



PLANNING COMMITTEE REPORT

PLANNING COMMITTEE	
Date:	24 March 2015

Application number	P2015/0081/FUL
Application type	Full Planning Application (Council's Own)
Ward	Barnsbury
Listed building	None on the site but listed buildings surrounding the site
Conservation area	Barnsbury
Development Plan Context	Barnsbury Conservation Area; Mayors protected vistas-Alexandra viewing terrace to St Pauls Cathedral.
Licensing Implications	None
Site Address	New River College Primary PRU, Dowrey Street, London, N1 0HY
Proposal	Demolition of the existing school building and erection of a new, two storey school building to accommodate the existing school and a new school, and a separate single storey building to provide term time accommodation. Associated works including landscaping, provision of playspace, provision of a refuse store, parking and alterations to existing site boundaries.

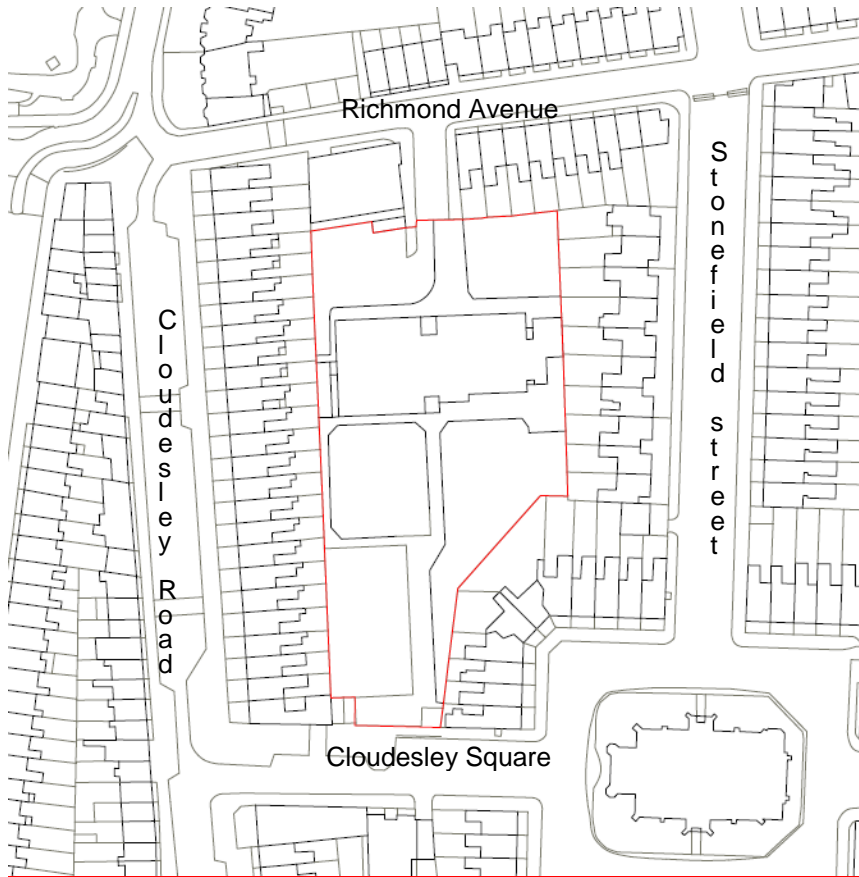
Case Officer	Sally Fraser
Applicant	Morgan Sindall Plc (on behalf of LBI Children's Services)
Agent	CBRE

1 RECOMMENDATION

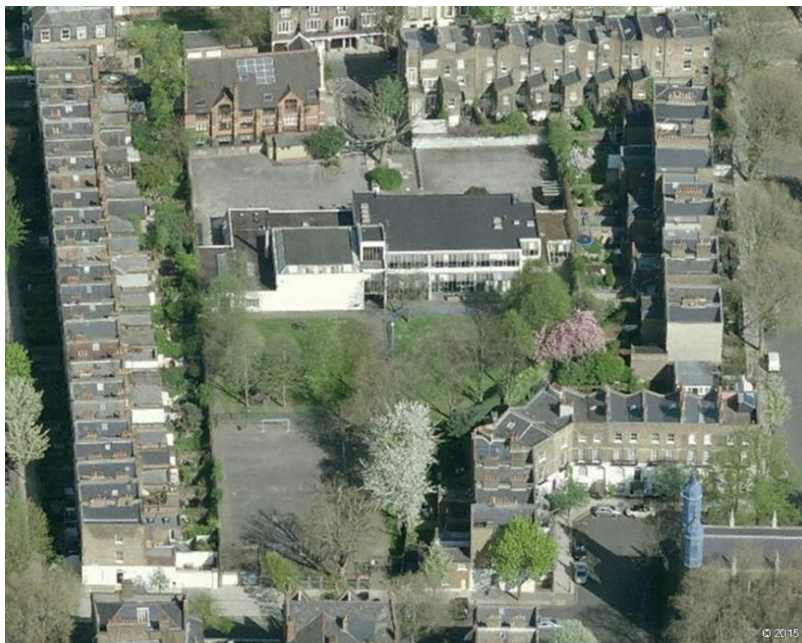
The Committee is asked to resolve to **GRANT** planning permission:

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 black)



3 PHOTOS OF SITE/STREET



Photograph 1: Aerial view of the site



Photograph 2: The northern (Dowrey Street) entrance



Photograph 3: The site to the north of the school



Photograph 4: The parking area and western boundary



Photograph 5: The southern elevation of the school



Photograph 6: The eastern flank wall of the school from a Stonefield Street garden



Photograph 7: View of the school from Stonefield Street properties



Photograph 8: The MUGA and southern pedestrian entrance



Photograph 9: The Cloudesley Square boundary of the site

4 **SUMMARY**

- 4.1 The application site accommodates the New River College Pupil Referral Unit. It contains a 1970's, two storey school building, a parking area and hard surfaced play area to the north of the school and a MUGA and grassed area to the south of the school.
- 4.2 The site is surrounded by grade II listed properties and is located within the Barnsbury Conservation Area.
- 4.3 The application proposes the demolition of the existing school building and the erection of a new two storey school building with separate single storey residential building to house pupils and staff during term time.

- 4.4 The main issues arising from the development are the impact of the development on the significance of the conservation area and the surrounding listed buildings and the impact of the development on the amenities of the neighbouring occupiers. The application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 4.5 The Design and Conservation Officer considers that the development would result in less than substantial harm to the significance of the conservation area and the surrounding listed buildings, by reason of the resulting fragmentation of the open space and the size and location of the proposed built form.
- 4.6 Officers consider that, given the discreet appearance of the proposed buildings, the improvements to the northern and southern entrances and enhancement of the landscaping, there would be no harm to the significance of the listed buildings or the conservation area and that local character would be conserved and in fact enhanced.
- 4.7 Should members consider that the development would cause less than substantial harm to the significance of the heritage assets, officers consider that the proposal would, in any event, provide substantial public benefits which would outweigh any less than substantial harm caused.
- 4.8 The proposal would have an acceptable impact on the residential and visual amenities of the neighbouring occupiers and would provide enhanced educational facilities on an existing education site in a sustainable manner.
- 4.9 The proposal is recommended for approval, subject to conditions and to an appropriate Directors' Agreement letter, the heads of terms of which have been agreed with the applicant.

5 SITE AND SURROUNDINGS

- 5.1 The site contains a part single, part 2 storey (with small third storey stair overrun) school building (D1 use class). It was built in the 1970's and is constructed of white painted concrete, brick and glass. The area of the site is 5071m², the footprint of the building is 1052m² and there is 1444m² (GIA) of floorspace.
- 5.2 The photograph below shows the heights of the existing school:

Cloudesley
Road



Stonefield
Street

- 5.3 The school building is located in the centre of the site in an east/ west orientation. The very eastern and western flank walls of the building form the boundary walls with properties on Stonefield Street and Cloudesley Road. There is a parking area for approximately six cars and a hard surfaced play space to the north of the school building and a grassed area and Multi Use Games Area (MUGA) to the south. There is a vehicular and pedestrian access to the site from Dowrey Street to the north and a pedestrian only access from Cloudesley Square to the south.
- 5.4 The building currently accommodates the New River College Pupil Referral Unit (NRC), run by Islington council, and provides education for 18 permanently excluded children between the ages of 5 and 11. It is affiliated with other New River College facilities throughout Islington. The school has 19 staff members and the current school hours are between 9am and 3pm. There is currently no use of the site by the wider community beyond these hours. The building was previously home to Samuel Rhodes School, which catered for 91 pupils aged 5-16.
- 5.5 With the exception of the northern and southern entrances, the site is bound by residential properties. To the north, on the west side of Dowrey Street, lies 98 Richmond Avenue (hereafter known as Mission Hall), which is occupied by the Beckett House Montessori Nursery school at ground floor and six self contained flats at upper floors.
- 5.6 All other residential properties bounding the site are grade II statutorily listed. They are late Georgian, have 3 storeys with 2 storey (original) rear projections and are orientated so that their rear gardens adjoin the shared school boundary. They are the properties at 100- 106 Richmond Avenue to the north, 1- 10 Stonefield Street to the east, 18 to 24 Cloudesley Square to the south east and 120- 160 Cloudesley Road to the west.
- 5.7 The Celestial Church of Christ in Cloudesley Square to the south east of the site is Grade II* listed.
- 5.8 The site lies within the Barnsbury Conservation Area, which has an article 4 direction in place, and is within the London Plan designated protected vista, which is the view from Alexandra Palace to St Paul's Cathedral.

