the majority of facilities to be located at ground floor level, in order to allow free flow access between internal and external spaces. The early years school classrooms, together with the children's centre 'babies' and '2 year old' rooms have been prioritised within the ground floor accommodation to the rear of the building, benefiting from direct level threshold access to / from the rear external space.

- 10.68 The school building has been designed so that the classrooms stack on top of each other at the rear of the building. Older years classrooms would be provided on the upper floors of the building with year groups progressing as you move upwards in the building. The classrooms on upper floors would be accessed from the rear external space via stairways located at the end of the rear wings of the building. Any pupil, staff or visitor who was unable to use these stairs would use the lift located at the main visitor entrance at the front of the school.
- 10.69 The council's Inclusive Design officer has advised that there remain some concerns about the level of inclusive access which the development would provide. The proposed disabled parking bays are conveniently located to provide access to the main entrance on Moreland Street, but they are a significant distance from the entrance to the children's centre on Gard Street and more than 100m from the main pupil entrance at the southern end of Gard Street. Disabled pupils / pupils with disabled parents would have to use the main school entrance on Moreland Street rather than the main pupil entrance. There remain some concerns about the detailing of the layout. The shortcomings of the development in terms of inclusive access would be improved through minor amendments to the internal layout that would be secured by condition (7).
- 10.70 In summary, while the development would not provide a perfect solution with regards to the issue of inclusive access, given the constraints of the site, the proposed development is considered to provide an acceptable level of inclusive access.

Safety and Security

- 10.71 The main visitor entrance encompasses a secure entrance lobby with a glazed sliding door, operated by reception staff, providing a secure entrance.
- 10.72 The proposed main pupil entrance arrangement, with access directly into the playground area, would allow good safeguarding practice in terms of delivery and pick up of younger children directly to and from their classrooms located at ground floor level.
- 10.73 The landscaping proposals include the provision of a rain garden and pond. In the interests of child safety, the rain garden and pond would be appropriately fenced off to prevent unauthorised unsupervised access. Details of the safety fencing would be secured by condition (10).
- 10.74 The development would provide a significant increase in natural surveillance of Moreland Street and Gard Street which would improve actual and perceived levels of public safety and security.
- 10.75 Details of security lighting at the school site and new lighting along Gard Street would be secured by condition (15).

Energy Efficiency & Sustainability

- 10.76 ICS policy CS10 (Sustainable design) part A requires that all development proposals demonstrate that they have minimised onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation. Developments should achieve a total (regulated and unregulated) CO2 emissions reduction of 50% relative to total emissions from a building which complies with Building Regulations 2006, where connection to a Decentralised Energy Network (DEN) is possible, such as is the case here. Regulated emissions are those that result from energy used by systems to provide space heating and cooling, hot water and fixed lighting. Unregulated emissions are those that arise from 'plug-in' electrical and gas appliances, such as computers, televisions etc.
- 10.77 It is expected that all remaining CO2 emissions that would arise from the development should be offset through a financial contribution towards measures which reduce CO2 emissions from the existing building stock.
- 10.78 IDMP policy DM7.3 (Decentralised Energy Networks) part D identifies that major development should connect to a DEN linking neighbouring development and existing buildings, unless it can be demonstrated that this is not reasonably possible. The applicant has confirmed that the development is aiming to connect to the Bunhill DEN. This would be secured within the Directors' Agreement letter.
- 10.79 The development would achieve a 60% reduction in regulated CO2 emissions compared to 2010 Building Regulations. This significantly exceeds the London Plan requirements for a reduction of 40% and is welcomed.
- 10.80 The development would achieve a 35% reduction in total (regulated and unregulated) CO2 emissions compared to 2010 Building Regulations. While this does fall short of the policy target of a 40% reduction in total CO2 emissions, this is as a result of unknown / inflexible unregulated emissions. The applicant has explained that the majority of the unregulated load will be determined by Islington's internal procurement team who will specify whether equipment is purchased new or relocated from the existing school and children's centre building. Therefore, the target for reducing the unregulated loads cannot be confirmed at this time. Taking this into account, subject to payment of a carbon offset contribution of £58,880 (to be secured within a Directors' Agreement letter) the energy efficiency of the development is considered to be acceptable in this instance.
- 10.81 The submitted Energy Strategy Report proposes to achieve BREEAM Excellent, including through measures such as a south facing array of photovoltaic panels. The submitted pre-assessment report indicates the target credits are 76.46%, which would comfortably exceed the minimum score of 70% required to achieve an Excellent rating. This accords with IDMP policy DM7.4 (Sustainable design standards) part A and would be secured by condition (25).
- 10.82 The BREEAM pre-assessment includes a commitment to achieve 3 out of 5 credits for water consumption efficiency, together with 50% of materials

credits. Therefore, the proposals accord with the requirements of IDMP policy DM7.4.