- 5.9 There are 25 trees and 1 tree group on the site, all of which are protected by reason of their conservation area status. Those of best condition are two category A London Plane trees, which are located at either end of the site adjacent to the existing entrances.
- 5.10 The northern and southern boundaries of the site are marked by 3.1m high welded mesh fencing with barbed wire on top.
- 5.11 Brick walls form the boundary of the site with the listed residential properties. These walls are listed, by virtue of the fact they form part of the curtilage of the listed properties and were attached to those buildings at the time of their listing. The walls are between 2m and 2.4m high and have a variety of fencing above.
- 5.12 The boundary with the properties at 6 and 7 Stonefield Street and 144- 148 Cloudesley Road are marked by the eastern and western flank walls of the school respectively. These flank walls are also listed, because they attach to the walls that form part of the curtilage of the respective listed buildings. Both the eastern and western flank walls are 3.4m high.
- 5.13 In terms of the local road network, the site has a PTAL of 2. Richmond Avenue is a one way street with traffic travelling west to east. Cloudesley Road is one way north of Cloudesley Square, with cars travelling south to north. Stonefield Street is blocked off to through traffic at the northern end.
- 5.14 Servicing and deliveries currently take place through the northern school entrance and into the car park, where there are currently 6 parking spaces.

6 PROPOSAL (IN DETAIL)

- 6.1 The applicant proposes to demolish the existing building and erect a new 2 storey school building to accommodate the existing New River College PRU (NRC) and a new school, the Bridge International Learning Space Free School (hereafter known as the ILS), with a separate single storey ancillary residential building.

The NRC

- 6.2 The function of the NRC would remain as existing and would cater for 18 day pupils of primary school age and 19 members of staff.

The ILS

- 6.3 The ILS would educate 25 pupils between the ages of seven and nineteen, eight of whom would reside on site in the ancillary residential accommodation during term time. There would be 43 members of staff, with 1 staff member for every pupil in the residential accommodation between the hours of 6am to 10pm and 3- 4 overnight staff.

- 6.4 The school would be affiliated with the existing primary and secondary Bridge schools within the borough, which provide education for pupils with autism and/ or severe learning difficulties (which have been rated as Outstanding in the latest Ofsted inspection).
- 6.5 The new school would provide additional provision for pupils who require a high level of support and who have significant learning difficulties, extreme sensory issues and challenging behaviours. It would focus on education through communication and interaction, within a specific sensory environment. The residential unit would allow those who require the greatest level of support to be placed close to home rather than in more distant residential schools.
- 6.6 The ILS opened in early 2015, in temporary accommodation in the north of the Borough. The pupil catchment area is north London.

Accommodation

- 6.7 The existing and proposed building footprints, floorspace and amount of open space on the site are detailed in the table below:

	Existing	Proposed	Difference
Building footprint (sqm)	1051	1422	+ 371
Gross Internal Area (sqm)	1444	2209	+ 765
Overall landscaping (sqm)	4008	3636	- 372
Soft landscaping (sqm)	1320	1480	+160
Hard landscaping (sqm)	2688	2156	- 532

- 6.8 The proposed school building would have a north/ south orientation and would be rectangular in shape, have overhanging first floor elements on the northern and southern elevations and a flat roof. The building would be 8m high to the top of the parapet and there would be 9 angled rooflights which would rise to 1.5m above the parapet level. A handrail around the perimeter of the roof is proposed.
- 6.9 The residential building would be 3.5m high with a flat roof. There would be allocated amenity space for the pupils occupying the residential unit adjacent to the eastern boundary.
- 6.10 The proposed materials for both buildings would be sandy buff coloured brick, timber cladding and aluminium windows and doors with angled, vertical timber louvers over the first floor windows of the school.
- 6.11 The application, as originally submitted, included the replacement of the fencing on top of the listed residential boundary walls. This change, which would also require listed building consent, has been omitted from the drawings.

- 6.12 The eastern flank wall of the proposed residential building would form the boundary wall of the properties at 6 and 7 Stonefield Street, which is currently formed by the existing school flank wall. The height of the flank wall would be raised, from 3.4m to 3.6m. Where the flank wall of the existing school forms the western boundary treatment, the wall would be reduced in height to 2.4m with chain link fencing added above. These elements require listed building consent. An informative advising the applicant that prior to any works to the flank walls of the existing school building commencing, listed building consent must be obtained from the local planning authority, is recommended. A clause saying the same has been added to the Directors' Agreement letter attached to this report.
- 6.13 Circular black railings with finial details would replace the welded mesh fencing on the northern and southern boundaries. The railings would be 2.4m high on the southern boundary with 2.8m high gates and on the northern boundary, 2.8m high across its length.
- 6.14 The site, both internally and externally, would be divided to provide separate internal and external accommodation for the two schools, due to the specific and different needs of the pupils at each school. New fencing is proposed which would separate the amenity space for the two schools.
- 6.15 The NRC would occupy the ground floor of the main school building with direct access to the western external space. Pupils, teachers and visitors would use the southern pedestrian entrance to the school at Cloudesley Square.
- 6.16 The ILS would occupy the first floor of the main school building, with direct access to a first floor terrace, and the eastern external areas, including the ancillary residential accommodation. The pedestrian entrance to the school would be from Dowrey Street.
- 6.17 The proposal would provide a variety of hard and soft landscaping and play spaces, designed to be tactile and sensory environments to meet the needs of the pupils. The existing MUGA would remain to the south of the site, which would be primarily used by the NRC.
- 6.18 All vehicular pick ups, drops offs, deliveries and servicing, for both schools, would take place, as existing, from the (northern) Dowrey Street entrance. The proposed parking area would accommodate 1 drop off space, 2 spaces allocated for minibuses which would transport children of the ILS to and from school, 2 wheelchair accessible parking bays and 2 staff parking bays. The servicing area would contain the proposed bin store for both schools and there would be dedicated covered cycle parking facilities to the north of the school building (ten spaces) and south (fifteen spaces) to serve the corresponding schools.

7 RELEVANT HISTORY:

Planning Applications

- 7.1 **TP/54702/03-** Redevelopment for education purposes of the Whitelaw Reid Playground, Dowrey Street, The Holy Trinity Mission Hall, Richmond Avenue and part of the roadway of Dowrey Street. Approved with conditions 08/08/1969
- 7.2 **TP/54702/03-** Extension of the height of the boundary fence at Samuel Rhodes School. Approved 22/02/1978

Pre Application Advice

- 7.3 The applicant submitted a scheme for pre-application discussions (ref: Q2014/3672/MJR) in September 2014 for 'the demolition of the existing school and the erection of a new school building with residential element to accommodate the existing New River College Pupil Referral Unit and the new Bridge International Learning Space Free School.'
- 7.4 The applicant was advised that the demolition of the existing school building may be, in principle, acceptable, given its current state of repair and given that it is not considered to contribute positively to the significance of the conservation area, subject to a high quality replacement. The provision of an additional school on the site was welcomed, as an efficient use of an existing educational site.
- 7.5 The applicant was advised that the siting and bulk of built form on the site must pay close regard to the sites conservation area setting, the design must be of particularly high quality and the materials robust in order to preserve and not compromise the setting of the adjacent listed buildings. The enhancement of the northern and southern boundaries would be an imperative element of any proposal and tree loss should be minimised to retain the sites green character.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 305 adjoining and nearby properties on 14th January 2015. A site was displayed and a press advert was published on 22nd January 2015. The public consultation on the application therefore expired on 12th February 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 the writing of this report a total of twenty five responses had been received from neighbouring residential occupiers. The responses comprised three statements of support for the proposed development and twenty two objections to the proposal. The concerns raised by the objectors can be summarised as follows (with the paragraph that provides a response to the issue indicated within brackets):
- Loss of open aspect from Mission Hall and Cloudesley Road properties due to the proximity of the proposed building (10.49)

- Overlooking from windows in the school to the properties to the north and west of the site (10.50 and 10.53)
- Concern that the protection of the Turkish Hazel trees to the south west of the existing building should not be at the expense of amenities of neighbours to the north of the site. (10.49 and 10.97)
- Height of the proposed building considered excessive (10.23, 10.24 and 10.25)
- Obtrusive nature of the 9 rooflights- requests to reduce height, reduce number and redesign. Appearance of the handrail at roof level (10.24 and 10.26)
- The provision of parking other than wheelchair accessible parking onsite (10.111)
- Concern that the residents within the residential element would receive parking permits (10.111 and 10.129)
- Noise and disturbance relating to comings and goings of cars overnight and at the weekends (10.64)
- The decision to route construction traffic primarily to the north of the site (10.120 and 10.121)
- Light pollution from the east facing windows of the residential block (10.63)
- Potential overlooking from windows on the eastern side of the residential block to the Stonefield Road properties (10.55)
- Noise and disturbance from any use of the play space associated with the residential unit on the eastern boundary (10.62)
- The proximity of the building to the properties along Richmond Avenue and concern of sense of enclosure (10.49 and 10.52)
- The appearance of the new fencing on the eastern boundary walls (6.11)
- The lack of use of the school for the community (10.6)
- Concern over whether the use of the residential accommodation would be restricted to term time only (6.3 and 10.7)
- Disruption from potential after school activities and requests to restrict school hours of use from 9am- 3pm (10.64)
- The height of the proposed climbing frame and potential overlooking (10.54)

External Consultees

- 8.3 London Fire & Emergency Planning: The brigade is satisfied, subject to the application meeting the requirements of Approved Document B5 of the Building Regulations.
- 8.4 Met Police Crime Prevention Design Advisor: Advised that they have met with the architects to discuss the scheme, but provided no detailed comments.
- 8.5 Thames Water: Raised no objection with regards the impact of the development on sewerage infrastructure capacity. They advised that approval should be sought from Thames Water where the erection of a building would come within 3m of a public sewer. A recommendation was made to ensure storm flows are attenuated into the receiving public network through on or off site storage.
- 8.6 Sport England: Stated they did not wish to comment.

Internal Consultees

- 8.7 Design and Conservation: The current *site* makes a positive contribution to the significance of the conservation area and the surrounding listed buildings, by reason of the low rise nature of the building, its east/ west orientation and subsequent large areas of open spaces to the north and south of the school building. The building itself, by reason of its design and appearance, does not contribute positively to character of the conservation area or the setting of the listed buildings.
- 8.8 The proposed increase in built form on the site would result in a reduction and fragmentation of open space. The linear nature of the proposed buildings would exacerbate their visual impact.
- 8.9 The proposed development would, as such, cause harm to the character of the conservation area and the setting of the listed buildings.
- 8.10 Energy Conservation Officer - The development would require payment of a carbon offset contribution of £43, 077.16. The development would comfortably achieve BREEAM Excellent and would provide on site CHP in compliance with policy and the Environmental Design SPD.
- 8.11 Inclusive Design Officer: The scheme, following a revision of the internal layout of the residential accommodation to show visitability of the bedrooms by wheelchair users, would provide a good level of inclusivity.
- 8.12 Planning Policy Officer: The proposal is in line with policy DM4.12, which aims to enhance social infrastructure provision in the Borough. In this instance, given the specialist nature of the educational use, it is not considered appropriate to promote shared use of the facility for recreational and community uses.
- 8.13 Public Protection Division (Acoustic Officer): The applicant is reminded that the internal noise environment of school classrooms is covered by building

regulations. Any new plant should be conditioned as such not to exceed 5dB(A) below background noise level.

- 8.14 Public Protection Division (Air Quality): The applicant is advised that an air quality assessment must be carried out to demonstrate compliance with 'GLA' air quality neutral policy for new developments, in terms of the new CHP. This should be secured by condition.
- 8.15 Public Protection Division (Light Pollution) – New external lighting is proposed in replacement of the existing. A condition requiring details of the luminance and hours of usage of this lighting should be required by condition.
- 8.16 Spatial Planning and Transport (Transport Officer): The proposal would have an acceptable impact on the surrounding road network. Objection was raised to the on site staff parking, with the exception of on site drop off and accessible parking facilities. Cycle parking is in compliance with policy standards. Details of servicing and deliveries and construction management should be required by condition.
- 8.17 Street Environment Division: The location and size of the refuse and recycling storage and arrangements for collection are acceptable.
- 8.18 Sustainability Officer: The commitment to achieve BREEAM Excellent is supported, as is the commitment to meeting policy targets in relation to water efficiency, materials and construction waste. Additional detail with regards to the extent of permeable hard landscaping should be secured, to ensure biodiversity and amenity benefit is maximised.
- 8.19 Tree Protection Officer: The safe retention of the two mature grade A trees has been achieved. The loss of T10, T11 and T12 is unfortunate but these are lower grade trees. The proposed replanting is substantial and sufficient for mitigating this loss given the use of the site.

Other Consultees

- 8.20 Members' Pre-application Forum: The scheme was presented on 13/10/2014. The principle of the scheme and its objectives were welcomed.
- 8.21 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 comments is provided in italics and bold). The full response can be found at Appendix 4 to this report.

Layout and footprint

- 8.22 The Panel appreciated the high development pressure in terms of the accommodation needed to be located on the site. However, the Panel felt that the proposed layout was compromised, and questioned the relationship between the school and the residential unit, and the narrow 'street' between the two.

- 8.23 The panel queried the quality of the entrance and circulation areas of the school, which appear constrained and recommended exploration of lateral and vertical articulation such as the introduction of a double height space at the northern entrance.
- 8.24 The Panel questioned the location of the residential unit and raised concerns over the poor amenity, outlook and light from the bedrooms if left in its current position. The Panel expressed disappointment that the enhancement opportunities at the southern end of the site (by the removal of the existing unsightly garages) had not been fully explored and properly tested. Although panel members thought there was merit in considering the location of the residential unit on that part of the site, they appreciated that there might be constraints surrounding the impact on the existing protected tree. Overall the Panel considered that a more successful arrangement of the school and residential accommodation on the site should be sought.
- 8.25 ***The two garages in question are located directly to the west of the site and have a frontage onto Cloudesley Square. The garages are owned by the council and currently leased out on a long lease which includes no break clause, so are unable to be removed and are not included as part of the application site. The existing Plane tree and the proximity of residential properties to the southern boundary place a constraint to development in this area to the extent that it would be infeasible.***
- 8.26 ***The addition of a third story to the school building was considered, to accommodate the residential element of the development, but this would have impacted unduly on neighbouring amenity and on the significance of the conservation area and setting of the listed buildings.***
- 8.27 ***The current scheme allows the boarding children to be accommodated in a separate building and would ensure the overall development remains low rise. The 'street' between the residential block and the school building would be dynamically landscaped to soften the space.***
- 8.28 ***The windows in the residential bedrooms have been increased in size and all would receive good amounts of natural light. The windows would be at high level and outlook from the windows is therefore directed. This is a requirement of the school to provide a safe environment for the children.***

Form, elevations and materials

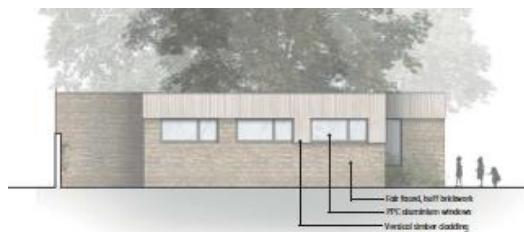
- 8.29 The Panel appreciated that the constrained site and the close proximity to surrounding buildings has informed the form of the building and design of the façades. However, the Panel questioned the rectangular and linear form of the blocks and the long bulky layered façades. The Panel recommended that ways to break up the block should be considered and felt that there would be opportunities to further articulate the building both at ground level and to express the hierarchy of functions, integrate the layers and punctuate the elevations. The Panel questioned the longevity of the proposed timber on the first floor and whether it would appear bolted on.

8.30 **The rectilinear form of the buildings are a result of an internal layout where the provision of good surveillance and pupil comfort and safety through a simple layout is paramount. Since the Design Review Panel comments, timber cladding has been introduced the upper half of the residential building in a stepped, somewhat playful manner, to soften the façade and the windows increased in size. To the school building, the size of the fenestration at ground and first floors has been increased spread irregularly across the façade. The windows reveals at ground floor would be greater than originally proposed, to add visual punctuation. The below images show the changes that have been made to the elevations since the scheme was presented to the Design Review Panel:**

8.31 **North elevations of the residential accommodation:**



DRP scheme



Application scheme

8.32 **West elevations of the school building:**



DRP scheme



Application scheme

8.33 **Timber cladding in this case, given the sensitive setting of the building was supported by the Design and Conservation Officer. A condition requiring submission of a sample of the material prior to commencement of development is recommended, to ensure its quality and therefore longevity.**

Amenity and Landscaping

- 8.34 Panel members felt that the positioning of the proposed school and residential blocks within the restrained space had led to a fragmentation of the external space and that the outdoor space appeared left over, rather than intentionally designed.
- 8.35 Although the Panel appreciated the challenges involved in designing space for students with learning difficulties, it was felt that this should not be used as an excuse for not designing high quality space and good amenity. The Panel recommended that the outdoor space and amenity needed further consideration and development.
- 8.36 The Panel felt that the linear space between the main block and the residential block needed further consideration and a clearer design.
- 8.37 The Panel also felt that the proposal for the southern perimeter of the site was very poor and needed to be better resolved.
- 8.38 ***The shape of the external spaces remain as per the design shown to the Design Review Panel, however the landscaping proposals have progressed, are comprehensive, inclusive and provide a variety of features with natural materials and organic shapes to soften the spaces and provide an interesting and tactile landscape for education and play. There would be landscaping along the western boundary and between the two proposed buildings, where currently the building covers the entire width of the site, providing glimpsed views from north to south.***

Summary

- 8.39 The Panel appreciated the restrictions on the site and the constraints which limit the available options, but felt that a better layout could be found. Specifically, the Panel recommended that the two garages at the southern end of the site should be removed and that the residential unit could be located here to enable more successful external amenity space for the schools and improve the amenity of the residential accommodation.
- 8.40 The Panel questioned the rectangular form and bulky façades of the main unit and felt alternative designs for the elevations should be explored.
- 8.41 The Panel argued that better design of the external space was needed and that the southern perimeter of the site needed a better and more positive solution.
- 8.42 ***Placing the residential building on the southern boundary was considered, but given the constraints of the space, it would not be possible to locate a building here which would be acceptable in appearance terms. Other massing options were explored but for the quantum of space required by two schools, the layout of built form now proposed is considered the most appropriate.***
- 8.43 ***The needs of the children has dictated the internal layout of the buildings and therefore, to an extent, their external appearance. Further***

articulation has, since Design Review Panel comments, been added to soften the facades and the design of the external areas have progressed to produce a variety of meaningful play spaces. Amenity for the pupils residing on the site has been improved upon following Design Review Panel comments and the solution for the southern boundary of the site considered successful.

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 and local policies and guidance:

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 Since March 2014 the National Planning Policy Guidance (NPPG) has been published online and that guidance has been considered as part of the assessment of this proposal. This includes changes made as a result of the 28th November 2014 Ministerial Statement.

Development Plan

9.4 The Development Plan is comprised of the London Plan 2011 (including Revised Early Minor Alterations [REMA] to the London Plan, published in 2013, Draft Further Alterations to the London Plan [FALP], published in January 2014, a schedule of suggested changes published in July 2014 and consolidated suggested changes were published in October 2014), the Islington Core Strategy 2011, the 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.

Designations

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

- Barnsbury Conservation Area
- Protected vista from Alexandra Palace viewing platform to St Pauls Cathedral
- Local cycle routes

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Draft Planning Guidance August 2008- Samuel Rhodes School

- 9.7 The guidance supports the improvement of facilities on the site in a sustainable and inclusive manner, including the promotion of its use by the wider community where possible. Any new development should pay close regard to design, given the sensitive location of the site in conservation terms and should retain the two Plane trees that mark the northern and southern ends of the site. It suggests that a building of 3 storeys in height, including all rooftop paraphernalia, could be appropriate.