- 10.83 The development has been designed in order to address the risk of overheating, including taking account of predicted future changes in weather and associated increases in air temperature. The need for active cooling has been minimised with only the server room and ICT room requiring active cooling due to the high internal heat loads.
- 10.84 IDMP policy DM7.1 (Sustainable design and construction) part E requires provision of a Green Performance Plan (GPP) detailing measurable outputs for the occupied development, with respect to energy consumption, CO2 emissions and water use, and setting out arrangements for monitoring the plan over the first years of occupation. A draft GPP has been submitted to accompany the application and this is considered to be acceptable. A final post occupation GPP would be secured within the Directors' Agreement letter.
- 10.85 IDMP policy DM6.6 (Flood prevention) requires that all developments include Sustainable Urban Drainage Systems (SUDS). The SUDS scheme proposed is expected to be designed to reduce run-off flows to a 'greenfield rate' of 8l/sec/ha. The Drainage Strategy Design Report that has been provided advises that the run-off rate for the development would be 5.06l/sec/ha, therefore complying with policy requirements. The site is not suitable for infiltration style drainage due to the underlying geology and shallow depth of the water table below ground level. Therefore, the proposed surface water drainage strategy shall include a below ground attenuation tank located beneath the playground area, together with a rain garden feature and green roofs with rain water attenuation capabilities. Delivery of the approved SUDS system would be secured by condition (24).
- 10.86 ICS Policy CS10 and IDMP policy DM6.5 (Landscaping, trees and biodiversity) promote urban greening and enhancing biodiversity. The development would include green roofs. A condition (28) is required to ensure that all green roofs are extensive substrate based biodiverse roofs with a minimum substrate depth of 120-150mm. A condition (14) is also required to secure bird and bat boxes.

Trees

- 10.87 It is proposed to remove 10 existing trees at the site in order to facilitate the proposed development. The removal of these trees has been agreed by the council's Tree Protection Officer. In order to facilitate the timely commencement of the project it has been necessary to remove four trees located to the northeast corner of the site adjacent to Gard Street and the existing children's centre building prior to determination of this application. Again, this has been discussed in detail with the council's Tree Protection Officer, who provided agreement for the early removal of the trees, in order to avoid the bird breeding season and any potential associated delays due to nesting birds.
- 10.88 The most significant tree at the site is a mature European Pine located within the central courtyard of the existing school building within the SINC. This tree

would be retained within the new external space, and therefore, would be appropriately protected during the period of development works. There are also three young street trees located adjacent to the site on Moreland Street. These trees would also be retained and protected during the construction period. Appropriate tree protection would be secured by condition (5 & 26).

- 10.89 In order to compensate for the loss of 10 trees, the proposal includes a tree re-planting schedule which would secure equivalent replacement canopy cover over a ten year period. This would involve the planting of 18 new trees at the site and adjacent to the site on Moreland Street which would be secured by condition (10).

Impact on Neighbouring Amenity

- 10.90 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. IDMP policy DM2.1 (Design) requires that consideration must be given to potential impacts of development on neighbouring residential properties including: reduction of sunlight and daylight to habitable rooms, overshadowing of gardens, reduction in privacy due to increased overlooking, increased sense of enclosure, loss of outlook, and increased noise and disturbance associated with occupation and use of the development (but not including noise and disturbance relating to construction works).

Daylight, Sunlight & Overshadowing

- 10.91 A Daylight and Sunlight Report has been provided as part of the application submission. The assessments which inform the report were carried out in accordance with the guidance and methodology set out in the Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight 2011 publication. This document provides the accepted nationally recognised guidance which is used in the assessment of sunlight and daylight impacts for planning applications.
- 10.92 For assessment of daylight there are two standardised tests. The first method involves measuring the vertical sky component (VSC) for each window. The BRE guidelines stipulate that there would be no perceivable reduction in existing daylight levels provided that:

The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by more than 20% of its original value;

- 10.93 The second method involves measuring the daylight distribution (DD) of each room by assessing the impact on the position of the No Sky Line measured on the working plane (0.85m from floor level). The BRE guidelines stipulate that there would be no perceivable reduction in existing daylight distribution levels provided that:

The area of the working plane in a room which can receive direct skylight is not reduced by more than 20% of its original value;

- 10.94 For assessment of sunlight, the BRE guidelines confirm that windows that are not orientated facing within 90 degrees of due south do not warrant assessment. The guidelines stipulate that for those windows that do warrant assessment, there would be no perceivable reduction in existing levels of sunlight received where:

In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and where the APSH and WSPH is not reduced by more than 20% of its original value.

In cases where these requirements are breached there will still be no significant noticeable loss of sunlight where the reduction in sunlight received over the whole year is no greater than 4% of APSH.

- 10.95 Where the guideline values for reduction of existing levels of daylighting and sunlighting are exceeded, then sunlighting and/or daylighting may be adversely affected. However, it is necessary to note that while the BRE guidelines provide numerical guidelines, the document clearly states that guidance values provided are not mandatory. It is advised that the guide should not be seen as an instrument of planning policy, rather the guidance should be interpreted flexibly, taking account that natural lighting is only one of many factors to be considered when assessing a proposed development.
- 10.96 The only residential units within the vicinity of the site which could be affected by the proposal with respect to a potential reduction in sunlight or daylight are the flats located on the east side of Gard Street within the Seraph Court complex, addressed as 9 Moreland Street and 1 Gard Street. Therefore, the impact on each of these flats has been assessed within the submitted Daylight & Sunlight Report.