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Principle of the use
- Design, Conservation and Heritage considerations
- Standard of residential accommodation
- Neighbouring amenity
- Inclusive Design
- Energy and sustainable design and construction
- Trees, landscaping and biodiversity
- Transport
- Planning Obligations

Land Use

- 10.2 The betterment of pupil learning and achievement is supported at all levels of planning policy.
- 10.3 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The DCLG Policy Statement (2012)- Planning for schools- mirrors this aim, stating that local authorities should give full and thorough consideration to the importance of enabling the development of state funded schools, including free schools.
- 10.4 The Development Plan concurs. Policy 3.18D of the London Plan states that applications should only be refused where there are demonstrable negative impacts which substantially outweigh the desirability of establishing a new school which cannot be addressed through the use of planning conditions or obligations. Part F encourages the on site sharing of services between schools in order to maximise land use efficiencies and reduce costs.
- 10.5 The Development Management Policies defines educational uses as social infrastructure. Policy DM4.12 part is relevant. It states that new social infrastructure... including extensions to existing infrastructure and facilities, must:

i) be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;

ii) provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;

iii) be sited to maximise shared use of the facility, particularly for recreational and community uses; and

iv) complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.

10.6 The proposal complies with each part of the above policy, with the exception of the shared use of the facilities outside of school hours. The reason for this is, firstly, that there are residential children residing at the site after the school day and they must be safeguarded. Additionally, the MUGA is not, and is not proposed to be floodlit. The applicant has agreed to a condition for community use of the internal school facilities where appropriate.

10.7 The site is currently occupied by the New River College Pupil Referral Unit and is in educational use (D1 use class). The proposal is to construct two schools on the site with ancillary residential accommodation (D1 use class) to accommodate pupils of the ILS and staff members during term time. This is ancillary to the D1 educational use of the site and therefore does not constitute a separate C3 residential use class. A condition is recommended to ensure that the use of the residential remains ancillary to the site and remains in use during term time only.

Design and Conservation

10.8 The development site is located within the Barnsbury Conservation Area and lies within the setting of the statutorily listed buildings on Stonefield Street, Richmond Avenue and Cloudesley Road. Both the conservation area and the listed buildings are designated heritage assets.

10.9 The NPPF emphasises the desirability to sustain and enhance the significance of heritage assets. It states that, where a development causes harm or significant harm to a designated heritage asset, the development should be refused unless the harm is outweighed by public benefits, or substantial public benefits respectively.

10.10 The Development Management Policies mirror the core principles of the NPPF. Policy DM 2.3Bi requires developments in conservation areas to be of high quality contextual design so that they conserve or enhance their significance. Part Cii of the policy addresses development within the setting of listed buildings, stating that development which harms their significance will not be permitted unless there is clear and convincing justification.

- 10.11 The Barnsbury Conservation Area design guidance (2002) states that new buildings must conform to the height, scale and proportions of existing buildings in the immediate area.
- 10.12 The attributes that contribute towards the significance of the heritage assets in question must first be assessed.
- 10.13 The Barnsbury conservation area is the largest in the borough, covering the area to the west of Upper Street and to the east of Caledonian Road. It is of outstanding importance, containing many of the best examples of late Georgian/ early Victorian residential developments in London. Its significance lies in its residential character and in what are some of the finest sequences of squares and terraces in London.
- 10.14 The statutorily listed buildings bounding the site are designated as 5 separate listings: They are the row of terraces along Cloudesley Square, the Richmond Avenue terrace, Stonefield Street terrace and two sets of terraces along Cloudesley Road at numbers 118- 142 and 144- 146. All five terraces are grade II listed, were built between 1820 and 1830. They are significant for their historic fabric and appearance.
- 10.15 Turning then to an assessment of the character of the application site, there are elements which contribute positively towards the significance of the conservation area and setting of the listed buildings and elements which cause harm.
- 10.16 The application site is surrounded by properties and public views into the site are possible only from Cloudesley Square to the south and from Dowrey Street/ Richmond Avenue to the north.
- 10.17 The Dowrey Street boundary is marked by metal entrance gates with barbed wire on top. Looking into the site there is a vehicle parking area with very little in the way of soft landscaping and the existing school building is visible in the background. These elements create a grey, harsh environment which do not contribute positively to the area's character. The mature Plane tree on the boundary obscures the view of the school building in the summer months and positively contributes to the site's character.
- 10.18 The Cloudesley Square boundary is enclosed by metal railings with barbed wire. There is a piece of derelict open space behind the railings, which is of no discernable function and which detracts from the appearance of the conservation area and the setting of the adjoining listed buildings. The mature centrally placed Plane tree on the boundary is an asset to the appearance of the area. Looking beyond the boundary treatment into the site, the MUGA, a hard landscaped path and a line of trees on the eastern side are visible. The school building itself is barely visible from Cloudesley Square.
- 10.19 The existing building itself does not hold any particular architectural merit. It is stark in appearance, almost uniformly white concrete with large areas of blank façade and an austere appearance. Neither is it an example of the type of building that forms the very special character of the Barnsbury

Conservation Area. There are positive elements to its design however. It is low rise and has a relatively small footprint in comparison to the site area, so does not dominate the surrounding listed buildings in terms of bulk. It also sits centrally within the site, leaving generous areas of open space to the north and south.

- 10.20 In light of the above analysis, the existing building does not contribute positively to the significance of the conservation area or to the setting of the surrounding listed buildings.
- 10.21 The condition and design of the existing building falls short of modern educational provision and is not compatible with the security, safety and specialised teaching required of a pupil referral unit or a special education needs provision. The full height glazing is dilapidated and easily damaged and has an inappropriate layout and space to accommodate a second school. It is aging, poorly insulated and contains many elements requiring maintenance and replacement.
- 10.22 Its demolition is in principle (and subject to a suitable redevelopment scheme), acceptable and in compliance with policy DM2.3Bii and the NPPF.
- 10.23 There are positive elements of the existing school building that are reflected in the proposed scheme. The varying heights of the existing building are expressed in the image towards the beginning of this report. The small 3 storey element is 9m high and the 2 storey elements are 6m high and 7m high.
- 10.24 The proposed school building would remain low rise. It would be 8m high to parapet level, with nine angled rooflights which would sit 1.5m above the parapet but which would be set in from the eaves line of the building, reducing their visibility from ground level and from public views. The visibility of the rooflights would also be restricted when viewed from the surrounding listed properties by the biodiversity roof (once established).
- 10.25 The proposed height of the school building would remain lower than the listed buildings surrounding the site and would be lower than that suggested within the Draft Planning Brief, which suggested 'in principle', three stories could be acceptable. Overall the proposed building, by reason of its height, would not dominate or detract from the character of the listed buildings.
- 10.26 Although a roof level hand rail is shown on the submitted drawings, it is recommended that a condition be placed on the consent for this feature to be removed and instead incorporate a less visible man- safe system.
- 10.27 The Design and Conservation Officer considers that the development would cause harm (which would be less than substantial) to the significance of the listed buildings and the conservation area, because of the buildings' linear and somewhat static appearance, the proposed footprint of built form on the on site which is greater than existing and the siting of the buildings which would cause a fragmentation of space and hence make the buildings more visible from public views.

- 10.28 It is not agreed that the proposed development would cause harm. Whilst the buildings are linear in form, the use of timber would soften the facades and the proposed sandy buff brick colour would match the predominantly yellow stock of the surrounding listed properties. Whilst not organic in form, the buildings are modest and understated and do not attempt to compete with the surrounding listed buildings. The discipline of the buildings arguably reflect and relate well to the rigid form of the adjoining terraces. In response to comments from Design Review Panel, the facades have been articulated through the enlargement of windows, increasing the window reveals and the use of timber on the residential building, which add interest to the elevations of both buildings. The first floor terrace would be screened by timber louvers which would match the treatment of the main school building and would as such cause no harm in appearance terms.
- 10.29 It is also relevant to note that the linear form of the buildings are a result of the ordered, simple and legible internal layout required for the comfort and safety of the children who will be educated there, and in the case of the boarding students, who will reside there. The plan form also enables the pupils at each school to be separate from each other, required by reason of their very different needs.
- 10.30 In terms of the amount of built form on the site, the footprint of the existing building occupies 21% of the site area and the proposed building would occupy 28% of the site area. This is not a significant increase and the vast majority of the site would remain open.
- 10.31 The proposed open spaces on the site would certainly be more fragmented than existing, as a result of the location of the residential accommodation. Whilst this reduces the open appearance of the northern and southern parts of the site, it is considered that the quality of the proposed external landscape would be enhanced. Currently the areas of the site not containing built form comprise solely of grass and tarmac. There would be more soft landscaping on the site than existing and the landscaping scheme overall would be comprehensive, providing a variety of quality hard and soft play spaces and additional tree planting. Additionally, the north/ south orientation of the proposed school building creates open space along the western boundary and between the main school building and the residential accommodation, where currently the building covers the full width of the site, which provides views 'through' the site and the opportunity for landscaping along this boundary.
- 10.32 The new school would be more visible from public view points, especially from Cloudesley Square to the south. The building would be screened from the south however by the landscaping scheme and proposed trees and the new building would still be set behind the existing MUGA.
- 10.33 In addition, the appearance of the northern and southern boundaries would be greatly enhanced. The proposed boundary black circular railings and gates with finial details would reflect the boundary treatment on surrounding properties and the areas behind the railings and gates would be soft

landscaped with a variety of species of plants. The derelict appearance of the area behind the southern boundary would be converted into a verdant green space and both prominent Plane trees would be retained.