Daylight:

- 10.97 The VSC tests indicate that the four ground floor windows at 1 Gard Street would experience greater than a 20% reduction (26%, 27%, 24%, and 22%) compared to existing levels, taking VSC levels to below the guideline 27% (22.51%, 21.57%, 23.08%, and 24.86%). All other windows would retain greater than the guideline 27% and therefore would retain VSC values in line with BRE guidance.
- 10.98 The DD tests produce the same results as the VSC tests, in that, all windows other than the four ground floor windows at 1 Gard Street would receive a reduction in DD which is less than 20% and therefore in compliance with BRE guidance. The four ground floor windows at 1 Gard Street would receive reduced levels of DD: 56%, 44%, 35%, and 48%.

Sunlight:

- 10.99 The APSH and WSPH tests indicate that all windows would retain APSH and WSPH values exceeding guidance levels (i.e. would retain 25% APSH and 5% WSPH). However, the four ground floor windows at 1 Gard Street would

experience a reduction in both APSH (23%, 30%, 25%, and 21%) and WSPH (33%, 46%, 38%, and 33%) of greater than the guideline level of 20%. This would also be the case for WSPH for the two ground floor windows at 9 Moreland Street (26% and 28% reduction). Consequently, the reduction in sunlight received by the six ground floor windows would be noticeable, although all windows would continue to receive an adequate level of sunlight in line with BRE guidance. All but one of the ground floor windows at 1 Gard Street would receive more than twice the minimum guideline level for winter sunlight.

10.100 In summary, a total of six windows would experience a noticeable reduction in daylight and/or sunlight, however only four windows would receive a reduction in sunlight and daylight that would exceed BRE guidelines. Taking into account the urban location of the site, and the design, orientation and proximity to the site boundary of the neighbouring buildings at 9 Moreland Street and 1 Gard Street, the reductions in sunlight and daylight, which would occur as a result of the development, are not considered to cause such significant harm to neighbouring amenity as to outweigh the considerable community benefits which the development would deliver. Additionally, as the proposed building would be only two storeys in height, opposite the affected windows, the losses of sunlight and daylight would not result from the development being disproportionately large.

Overlooking / Privacy

10.101 Paragraph 2.14 of the supporting text for Islington Development Management Policy DM2.1 identifies that 'To protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway, overlooking across a public highway does not constitute an unacceptable loss of privacy'. In the application of this policy, consideration has to be given also to the nature of views between windows. For instance, where the views between windows are oblique as a result of angles or height difference between windows, there may be no harm.

10.102 The only residential units within close enough proximity to potentially be affected by the proposal are the flats located on the east side of Gard Street within the Seraph Court complex, addressed as 9 Moreland Street and 1 Gard Street. Therefore, the impact on each of these flats has been assessed.

10.103 The proposed building would include windows at ground and first floor level on the east elevation which would overlook Gard Street and would face existing residential windows within Seraph Court (9 Moreland Street and 1 Gard Street). The new windows would be at a distance of approximately 12m at (the recessed) ground floor level and approximately 10.5m at first floor level above.

10.104 It is necessary to note that one of the principal aims of the Planning Brief for this site was to increase overlooking and natural surveillance of the surrounding streets in order to improve public safety and reduce opportunities

for crime. Therefore, it was envisaged from the outset that the new school and children's centre building would provide windows overlooking Gard Street.

- 10.105 As the residential properties at Seraph Court are located on the opposite side of a highway, and as the children's centre that fronts Gard Street does not have habitable rooms, it is not considered that the development would cause unacceptable overlooking.
- 10.106 The proposal also includes provision of a second floor level sky garden roof terrace area. The nearest boundary of the sky garden would be approximately 21.5m from facing windows at Seraph Court (9 Moreland Street) and therefore due to the separation distance it is not considered that this would result in an unacceptable loss of privacy to any neighbouring occupiers.

Loss of Outlook

- 10.107 The only residential units close enough to potentially be affected by the proposal are the flats located at 9 Moreland Street and 1 Gard Street (Seraph Court). The proposed building, adjacent to Gard Street and facing Seraph Court, is two storeys tall and ranges in height (from ground level) from 6.6m at the northern end of Gard Street to 7.6m at the southern end of Gard Street, due to the southward slope of the street. The separation distance between facing windows at Seraph Court and the two storey section of the proposed building would be approximately 10.5m at first floor level and 12.5m at ground floor level (due to a set back) across Gard Street.
- 10.108 The erection of the proposed building at a distance of 10.5m would result in some loss of outlook from properties at Seraph Court. However, it is considered that the two storey height of the building is appropriate in urban design terms and represents a 'normal' streetscene relationship which one would expect to find between facing buildings on an urban street such as this. Taking this into account, it is not considered that the proposed development would result in such a loss of outlook to neighbouring residents so as to outweigh the considerable community benefits which the development would deliver.

Noise and Disturbance

- 10.109 The proposed development would see the replacement of the existing primary school and children's centre with updated versions of the same. Although the existing school is currently operating as a single-form entry school it is necessary to note that it has previously operated as a two-form entry school and retains the capacity to do so. As such, the proposal to recommence operation of a two-form entry school at the site would not in principle result in an unacceptable increase in noise and disturbance to neighbouring residential occupiers, due to the increased number of pupils attending the school, together with the associated increased number of arrival/departure movements.
- 10.110 The proposal includes the provision of a new Multi Use Games Area (MUGA) which would be available for community use outside of school hours. In order to ensure that the use of the MUGA would not result in harm to the amenity of

neighbouring residents the hours of use would be restricted by condition (23) to terminate use each day at 2100 hours.

- 10.111 It is noted from the 2014 School Travel Plan that 93% of pupils currently travel to school by foot with only 4% being delivered and collected by car. This transport modal split is considered likely to remain very similar in future, and therefore, it is not envisaged that the future operation of the school would be likely to result in a significant increase in noise and disturbance attributed to traffic movement, parking etc.
- 10.112 The details of the proposed servicing are set out in the relevant section above. It is not considered that the proposed servicing arrangements would result in a material increase in noise and disturbance for neighbouring residents compared to the existing servicing arrangements (being linked to the existing King Square Estate collections). In order to minimise the potential for noise and disturbance from servicing vehicles, the timing of servicing shall be controlled by condition (18).
- 10.113 In order to ensure that any mechanical and electrical plant would not result in any future noise issues, the noise levels of all new plant shall be controlled by condition (27).
- 10.114 A certain amount of disruption and disturbance to neighbouring residents and commercial occupiers would be unavoidable during the period of demolition and construction works. In order to ensure that this is kept to a minimum a Construction Environment Management Plan (CEMP) would be secured by condition (3). This would protect the amenities of neighbouring residents and commercial occupiers during the period of works. This would cover issues in respect of: noise, air quality, dust, smoke, odour vibration and TV reception. Further to this, a Demolition & Construction Method Statement (DCMS) covering issues regarding method of demolition, parking of vehicles of site operatives, loading and unloading of plant and materials, and storage of plant and materials would also be secured by condition (4).

Light Pollution

- 10.115 In order to prevent the possibility of increased light pollution for neighbouring residents, full details of all security and general lighting proposed on the elevations of the building and elsewhere within the external spaces of the site would be secured by condition (15).
- 10.116 It is proposed that the new MUGA would be floodlit by four lights. It is noted that similar developments at other sites have resulted in complaints from neighbouring residents. Consequently, there is concern about the potential impact of the proposed floodlighting on existing and proposed residential properties at the King Square Estate. Therefore, it is necessary to secure a full lighting assessment by condition (16) in order to allow a full assessment of the potential impact of floodlighting. Floodlighting will only be allowed if it can be demonstrated that this would not result in unacceptable harm to the amenity of any neighbouring occupiers. Use of the MUGA would be restricted by condition (23) to terminate at 2100 hours.

Summary

10.117 In summary, while it is noted that the proposed development would have some negative impact on the amenity of neighbouring residential occupiers at Seraph Court, subject to the conditions set out above, it is not considered that the proposed development would result in such harm to the amenity of neighbouring residential occupiers as to outweigh the considerable public community benefits which the scheme would deliver.

Ground Contamination

10.118 A site ground investigation has been undertaken to establish the potential for land contamination at the site and this investigation has indicated the need for appropriate contamination remediation as part of the development. The details of a scheme of remediation have been agreed and this would be secured by condition (20).

Water Infrastructure

10.119 Thames Water (TW) have confirmed that there is sufficient sewerage infrastructure capacity to cope with the proposed development. TW have advised that surface water drainage is the responsibility of the developer, who must ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. It should be noted that the development is considered to include appropriate on site water attenuation which meets policy requirements (see paragraph 10.85).

10.120 Prior approval is required from TW with respect to any proposals to discharge surface water into a public sewer. TW have advised that there is a water main crossing the site. Unrestricted access is required to the water main at all times for maintenance and repair and it may be necessary for the developer to pay for diversion of the water main. The applicant has been advised of TW's requirements and these shall be covered in informatives.

Planning Obligations, Community Infrastructure Levy and local finance considerations

Directors' Agreement Letter in Lieu of S106 Agreement

10.121 The Community Infrastructure Levy (CIL) Regulations 2010, part 11 introduced the requirement that planning obligations under section 106 must meet three statutory tests, i.e. that they are (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development. As this is a council's own development a Directors' Agreement letter would be used in lieu of a S106 agreement.

10.122 The proposed development generates a requirement for contributions towards CO2 offsetting, potential future provision of two additional wheelchair accessible parking bays on Moreland Street, and a fee for monitoring compliance with the Code of Construction Practice.

10.123 The Directors' Agreement letter would include the following agreed heads of terms:

- Contribution of £58,880 towards offsetting projected residual CO2 emissions of the development.
- Contribution of £4,000 towards provision of 2 additional accessible on-street parking bays. The need for the provision of these bays to be assessed 2 years after the new school has commenced operating as a two-form entry school. If the bays are deemed not to be required at this point the £4,000 to be returned to the applicant.
- The repair and re-instatement of the footways and highways adjoining the development, including the removal of redundant footway crossovers. The cost is to be confirmed by LBI Highways, paid for by the applicant / developer and the work to be carried out by LBI Highways. Existing condition surveys may be required.
- Compliance with the Code of Employment and Training.
- Facilitation of 3 work placements during the construction phase of the development, lasting a minimum of 13 weeks. LBI Construction Works Team to recruit for and monitor placements. Developer / contractor to pay wages that at least meet the London Living Wage. A fee of £5,000 to be paid for each placement not provided.
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee of £3,393 and including submission of a site-specific response document to the Code of Construction Practice for the approval of LBI Public Protection. This shall be submitted prior to any works commencing on site.
- Connection to Bunhill local energy network.
- Submission of a final post occupation Green Performance Plan to the Local Planning Authority following an agreed monitoring period.
- Submission of a draft full Travel Plan for approval prior to first occupation of the new school and submission of a full travel plan 6 months after commencement of the school as a two-form entry school.
- Submission and compliance with a Community Use Agreement to cover the use of the building and external spaces including the MUGA by community groups outside of school / children's centre hours of operation.
- Payment of council's fees in preparing and monitoring the Directors' Agreement letter.