- 10.34 In terms of other boundary treatment, the existing wall and fencing on the western boundary with 118- 142 and 150- 160 Cloudesley Road would be inspected and repaired where necessary. The paint on the school side of the wall would be removed on all sides to smarten the appearance of the site. A condition is recommended to require any replacement brickwork to be London Stock to match the existing and for paint removal to be carried out using a method which would not damage the historic walls .
- 10.35 The reduction in height of the western flank wall and addition of chain link fencing would match the adjoining boundary treatment and is considered acceptable in design and conservation terms. The change to the eastern flank wall includes raising the wall by 0.2m. This part of the proposal is also, in planning terms and in terms of the impact on the setting of the listed buildings, considered acceptable as its appearance would match the appearance of the existing wall, secured by condition. A head of term has been added to the Directors' Agreement letter attached to the report, to require listed building consent to be submitted and approved, prior to any commencement of works to these flank walls.
- 10.36 This approach is considered acceptable as the listed building consent would only consider the methodology of the works so as to protect the integrity of the retained portions of that wall.
- 10.37 All new internal fencing would be black welded mesh fencing, which would be unobtrusive and appropriate in design. As proposed however, the fencing would be 3m high. This is considered excessive given the proximity of the listed buildings and a condition is recommended for all internal fencing to be no higher than 2.4m, with the exception of the MUGA which is currently bound by 3m high fencing, which is considered an appropriate height given its use.
- 10.38 All but five of the trees on the site would be retained and ten trees would replace those lost, which would enhance the greenness of the site. It should also be noted that all roofs would be green roofs and that private views of the site from the listed residential properties surrounding the site would appear more verdant than existing.
- 10.39 A new lighting scheme is proposed, in place of and in the same location as the existing lighting. A condition requiring details of the appearance and luminance of the lighting is recommended to ensure the impact of the lighting has no detrimental impact on the surrounding heritage assets.
- 10.40 The only other structures on the site would be the bin stores. These would be timber clad with a green roof. No detailed elevations have been submitted and it is recommended that these be required by condition, to ensure their acceptable appearance.

- 10.41 Concern has been expressed by neighbours with regards to the proposed landscaping scheme and specifically that it should be completed prior to occupation of the development. This is an agreed approach which would ensure the success of the appearance of the site as a whole. A condition as such is recommended, with the exception of planting, which should be planted within the first planting season after practical completion of the development, in order to safeguard its longevity.
- 10.42 The significance of the conservation area lies in its pattern of development of squares and terrace rows, which would be unaffected. Additionally, the listed buildings surrounding the site derive only a small part of their significance from their setting. The fabric and format of these listed buildings, where their significance largely lies, would remain completely untouched.
- 10.43 Should members be minded to consider that the development would cause harm to the heritage assets, officers consider that this harm would be offset by substantial public benefits, including improvements to the educational facilities on the site, an aim supported by the NPPF and council policy and the provision of two schools and much needed ancillary accommodation for the Bridge School pupils.

Standard of residential accommodation

- 10.44 The residential amenity, access to outside space and safety and comfort of the future occupiers of the residential accommodation is vital. Policy DM4.12 requires new educational facilities to meet the needs of the occupants. DM3.12Hiii) states that all proposed residential bedrooms are required to provide a decent standard of accommodation and amenity.
- 10.45 The proposed children's bedroom windows would face north, south and west. The northern and southern windows would be unimpeded by any development close by and would receive a good level of light. The west facing windows would be sited a minimum distance of 5m from the main school building and would also receive adequate light. The windows have been increased in size following comments from Design Review Panel members but would be high level, to ensure the safety and privacy of the children.
- 10.46 There would be one staff member for every pupil to ensure the safety of the children and the children have supervised, direct access to private outdoor play space. The bedrooms are all able to accommodate wheelchair users and are laid out in a functional and usable manner, all on a single level. A large common room and sensory room would enhance the resident experience.
- 10.47 Overall the ancillary residential accommodation would provide a good quality and safe standard of accommodation for future users, allowing children to stay in supported accommodation in close proximity to their families.

Neighbouring amenity

- 10.48 DM policy 2.1Ax) states that developments are required to provide a good level of amenity to neighbouring occupiers, including consideration of noise and the impact of disturbance, hours of operation, overlooking, privacy, direct sunlight and daylight, over dominance, sense of enclosure and outlook.

Sense of enclosure, outlook and privacy

- 10.49 In terms of the impact on Mission Hall, the existing school building is 22m away from its southern elevation and is 3m high, rising to 7m high approximately 10m further south. The proposed school building would be 19.1m from the southern elevation of Mission Hall and would be 8m high with the rooflights above, to a maximum height of 9.5m. Although the building would be some 3m closer than existing, it would remain lower than Mission Hall and would not be so close as to cause any undue sense of enclosure to the occupants. It is accepted that the outlook from the southerly windows of Mission Hall over the development site would change and that the proposed school would be closer than existing. However, as existing, the school building is harsh in appearance and covers the entire width of the site, blocking views through to the southern part of the site. As proposed, the materials of the building would be softer, there would be a greater amount of soft landscaping and newly planted trees to the north of the school and a strip of open space to the west of the school building and between the school building and the residential accommodation building, providing views to the south of the site and relief from built form. These elements of the design would help to mitigate the closer proximity and increase in height. The relationship is not considered to be harmful to the extent that warrants refusal.
- 10.50 Paragraph 2.41 of the Development Management policies provides a design standard to ensure that new *dwellings* do not cause an undue loss of privacy to existing dwellings, stating a minimum distance between facing windows of 18m. This application is for a school building, which is not a use that provokes the same potential for the loss of privacy to existing neighbouring residents. Whilst not strictly relevant to this case then, the standard provides a useful tool.
- 10.51 The proposed distance between Mission Hall and the school building would be greater than 18m and the first floor windows of the school facing Mission Hall serve offices. Additionally, angled timber louvers on the proposed windows would negate any perceived overlooking. There would, as such, be no undue loss of privacy or overlooking to the occupiers of Mission Hall as a result of the proposal.
- 10.52 The existing building facing 100 Richmond Avenue is 2 storeys high and 27m from its southern flank wall. The proposed building would be 2m higher (excluding the roof lights) than the existing and would be 20.3m away from its southern elevation. Objections have been raised with regards to this relationship, however the proposed building would remain lower than the Richmond Avenue properties and would not be so close as to result in any undue sense of enclosure to the occupiers. It is accepted that outlook would change, however landscaping would be enhanced, there would be new trees and an open aspect between the main school building and the residential

block. The proposed single storey residential building, by reason of its height and distance from the Richmond Avenue properties, would cause no undue loss of outlook to the occupiers. Any perceived overlooking would be negated by the angled timber louvres on the first floor windows of the school and there would be no undue loss of privacy.

- 10.53 The distance of the proposed 2 storey school building to all other surrounding properties the site would be greater than 20m, a distance which would not result in any undue sense of enclosure. All first floor windows would have the angled timber louvers and the external first floor terrace would have the same treatment, ensuring no actual or perceived overlooking or loss of privacy to neighbouring occupiers. From the rear windows of properties on Stonefield Street and Cloudesley Road, outlook would change and the building would be more prominent as a result of its north/ south orientation, but would have a softer appearance than the existing. Given this, the enhanced landscaping and the distance of the building from these facing windows, it is not considered that the site would appear less green or that there would be an undue loss of open aspect. The proposed increase in height of the eastern flank wall would have an acceptable impact on the adjoining occupiers, given the depths of the corresponding gardens and the fact that the proposed height would be equal to the height of the existing adjoining fencing.
- 10.54 A climbing frame and other play equipment is proposed as part of the landscaping scheme. A condition is recommended which would require details of the nature and height of all equipment to be submitted and approved by the local planning authority before implementation, to ensure there would be no loss of privacy to neighbouring gardens. This is recommended in order to address a specific objection.
- 10.55 There are no habitable room windows on the eastern elevation of the single storey residential block. There are windows serving an internal corridor, which would be screened from the Stonefield Street properties by the existing boundary treatment which would eliminate any perception of overlooking.

Light

- 10.56 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.
- 10.57 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 significant 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;

- 10.58 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 significant 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;

- 10.59 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 significant 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.

- 10.60 Where the guideline values for reduction is 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 emphasizes 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.
- 10.61 The daylight/ sunlight report states that the daylight and sunlight levels to neighbouring occupiers post development would conform with the BRE guidelines. In this regard no unacceptable loss of daylight or sunlight would occur to any neighbouring property.

Noise and disturbance

- 10.62 The site is currently occupied by a school and has previously been occupied by a school with a much larger intake. The residential element of the use of the site is new however and the amenity space for the ancillary accommodation building would be located between the residential building and the boundary with 4- 8 Stonefield Street. There would be one staff member for every pupil and play would be supervised. The residential building would

house 8 children and, whilst objections have raised concerns over the children causing unacceptable noise using their playspace, the level of noise likely to be generated is not anticipated to exceed normal domestic levels. In addition, the brick wall on the boundary is, and would remain, 2m high which would help minimise the level of noise emanating from this space. The unit would only be used during term time and not during school holidays.

- 10.63 Concern has been expressed by a neighbouring occupier that light pollution from the residential accommodation would impact unduly on the amenities of the residents of the Cloudesley Street properties. This is a small building and it is not considered that any light emanating from the building would exceed normal domestic levels. A condition requiring the luminance and hours of use of the proposed external lighting is recommended, to ensure there is no undue light pollution to the neighbouring occupiers.
- 10.64 An objection has been raised by a neighbour of the site with regards to the use of the site after school hours. The site would be used primarily during the daytime with the exception of the small garden allocated for the residential development. The MUGA is not proposed to be floodlit. It is also not considered that the residential accommodation for eight children, even considering their support staff, would generate excessive traffic movements at any time of day. It should also be noted that the site was home to the much larger Samuel Rhodes School previous to the NRC school taking use of the site.
- 10.65 A condition requiring any new item of fixed plant is recommended, to ensure that any noise from them would be below background noise level and would not cause disturbance.
- 10.66 Overall the scheme would retain a good level of amenity for neighbouring occupiers, in terms of outlook and retention of sunlight and daylight levels. There would be no undue overlooking, noise, light spillage or other disturbances, compliance with policy DM2.1.