Community Infrastructure Levy (CIL)

10.124 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's Community Infrastructure Levy (CIL) and Islington CIL are chargeable against developments on grant of planning permission. The CIL comprise contributions calculated in accordance with the Mayor's and Islington's adopted Community Infrastructure Levy Charging Schedules. As the development comprises provision of a new school and children's centre, the proposal is considered to benefit from CIL relief and therefore no CIL contributions are applicable.

National Planning Policy Framework

10.125 The scheme is considered to accord with the aims of the NPPF and to promote sustainable growth that balances the priorities of economic, social and environmental growth. The NPPF requires local planning authorities to boost significantly the supply of housing and require good design from new development to achieve good planning.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The principle of redeveloping the site to provide a new improved school and children's centre is welcomed and supported by policy.
- 11.2 The applicant and their design team has worked closely with the council's planning and design officers to ensure a joined-up approach to the development of the wider Moreland School and King Square Estate area.
- 11.3 The development would successfully meet the design aims set out in the Site Allocation and Planning Brief.
- 11.4 The development would deliver a high quality facility that is fit to meet the needs of a 21st century school and would provide improved community facilities for use by local people outside of school hours.
- 11.5 The design approach to the new building would successfully balance meeting the requirements of school with delivery of significant improvements to the townscape character of the area.
- 11.6 It is considered that the development would be acceptable in terms of: transport, servicing, inclusive access, sustainability, energy efficiency, safety and security, impact on trees / tree planting, and impact on neighbouring amenity.
- 11.7 The landscaping proposal would secure re-provision of an equivalent size and quality 'biodiversity focused' area to replace the existing SINC area at the site that would be lost.

Conclusion

11.8 It is recommended that planning permission be granted subject to conditions and Directors' Agreement Letter as set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Directors' Agreement Letter in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management (or, in their absence, the Team Leader Major Applications):

1. A contribution of £58,880 towards offsetting projected residual CO2 emissions of the development.
2. Contribution of £4,000 towards provision of 2 additional accessible on-street parking bays. The need for the provision of these bays to be assessed 2 years after the new school has commenced operating as a two-form entry school. If the bays are deemed not to be required at this point the £4,000 to be returned to the applicant.
3. The repair and re-instatement of the footways and highways adjoining the development, including the removal of redundant footway crossovers. The cost is to be confirmed by LBI Highways, paid for by the applicant/developer and the work carried out by LBI Highways. Condition surveys may be required.
4. Compliance with the Code of Employment and Training.
5. Facilitation of 3 work placements during the construction phase of the development, lasting a minimum of 13 weeks. LBI Construction Works Team to recruit for and monitor placements. Developer / contractor to pay wages that at least meet the London Living Wage. A fee of £5,000 to be paid for each placement not provided.
6. Compliance with the Code of Local Procurement.
7. Compliance with the Code of Construction Practice, including a monitoring fee of £3,393 and submission of a site-specific response document to the Code of Construction Practice for the approval of LBI Public Protection. This shall be submitted prior to any works commencing on site.
8. Connection to Bunhill local energy network.
9. Submission of a final post occupation Green Performance Plan to the Local Planning Authority following an agreed monitoring period.
10. Submission of a draft full Travel Plan for approval prior to first occupation of the new school and submission of a full Travel Plan 6 months after commencement of the school as a two-form entry school, to include a review of the need to create additional on-street wheelchair accessible 'blue badge' parking bays.
11. Submission and compliance with a Community Use Agreement to cover the use of the building and external spaces including the MUGA by community groups outside of school / children's centre hours of operation.

12. Payment of Council's legal fees in preparing the S106 Agreement and officer's fees for the preparation, monitoring and implementation of the S106 Agreement.

That, should the Directors' Agreement letter not be completed within the timeframe for the Planning Performance Agreement, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

RECOMMENDATION B

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	<p>Commencement (Compliance)</p> <p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>Approved plans list (Compliance)</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>PR001-CAD001-MOR-01; PR001-CAD001-MOR-02; PR001-CAD001-MOR-03; PR001-CAD001-MOR-04; 1050_PL_1004 D; 788_P_001; 788_P_002; 788_P_003; 788_P_005; 788_P_011 A; 788_P_012 A; 788_P_013 B; 788_P_014 B; 788_P_015 A; 788_P_051; 788_P_052; 788_P_053; 788_P_054; 788_P_056; 788_P_057; 788_P_058; 1050_PL_1001 C; 1050_PL_-1002 B; 1050_PL_1003 B; 1050_PL_1030 C; 1050_PL_-1031 A; 1050_PL_2001 B; 1050_PL_-2002 B; 1050_PL_2003 B; 1050_PL_-2004 B; 1050_PL_2005; 1050_PL_-2006;788_P_112 A; C101 P4; C102 P3; Design and Access Statement incorporating Landscaping Strategy, Biodiversity Statement, Recreation Assessment, Servicing Delivery and Waste Management Strategy; Community Involvement Statement 09/12/2014; Planning Statement December 2014; ChapmanBDSP BREEAM Pre-Assessment Rev 01 dated 03/12/14; ChapmanBDSP BREEAM Assessment Tracker 03/12/14; Construction Management Plan 03/12/14; MP/LOGP2/01 Rev 01; MP/LOG/01 Rev 02; Drainage Strategy Design Report Ref 140638/FG/AW Rev 2 09/12/14; Elementa Energy Strategy Rev P3; Elementa Overheating Report; EB7 Daylight and Sunlight Report 03/12/14; PJC Arboricultural Survey Ref PJC/3549-1/14; PJC Arboricultural Impact Assessment PJC/3549-2/14; WSP Environmental Noise Survey Report 04/12/14; St Luke's and Moreland Federation Letter of Commendation 08/12/14; Islington Health Impact Assessment Screening; Transport Assessment (Travel Plan) December 2014; Waste Collection Strategy Rev A dated 19/02/15.</p>

	<p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Construction Environment Management Plan (Details)</p>
	<p>CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Environmental Management Plan (CEMP) assessing the environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration, and TV reception) of the development has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The report shall assess impacts during the demolition and construction phases of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved at all times and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to minimise impacts on the amenity of neighbouring residents and school pupils.</p>
4	<p>Demolition & Construction Method Statement (DCMS) (Details)</p>
	<p>CONDITION: No development (including demolition works) shall take place on site unless and until a Demolition & Construction Method Statement (DCMS) has been submitted to and approved in writing by the Local Planning Authority. The approved DCMS shall accord with the Code of Construction Practice and be strictly adhered to throughout the construction period. The DCMS shall cover:</p> <ul style="list-style-type: none"> i. the method of demolition and removal of material from the site; ii. the parking of vehicles of site operatives and visitors; iii. loading and unloading of plant and materials; iv. storage of plant and materials used in constructing the development; v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; vi. wheel washing facilities; vii. measures to control the emission of dust and dirt during construction; viii. a scheme for recycling/disposing of waste resulting from demolition and construction works . <p>Deliveries and collections shall not take place during peak times for school pupil arrival and departure.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to ensure that the development works do not adversely impact on neighbouring residential amenity or public safety.</p>

5	<p>Tree Protection – Site Supervision (Details)</p> <p>CONDITION: No development (including demolition works) shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations has been submitted to and approved in writing by the local planning authority.</p> <p>The scheme of supervision shall be carried out as approved and shall be administered by a qualified arboriculturist employed by the developer.</p> <p>The scheme shall be appropriate to the scale and duration of the works and shall include details of:</p> <ul style="list-style-type: none"> a) Induction and personnel awareness of arboricultural matters; b) Identification of individual responsibilities and key personnel; c) Timing and methods of site visiting and record keeping, including updates d) Procedures for dealing with variations and incidents. <p>On completion of the development a report detailing the continuous monitoring and compliance with the approved scheme of tree protection and the guidance set out in British Standard BS5837: 2012 – ‘Trees in Relation to design, demolition and construction’ during the period of construction shall be submitted to and approved in writing by the local planning authority. The report shall be prepared by a qualified arboriculturalist.</p> <p>REASON: In order to ensure that the development does not prejudice the life, health and stability of trees to be retained at and adjacent to the site.</p>
6	<p>Materials and Samples (Details)</p> <p>CONDITION: Details including drawings at scale 1:20 and samples of all facing materials used in the development shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on the development. The details and samples shall include but not be limited to the following:</p> <ul style="list-style-type: none"> a) Facing brickwork(s): sample panels of proposed brickwork to be used showing the colour, texture, facebond, and pointing; b) Coloured metal fins; c) Windows (including detailed section drawings); d) Entrance doors (including section drawings showing side panels and soffits); e) Balustrades; f) Louvres; g) Sliding screens; h) Ventilation stacks; i) Canopies; j) Entrance gates; k) Boundary Treatment; l) any other materials to be used.

	<p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure that the resulting appearance and construction of the development is of an acceptably high standard, so as to preserve and enhance the character and appearance of the surrounding townscape.</p>
7	<p>Amended Internal Layout – Inclusive Access (Details)</p> <p>CONDITION: Prior to the commencement of any superstructure works, revised floor plans shall be submitted to and approved in writing by the local planning authority. The revised floor plans shall provide:</p> <ol style="list-style-type: none"> 1) 1500x1500mm manoeuvring space in front of the lift doors in the children’s centre. 2) 450mm diameter activity space clear of the door swing within all standard WCs. 3) WCs suitable for ambulant disabled people, with outward opening doors and a 750mm activity space clear of the door swing. <p>The development shall be carried out in strict accordance with the detail on the approved drawings and shall be maintained as such thereafter unless previously agreed in writing with the local planning authority.</p> <p>REASON: In order to provide adequate inclusive access within the development.</p>
8	<p>Roof-level structures (Details)</p> <p>CONDITION: Details of any roof-level structures (including lift over-runs, flues/extracts, plant, photovoltaic panels and window cleaning apparatus) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing. The details shall include a justification for the height and size of the roof-level structures, their location, height above roof level, specifications and cladding.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on the surrounding area.</p>
9	<p>Boundary Treatment (Details)</p> <p>CONDITION: Prior to the commencement of any superstructure works, full details of all boundary treatment and gates shall be submitted to and approved in writing by the local planning authority.</p> <p>The approved boundary treatment shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and</p>