Inclusive Design

- 10.67 Core Strategy policy CS9 states that high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive. The Development Management Policies document mirrors and expands upon these aims. Policy DM2.2 requires all that developments demonstrate ease, versatility and legibility of use and bring together the design and management from the outset and over its lifetime. Policy DM4.12C relates specifically to community and social spaces and requires that buildings provide design and space standards which meet the needs of the intended occupants. The councils Inclusive Design SPD details specific standards for inclusivity of non residential buildings.
- 10.68 Level access to both school and residential entrances is proposed, with security systems that will take into account the needs of people with sensory impairments as well as being designed for people with poor manual dexterity and suitably sited for use by wheelchair users. The reception counters at both

ground and first floors of the school building would be fully inclusive and suitable for use by people who are seated and standing. Hearing loops would be integrated into the reception area and a sound field system integrated into the main hall, which would be shared between both schools.

- 10.69 The external areas are accessible from all ground floor classrooms. The terrace at first floor is accessible to all users of the first floor. There is a lift to first floor level.
- 10.70 Where double leaf doors are used, each leaf has a minimum clear width of 800mm and all entrance doors have a clear width of 1000mm
- 10.71 Accessible WC and shower facilities are provided throughout the school building, at ground and first floors for both schools, in all areas where there is sanitary provision. The ground floor accessible WC is sited close to the hall - this is unisex for visitor use. At first floor, for the ILS, there is a hygiene room which would serve as an accessible WC and shower. A condition is recommended that the rail to one side of the WC be replaced by a wall with grab rail, to ensure the WC is independently and safely accessible, in order to address concerns raised by the Access officer.
- 10.72 In terms of the residential accommodation, all bedrooms are visitable, in line with section 6 of the Inclusive Design SPD, turning circles have been indicated and door widths are a minimum width of 775mm. There is an accessible toilet and shower. The door to the accessible WC should open outwards and it is recommended that this be secured by condition.
- 10.73 The council's 'Inclusive Design Officer' considers that the proposal is inclusive and in line with council policy and the Inclusive Design SPD, subject to the conditions summarised above and the provision of the two wheelchair accessible parking spaces.

Energy and sustainable design

- 10.74 Islington's Core Strategy 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 with the application site. Typically all remaining CO₂ emissions should be offset through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock. The proposal would achieve 30% reduction in emissions in comparison with a building which complies with 2010 Building Regulations, which is supported and in line with policy.

Energy efficiency of the building

- 10.75 The council's Environmental Design SPD outlines fabric efficiency standards in terms of air tightness and insulation. 'U values' are a measure of heat loss from a building and a low value indicates good insulation. The U values proposed meet the required standard. As amended, the air tightness of the proposed buildings have been improved to meet the standards set down in table 2.1 of the Environment Design SPD.
- 10.76 Florescent and LED lighting would be incorporated into the design, which exceed efficiency requirements. A target for energy efficiency through the lighting arrangements is detailed within the draft Green Performance Plan (GPP), secured by the Directors' Agreement letter.
- 10.77 Local and central controls can ensure the efficient operation of heating and hot water systems. As amended, a Building Management System is provided which interfaces with the ventilation and cooling systems, which is in line with the Environmental Design SPD.

Supplying efficiently

- 10.78 Supplying energy efficiently includes the use of low carbon heating and cooling technologies and reducing the need for cooling through passive design.
- 10.79 DM7.3A requires all developments to be designed to be able to connect to a decentralised energy network (DEN) if/ when such a network becomes available. Specific design standards are set out in the councils Environmental Design SPD. The design features of the proposed energy centre are in compliance with the Environmental Design SPD. An on site CHP unit gas boiler is proposed to provide heating and hot water and this approach is supported. The CHP would contribute to 20% of the total heating and hot water demand.
- 10.80 DM7.3 states that where there is an existing or future DEN within 500m of the site, the development should connect. There is no available local DEN network to link up to within 500m of the site to derive heat from at present.
- 10.81 DM7.3D states that where there is no existing or proposed future DEN within 500m of the site, where possible developments should connect to a shared heating network, unless not reasonably possible. No shared heat network (SHN) proposed and the council is satisfied that there are no current buildings or pending developments which could provide an opportunity for importing or exporting low carbon heating to the proposed development at this time. The scheme is however designed to safeguard a future connection to a DEN or SHN should one become available in the future.

Offsetting

- 10.82 Developments are required to offset all remaining CO₂ emissions through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock. The contribution relating to this scheme is £43,077.16. This is reflected in the heads of terms related to this report.

Renewable energy

- 10.83 An 85m² south facing photovoltaic array on the roof of the main school building is proposed and this is supported.

Overheating and cooling

- 10.84 DM7.5A states that developments are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and deliver passive cooling, in order to avoid increased vulnerability against rising temperatures. The Energy Strategy has demonstrated that the risk of overheating has been minimised in accordance with this policy. Mechanical cooling is only to be used where operational needs dictate requirement. The estimated CO₂ emissions from this cooling are very low and this is supported.
- 10.85 Part C of the policy states that major developments are required to include details of internal temperature modelling under projected increased future summer temperatures to demonstrate that the risk of overheating has been addressed. The thermal modelling submitted addresses this issue to the satisfaction of the councils Energy team. The provision of the 9 roof lights to the school building both bring additional light into the classrooms and help ventilate the school and are supported for these reasons.

Unregulated emissions

- 10.86 Policy CS10G requires all developments to be designed and managed to promote sustainability through their ongoing operation, for example through measures which raise awareness about environmental issues and support sustainable lifestyles, and to be adaptable to changing needs and circumstances over their lifetime.
- 10.87 In recognition of this, policy DM7.1E requires the submission of a Green Performance Plan, to help to close the gap between design expectations and delivered performance. A full GPP would be required within 6 months of occupation and would be secured via the S106 agreement. The submitted draft GPP is acceptable.

BREEAM

- 10.88 CS10B requires the development to achieve a target level of the relevant BREEAM scheme. Policy DM7.4D requires non-residential developments to achieve Excellent under the relevant scheme. The commitment to achieve excellent is supported.
- 10.89 DM7.4G requires developments to achieve all credits for water efficiency in the relevant BREEAM scheme. DM7.4E requires 50% of credits on materials and 50% credits on construction waste management. All credits for water efficiency are targeted, as are 12 out of 14 credits and more than 50% on construction waste management, which is strongly supported.

SUDS

- 10.90 In compliance with policy DM6.6, applications for major developments are required to include details to demonstrate that sustainable urban drainage systems (SUD) have been incorporated. Schemes must be designed to reduce flows to a Greenfield rate through maximisation of on site storage of water and the design must follow the SUDs management train, to maximise source control and provide the relevant number of treatment stages.

Trees, landscaping and biodiversity

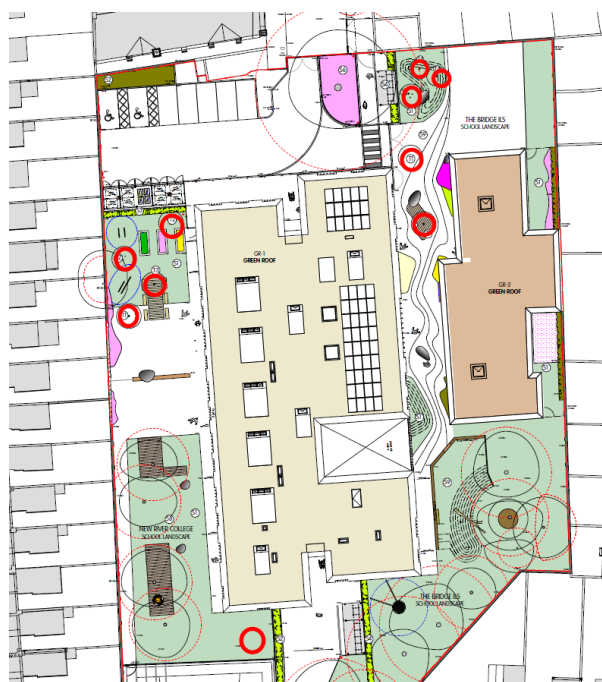
- 10.91 In accordance with Development Management policy DM6.5 (Landscaping, trees and biodiversity), all developments must protect, contribute to enhance the landscape, biodiversity value and growing conditions of the development site.
- 10.92 Soft landscaping within the scheme includes a variety of species and habitats and would, if considered, provide good biodiversity benefits.
- 10.93 The use of the combined green/ blue roof system is supported and the attenuation levels comply with policy. The design of the landscaping and specifically the extent of the permeable surfaces is, at this stage unclear. A condition requiring a landscaping plan with cross referenced SUDs requirements is recommended, to ensure biodiversity and amenity benefits are maximised.
- 10.94 Policy DM6.5D states that developments should maximise the provision of biodiversity roofs. The extent of green roof, which covers the main school building, residential block and cycle storage units, is supported. The green roofs should maximise biodiversity through thick substrate and appropriate grass species and it is recommended that this be secured by condition.
- 10.95 In terms of tree loss and provision, paragraph 6.42 of the Development Management Policies document states that in wholly exceptional circumstances, where protected trees are proposed to be removed, or where their health would be detrimentally affected, suitable re-provision will be required and/or additional planting, to re-provide at least equal canopy cover and/or equal environmental amenity and visual value.
- 10.96 Four trees and one tree group consisting of small trees are proposed to be felled to facilitate the development. These are T10 (A Turkish Hazel, which forms one of a line of Turkish Hazel trees), T11 (Norway Maple) and T12 (Tree of Heaven), all of which are located to the north of the MUGA; T13 (Walnut), which is located immediately to the south of the existing school building and group G3 (Tree of Heaven), adjacent to the northern entrance. T10 and T12 are category B trees. T11 and G3 are category C trees.
- 10.97 A number of comments from neighbours have been raised with regards to the line of Turkish Hazel trees to the south of the existing school and concern that their retention was pushing the building further to the north, to the detriment of

the amenities of the occupiers to the north of the site. The location of the building in terms of the amenities of the occupiers to the north has been carefully considered as part of the assessment of the application and considered acceptable for the reasons expressed in the 'Neighbouring amenity' section above. The retention of all but one of the Turkish Hazel trees (T10 would have direct conflict with the proposed building) would aid the screening of the new school building from the south west.