	<p>maintained as such thereafter.</p> <p>REASON: In order to ensure an appropriate high quality boundary treatment is provided and maintained in the interests of safety, security and preserving and enhancing the amenity of the area.</p>
10	<p>Landscaping (Details)</p> <p>CONDITION: A final detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) existing and proposed underground services and their relationship to both hard and soft landscaping; b) proposed trees: their location, species and size; c) soft plantings: including grass and turf areas, shrub and herbaceous areas; d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; e) enclosures within the site: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; f) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; g) a landscaping management plan; and h) any other landscaping feature(s) forming part of the scheme. <p>All landscaping so approved shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a maintenance/watering provision following planting and any trees or shrubs which die, become severely damaged or diseased within five years of planting shall be replaced with the same species or an approved alternative and to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of sustainability, to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, to ensure the development is of an inclusive design, and to ensure that a satisfactory standard of visual amenity is provided.</p>
11	<p>Cycle Parking (Details)</p> <p>CONDITION: Details of the layout, design and appearance of the bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The on site storage shall be covered, secure and provide for no less than 30 cycle parking</p>

	<p>spaces (together with 16 on street cycle parking spaces).</p> <p>The bicycle storage areas shall be provided strictly in accordance with the details so approved and installed prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
12	<p>Refuse/Recycling storage (Details)</p> <p>CONDITION: Details of the layout, design and appearance of the refuse store shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The refuse storage areas shall be provided strictly in accordance with the details so approved, shall be completed prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
13	<p>Pond and Rain Garden (Details)</p> <p>CONDITION: Details of the pond, rain garden and associated planting shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The pond shall be of a simple lined construction with an asymmetrical profile, shall be planted with oxygenating plants and shall not include a uv filtration system.</p> <p>The pond and rain garden shall be provided strictly in accordance with the details so approved, shall be completed prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: In order to ensure that the pond and rain garden provide an appropriate biodiversity focussed learning facility which would adequately mitigate the loss of the existing SINC area.</p>
14	<p>Bird & Bat Boxes (Details)</p> <p>CONDITION: Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the local planning authority prior to the commencement of any superstructure works.</p> <p>The nesting boxes / bricks shall be provided in accordance with the details so approved prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises provision of habitats and valuable areas for biodiversity.</p>

15	Security & General Lighting (Details)
	<p>CONDITION: Details of all general or security outdoor lighting (including full specification of all luminaries, lamps and support structures) shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the development hereby approved and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of good design, security and protecting neighbouring and future residential amenity and existing and future habitats from undue light-spill.</p>
16	MUGA Floodlighting (Details)
	<p>CONDITION: Prior to commencement of any works relating to construction of the MUGA, details of flood lighting for the new MUGA (including location and design of support structures and full specification of all luminaries and lamps), together with a report detailing the lighting scheme and predicted light levels at neighbouring residential properties shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The lighting report shall illustrate that the floodlighting would conform to requirements that meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of good design, security and protecting neighbouring and future residential amenity and existing and future habitats from undue light-spill.</p>
17	SINC Maintenance Schedule (Details)
	<p>CONDITION: Prior to the first occupation of the development, a schedule for the ongoing maintenance of the new SINC area at the site shall be submitted to and agreed in writing by the local planning authority. The maintenance schedule shall be prepared by an appropriately qualified ecologist. The new SINC area shall be maintained in accordance with the details set out in the approved schedule at all times.</p> <p>REASON: In order to ensure that the new SINC area continues to provide an appropriate biodiversity focussed learning facility which would adequately mitigate the loss of the existing SINC area.</p>

18	Delivery & Servicing Management Plan & Waste Management Plan (Details)
	<p>CONDITION: A Delivery and Servicing Management Plan (DSMP), including a Waste Management Plan (WSP), shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.</p> <p>The DSMP shall include details of all servicing and delivery requirements, including details of how waste (including recyclable waste) would be transferred and collected, and shall confirm the timings of all deliveries and collections from service vehicles.</p> <p>The development shall be occupied and operated strictly in accordance with the DSMP so approved.</p> <p>REASON: In the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development.</p>
19	Southern Gates (Compliance)
	<p>CONDITION: The approved gates in the southern boundary of the site shall only be used for servicing, maintenance and emergency vehicle access and shall not be used as a pupil or staff entrance.</p> <p>REASON: In order to protect neighbouring amenity and prevent pedestrian and vehicular conflict.</p>
20	Ground Contamination Remediation (Compliance)
	<p>CONDITION: The development shall be carried out in strict accordance with the approved ground contamination remediation programme.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: In order to protect the health of future occupiers of the development.</p>
21	Loading Bay (Compliance)
	<p>CONDITION: The approved loading bay on Moreland Street shall be provided prior to the first occupation of the development and shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In order to maintain highway safety.</p>
22	Plumbing (No pipes to outside of building) (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.</p> <p>REASON: The Local Planning Authority considers that such plumbing and pipes</p>