10.98 T12 and T13 would also have direct conflict with the proposed building. T11 is required to be removed to facilitate the construction for the new pedestrian access to the NRC and the removal of G3 is required to widen the vehicular entrance at the northern end of the site.

10.99 Ten new trees are included as part of the landscaping scheme. Two would be located between the school building and residential accommodation, three to the north of the residential accommodation and four to the western boundary. These trees would help to screen the development from the Richmond Avenue and Cloudesley Road properties. There would be one new tree to the south of the school building, which would contribute towards mitigating the loss of the three trees in a similar location.

10.100 The plan of the site below indicates the location of the new trees (highlighted in red). The red dotted circles show the trees to be retained:



10.101 Overall the proposed planting is substantial and considered adequate to mitigate against the loss of the category B trees and category C trees. The landscaping condition secures this planting including a replacement requirement (should some die) as well as a 2 year maintenance programme.

10.102 A condition requiring a Method Statement is recommended, to ensure details of tree pruning, ground works within RPA's of trees, protective fencing and

management of pruning following occupation are provided and approved prior to commencement of works.

Highways and transportation

- 10.103 The Core Strategy promotes sustainable transport choices in order to mitigate the impact of developments on the environment, to respond to congestion affecting roads and public transport.
- 10.104 The Development Management Policies requires the submission of detailed information with regards to servicing, proposed trip generation, methods of travel and the promotion of sustainable transport methods in order to assess and reduce the impact of developments on the surrounding road network.
- 10.105 Policy DM8.1 states that the design of developments, including building design and internal layout, site layout, public realm and the provision of transport infrastructure is required to prioritise the transport needs of pedestrians, public transport users and cyclists above those of the motor vehicle.
- 10.106 There are currently 6 parking spaces on the site, to the northern end.

Vehicular access, parking and drop off arrangements

- 10.107 CS10H requires car free development. Development management policy DM8.5B states that parking will only be permitted where this is essential for operational requirements and integral to the nature of the business/ services. Wheelchair accessible car parking is considered to comply with this policy also.
- 10.108 Pupils of the ILS (18 daily) will travel to and from school in two minibuses, which will drive into the northern entrance (Dowrey Street) and park in the allocated minibus parking spaces. The minibuses will remain on site during the day.
- 10.109 It is anticipated that all of the (existing) NRC pupils will use the southern pedestrian entrance, as none are currently driven to school. Any NRC vehicular drop offs will be on site via the northern entrance (Dowrey Street), where there will be one allocated 'drop off' bay.
- 10.110 Two on site wheelchair accessible parking spaces are proposed which complies with council policy.
- 10.111 There will be two on site staff parking spaces which, in this instance given the unique requirements of the two schools, are considered essential for the effective running of the two schools. The schools have multiple sites across the borough and the schools will be regularly visited by health professionals and therapists. Alternative and sustainable travel methods will be employed by the vast majority of staff members and promoted through the schools travel plan. There are two allocated 'car club' bays in the vicinity for example and the school would be entitled through the councils highways department to obtain a university parking permit. The permit would allow one car to park in

residential bays throughout the borough. It is important to note the ancillary residential use would not have access to on street residents parking permits (restricted via the Directors' Agreement letter) unless, of course, their parents, as carers, have a blue badge allowing them to park on street throughout the borough.

Servicing and deliveries

- 10.112 The applicant is required, in line with Development Management policy DM8.6 Bii, to submit details of proposed delivery/ servicing plan, including hours, frequency, location, size of vehicles in order to assess the impact of the development on surrounding roads. It is important to note that a previous school on the site catered for a larger number of children than the two proposed schools and would have generated a larger number of servicing and delivery trips and a greater impact on the surrounding road network.
- 10.113 A swept path analysis has been submitted which indicates that all delivery and servicing vehicles could enter and exit the site in forward gear.
- 10.114 Some detail with regards to the type and frequency of deliveries and servicing has been provided in the amended Transport Assessment. It is recommended that a condition requiring a greater level of servicing and delivery details be submitted by condition. The Plan should include provision of a 'banksman' to supervise the movement of larger vehicles on site, specifically in relation to the requirement for them to reverse over the (internal) pedestrian crossing and through the (internal) gate, to ensure the safety for users of the crossing.
- 10.115 Emergency service vehicles would access the site from Dowrey Street. The proposed Cloudesley Square gates would also be wide enough to accommodate emergency access vehicles and this arrangement is considered acceptable by the fire brigade.

Cycle access and parking

- 10.116 Policy DM8.4 requires major developments to provide cycle parking in accordance with the minimum standards and for the facilities to be secure, conveniently located, adequately lit, step free and accessible.
- 10.117 Separate cycle parking is proposed for the two schools. The ILS cycle store is adjacent to northern site entrance and the NRC adjacent to southern entrance. Some 15 spaces have been allocated for the NRC and 10 for the ILS. This is an overprovision of spaces which is welcomed. The stores would be conveniently located, secure and have level access, as required by policy DM8.4. The provision of one accessible cycle parking space within each cycle store has been committed to, which is also welcomed. It is recommended that a condition requiring details of the internal layout of the cycle sheds be required by condition.

Pedestrian access

- 10.118 Development Management Policy DM8.4 part F states that there should be no road safety conflicts where pedestrians have to share space with vehicles/ cyclists within the site. Separate car and pedestrian access from Dowrey Street is proposed, which is in line with this policy.
- 10.119 There would be a noticeable increase in pedestrian activity on the streets in proximity to the southern end of the site, which would be concentrated to the morning and afternoon school peak periods. The Cloudesley Square footway is sufficiently wide and in a good state of repair to accommodate this increase.

Construction management

- 10.120 A draft Construction Management Plan was submitted with the application, which stated that the main construction site access would be from Dowrey Street and that a secondary entrance for light vehicles would be provided from Cloudesley Square (south). Little detail was provided with regards to haulage routes, vehicle numbers and vehicle types.
- 10.121 It is recommended that a condition requiring the submission of a detailed Demolition and Construction Management Plan and a Construction Logistics Plan be submitted, providing details of access routes for construction traffic, levels of noise, vibration, smoke and odour from inside the development site during demolition and construction and methods to mitigate/ minimise those impacts, to ensure there would be no undue amenity impacts on residents nor on the road network during demolition and construction.
- 10.122 Many objections have requested that construction be limited to Monday to Friday only. It should be noted that construction working hours are addressed by the councils Environmental Health department and not within the control planning. Morning Saturday working is not prohibited by the Code of Construction Practice, which allows construction between 8am- 6pm Monday to Friday and 8am to 1pm on Saturdays. Additionally, the contractor, Morgan Sindell, will be bound by the Code of Considerate Construction Practice and the councils Public Protection Team will be monitoring the build process to ensure noise etc is minimised in order to protect residential amenity.

Travel plan

- 10.123 Policy DM8.2B requires the submission of a travel plan prior to occupation. Travel plans support car- free and other related policies such as the provision of on site cycle parking provision. It is a document which details the schools approach to the encouragement of sustainable methods of travel to and from school for staff, pupils, parents and includes the measures such as cycle training schemes, bike to work scheme and engagement with all users.
- 10.124 A draft travel plan was submitted with the application, which provides information on past and projected staff and pupil travel methods to school and measures to promote walking and cycling.
- 10.125 The submission of a more complete draft travel plan would form a head of terms on the Directors' Agreement Letter, with a full travel plan required 6

months after first occupation with a monitoring period of 5 years of travel methods to school.

Conclusion

10.126 The arrangements would, overall, have an acceptable impact on local roads and would not compromise safety or traffic flow. There would be no substantial increase in car trips as a result of the proposal. Arrangements for drop off are on site, cycle provision for staff and pupils is over and above the expected standard and the travel plan would promote sustainable methods of transport. The Construction Management Plan recommended by condition would ensure the free flow of the road network during demolition and construction. Conditions and items secured by the Directors' Agreement letter would mitigate any adverse impacts that might arise.

Planning Obligations, Community Infrastructure Levy and local finance considerations

Directors' Agreement Letter in Lieu of S106 Agreement

10.127 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.

10.128 The proposed development generates a requirement for contributions towards CO₂ offsetting, potential future provision of two additional wheelchair accessible parking bays on Moreland Street if required once the school is fully operational as a two-form entry school, and a fee for monitoring compliance with the Code of Construction Practice.

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

- Contribution of £43, 077.16 towards offsetting projected residual CO₂ emissions of the development.
- 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 2 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 £2,190 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.
- Future proofing the on site energy solution so the development can be connected to a local energy network if a viable opportunity arises in the future.
- Submission of a final post occupation Green Performance Plan to the Local Planning Authority following an agreed monitoring period.
- Submission of a draft 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.
- A requirement to submit and gain listed building consent for works to the eastern and western flank walls of the existing school building, before commencement of any work to those flank walls.
- Payment of council's fees in preparing and monitoring the Directors' Agreement letter.
- Removal of residents rights to obtain on street parking permits.

Community Infrastructure Levy (CIL)

10.130 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, the proposal is considered to benefit from CIL relief and therefore no CIL contributions are applicable.