	would potentially detract from the appearance of the building and undermine the current assessment of the application.
23	Hours of Use of the MUGA (Compliance)
	<p>CONDITION: The new MUGA hereby approved shall not be used after 2100 hours on any day.</p> <p>REASON: In order to protect the amenity of existing and future neighbouring residents.</p>
24	SUDS (Compliance)
	<p>CONDITION: The approved SUDS system as shown on drawings C101 Rev P4 and C102 Rev P3 shall be fully installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: In order to adequately control surface water run off and help prevent localised flooding.</p>
25	BREEAM (compliance)
	<p>CONDITION: The development hereby approved shall achieve a BREEAM New Construction rating (2011) of no less than 'excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
26	Tree Protection (Compliance)
	<p>CONDITION: The development shall be carried out at all times in strict accordance with the tree protection measures set out in the approved document 'PJC Arboricultural Impact Assessment PJC/3549-2/14'.</p> <p>REASON: In order to ensure the adequate protection of all existing tree to be retained at and adjacent to the site.</p>
27	Plant Noise (Compliance)
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.</p> <p>REASON: To ensure that an appropriate standard of school accommodation is provided and to protect neighbouring residential amenity.</p>
28	Green/Brown Biodiversity Roofs (Compliance)
	<p>CONDITION: No permission is given for the blue roof shown on drawing C101 P4. The area shown as blue roof shall be provided as a green roof with equivalent water attenuation capabilities. The green roof shall be installed in accordance with the roof layout shown on approved drawing PL 1004 Rev C.</p>

	<p>All green/brown roofs on the development shall be designed, installed and maintained in a manner that meets the following criteria:</p> <ul style="list-style-type: none"> a) green/brown roofs shall be biodiversity based with extensive substrate base (depth 120 -150mm); b) laid out in accordance with plans hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed for the purpose of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after completion of the external development works / first occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to help boost biodiversity and minimise run-off.</p>
29	Window & Door Reveals (Compliance)
	<p>CONDITION: All windows and doors shall be set within reveals no less than 100mm deep unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is to a high standard, to ensure sufficient articulation in the elevations.</p>

List of Informatives:

1	Directors' Agreement Letter
	INFORMATIVE: You are advised that this permission has been granted subject to a Directors' Agreement Letter.
2	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>INFORMATIVE: A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>

3	Water Infrastructure
	<p>INFORMATIVE: Thames Water (TW) have confirmed that there is sufficient sewerage infrastructure capacity to cope with the proposed development. TW have advised that surface water drainage is the responsibility of the developer, who must ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage.</p> <p>Prior approval is required from TW with respect to any proposals to discharge surface water into a public sewer. TW have advised that there is a water main crossing the site. Unrestricted access is required to the water main at all times for maintenance and repair and it may be necessary for the developer to pay for diversion of the water main.</p> <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>
4	Car-Free Development
	<p>INFORMATIVE: All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and staff will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</p>
5	Working in a Positive and Proactive Way
	<p>INFORMATIVE: To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which are available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
6	Materials
	<p>INFORMATIVE: In addition to compliance with condition 6, materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.</p>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2 Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

2 London's places

- Policy 2.9 Inner London
- Policy 2.10 Central Activities Zone – strategic priorities
- Policy 2.11 Central Activities Zone – strategic functions
- Policy 2.12 Central Activities Zone – predominantly local activities

3 London's people

- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.9 Mixed and balanced communities
- Policy 3.16 Protection and enhancement of social infrastructure
- Policy 3.18 Education facilities
- Policy 3.19 Sports facilities

5 London's response to climate change

- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.21 Contaminated land

6 London's transport

- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking

7 London's living places and spaces

- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands

8 Implementation, monitoring and review

- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS7 (Bunhill and Clerkenwell)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS15 (Open Space and Green Infrastructure)

Policy CS16 (Play Space)

Policy CS17 (Sports and Recreation Provision)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)

Policy CS19 (Health Impact Assessments)

Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Shops, culture and services

DM4.12 Social and strategic infrastructure and cultural facilities

Health and open space

DM6.1 Healthy development

DM6.4 Sport and recreation

DM6.5 Landscaping, trees and biodiversity

DM6.6 Flood prevention

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.3 Decentralised energy networks

DM7.4 Sustainable design standards

DM7.5 Heating and cooling

Transport

DM8.1 Movement hierarchy

DM8.2 Managing transport impacts

DM8.4 Walking and cycling

DM8.5 Vehicle parking

DM8.6 Delivery and servicing for new developments

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

D) Finsbury Local Plan June 2013

BC1 King Square and St. Luke's

BC8 Achieving a balanced mix of uses

BC10 Implementation

Site Allocation BC4

3. **Designations**

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Central Activities Zone
- Bunhill & Clerkenwell Key Area (Policy CS7)
- King Square & St Luke's Framework Area (Policy BC1)
- Site Allocation BC4 – Moreland Primary School & King Square Estate
- Moreland School Garden SINC – Local Importance
- Within 50m of Northampton Square Conservation Area

4. **Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Environmental Design
- Inclusive Design
- Inclusive Landscape Design
- Planning Obligations
- Streetbook
- Urban Design Guide

London Plan

- Accessible London: Achieving an Inclusive Environment
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation
- Planning for Equality and Diversity in London