National Planning Policy Framework

10.131 Paragraph 17 of the NPPF sets out 12 core planning principles that should underpin decision-taking. The application is in compliance with these principles. It is strong in its contribution towards the effective use of an existing educational site, whilst conserving heritage assets and supporting a low carbon future.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The application site accommodates the New River College Pupil Referral Unit. It contains a 1970's, two storey school building, a parking area and hard surfaced play area to the north of the school and a MUGA and grassed area to the south of the school.
- 11.2 The site is surrounded by grade II listed properties and is located within the Barnsbury Conservation Area.
- 11.3 The application proposes the demolition of the existing school building and the erection of a new two storey school building with separate single storey residential building to house pupils and staff during term time.
- 11.4 The main issues arising from the development are the impact of the development on the significance of the conservation area and the surrounding listed buildings and the impact of the development on the amenities of the neighbouring occupiers. The application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 11.5 The Design and Conservation officer considers that the development would result in less than substantial harm to the significance of the conservation area and the surrounding listed buildings, by reason of the resulting fragmentation of the existing open space and the size and location of the proposed built form.
- 11.6 Officers consider that, given the discrete appearance of the proposed building, the improvements to the northern and southern entrances and enhancement of landscaping, there would be no harm to the significance of the listed buildings or the conservation area and that local character would be conserved and in fact enhanced.
- 11.7 Should members consider that the development would cause less than substantial harm to the significance of the heritage assets, officers consider that the proposal would, in any event, provide substantial public benefits which would outweigh any less than substantial harm caused.
- 11.8 The proposal would have an acceptable impact on the residential and visual amenities of the neighbouring occupiers and would provide enhanced educational facilities on an existing education site in a sustainable manner.
- 11.9 The proposal is recommended for approval, subject to conditions and to an appropriate Directors' Agreement letter, the heads of terms of which have been agreed with the applicant.

Conclusion

- 11.9 It is recommended that planning permission be granted subject to conditions and a Directors Agreement Letter and associated heads of terms, for the reasons and details 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 Deputy Head of Service:

- Contribution of £43,077.16 towards offsetting projected residual CO₂ emissions of the development.
- 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 2 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 £2,190 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.
- Future proofing the on site energy solution so the development can be connected to a local energy network if a viable opportunity arises in the future.
- Submission of a final post occupation Green Performance Plan to the Local Planning Authority following an agreed monitoring period.
- Submission of a draft 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.
- A requirement to submit and gain listed building consent for works to the eastern and western flank walls of the existing school building, before commencement of any work to those flank walls.

- Payment of council's fees in preparing and monitoring the Directors' Agreement letter.
- Removal of residents rights to obtain on street parking permits.

That, should the Directors' Agreement letter not be completed within the timeframe for the Planning Performance Agreement and an extension not agreed, 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	Commencement (Compliance)
	<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	Approved plans list (Compliance)
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> - Design and access statement dated 18/12/2014 - Energy strategy for New River College and the Bridge ISL-issue 2. - BREEAM Planning report rev 01 dated 01/12/2014 - Construction Management Plan SH PLN1 rev1 dated 16/12/2014 - Daylight and sunlight report dated 18/12/2014 - HIA screening - Heritage statement issue 3 dated 17th December 2014 - Arboricultural survey ref PJC/3549- 2/14 date 12/11/2014 - Arboricultural impact assessment ref PJC/3549- 2/14 dated 3/3/15 - Planning statement dated December 2014 Acoustic planning report dated 16/12/2014 - Transport statement dated March 2015 - Drainage strategy design report ref 140639/ TG/ AW dated 4th December 2014 - Acoustic planning report dated 16/12/14 - The Bridge International Learning Space School Travel Plan 2015/16 - New River College School Travel Plan Review/ rewrite <p>787_SK_105, 1051 1000; 1050 1001 M, 1051 1002 M, 1051 1003 F; 1051 1004 B, 1051 1005, 1051 1006, 1051 1007, 1051 1008, 1051 2002 C, 1051 2005 B, 1051 2006 B, 1051 2007 B, 1051 2008 B, 1051 2010 B, 1051 2011</p>

	<p>C, 1051 2012 C, 1051 2013 C, 787_P_001, 787_P_002, 787_P_004 A, 787_P_006, 787_P_013 C, 787_P_014 C, 787_P_015 B, 787_P_016, 787_P_017 C, 787_P018, 787_P_024 A, 787_P_025 B, 787_P_030 A, 787_P_031 A, 787_P_035, 787_P_036, 787_P_037, 1051 SK105, C604 P1, C605 P1, C602 P2, C603 P2, C601 P2, P600 P5 and Existing/ Proposed boundary fencing.</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>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, bond, and pointing; b) The brick used in the construction of the eastern flank (residential school building) wall which shall match the existing c) Timber Cladding d) Windows, including materials, profile, reveal depth (minimum 150mm) and detailing. e) Entrance doors f) Window louvers and timber slabs to perimeter of external play deck g) 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>
4	<p>Demolition and Construction Management and Logistics Plan (Details)</p>
	<p>CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Logistics and Management Plan (CLMP) has been submitted to the Local Planning Authority and approved in writing. The CLMP shall include:</p> <ul style="list-style-type: none"> a) Proposed access routes for construction traffic; vehicular numbers and type b) Permitted hours of access for construction; c) Proposed on-site management measures to ensure that movement of vehicles in and out of the site is safe (and in forward gear); d) Using freight operators who can demonstrate their commitment to best practice - for example, members of our Freight Operator Recognition Scheme (FORS) e) Consolidating deliveries so fewer journeys are needed;

	<p>f) Using sustainable delivery methods; h) Details of the methods to be used and the measures to be undertaken to control the emission of noise arising from demolition and construction works; and noise, air quality including dust, smoke and odour, vibration, and TV reception</p> <p>The report shall assess impacts during the demolition and construction phases of the development on the road network, nearby residents and other occupiers together with means of mitigating any identified impacts.</p> <p>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 maintain highway safety and the free flow of traffic on the surrounding highway network.</p>
5	<p>Roof-level structures (Details)</p>
	<p>CONDITION: Details of all roof-level structures (including 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>
6	<p>Security & General Lighting (Details)</p>
	<p>CONDITION: Details of general and any security outdoor lighting, including full specification of all luminaries, lamps and support structures and hours of use, shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</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, protecting the setting of and character of the designated heritage assets, security and protecting neighbouring and future residential amenity and existing and future habitats from undue light-spill.</p>
7	<p>Sustainable Urban Drainage (Details)</p>
	<p>CONDITION: Details of a drainage strategy for a sustainable urban drainage</p>

	<p>system (SUDS) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be based on an assessment of the potential for disposing of surface water by means of appropriate sustainable drainage systems in accordance with the drainage hierarchy and be designed to maximise water quality, amenity and biodiversity benefits in line with the requirements of Islington Development Management Policy DM6.6 (Flood prevention). The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will aim to achieve a greenfield run off rate (8L/sec/ha) and at a minimum achieve a post development run off rate of 50L/sec/ha, unless justification for a higher runoff rate is provided to the satisfaction of the Local Planning Authority.</p> <p>The SUDS shall be fully installed in strict accordance with the approved details, operational prior to the first occupation of the development and maintained as such thereafter.</p> <p>REASON: In order to ensure that sustainable management of water and flood prevention.</p>
8	<p>Landscaping (Details)</p>
	<p>CONDITION: Details of a 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"> • Proposed trees, including their location, species, size, and confirmation that existing and proposed underground services would not intrude into root protection areas; • Soft planting, including details of any grass and turf areas, shrub and herbaceous areas; • Topographical survey, including details of any earthworks, ground finishes, any topsoiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; • Details of the railings, gates and finial detail (1:10) • Hard landscaping materials, including ground surfaces including their permeability, kerbs, edges, steps and synthetic surfaces; • Play equipment and other furniture- elevations and location, material and colour • Confirmation that all areas of hard landscaping, together with the communal amenity and playspace areas have been designed in accordance with Islington's Inclusive Landscape Design; • A Landscaping Management Plan describing how the landscaping would be maintained and managed following implementation for a period of 2 years. • Any other landscaping feature(s) forming part of the scheme. <p>The landscaping scheme shall be completed prior to occupation of the proposed development, with the exception of the soft landscaping which shall be completed/planted during the first planting season following practical completion</p>

	<p>of the development hereby approved.</p> <p>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 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 (including the Landscape Management Plan) 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>
9	<p>Cycle Parking (Details)</p> <p>CONDITION: Details of the internal layout, design and external appearance of the bicycle storage sheds (which should be timber clad to match the timber cladding on the school building), including details of the green roof, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite.</p> <p>The northern shed should accommodate no less than 10 spaces including 1 accessible cycle parking space and the southern shed shall accommodate no less than 15 spaces including 1 accessible cycle parking space.</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>
10	<p>Refuse/Recycling storage (Details)</p> <p>CONDITION: Details of the external appearance of the refuse enclosure shown on the approved plans 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 / recycling enclosure shall be provided strictly in accordance with the details so approved and shall be provided prior to the first occupation of the development hereby approved and shall be 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>
11	<p>Replacement brickwork (compliance)</p> <p>CONDITION: Any bricks replaced during the any required repairs to the listed</p>

	<p>boundary walls of the school which form the boundary walls of the adjacent properties shall be London Stock brick to match the existing.</p> <p>REASON: To protect the significance of the listed buildings</p>
12	<p>Brick cleaning (details)</p> <p>CONDITION: A method statement outlining the method used to clean the paint from the listed brick walls, which should be non abrasive, shall be submitted to and agreed in writing by the local planning authority.</p> <p>REASON: To protect the significant of the listed buildings.</p>
13	<p>Use of the ancillary residential accommodation</p> <p>CONDITION: The use of the ancillary residential accommodation hereby approved shall be used during school term time only and not during school holidays. The accommodation shall be used by pupils of the Bridge International Learning Space School and their carers only and shall not be used as self contained C3 residential units.</p> <p>REASON: To protect the approved use of the site and the amenities of the neighbouring residential occupiers.</p>
14	<p>Community Use Management Plan</p> <p>CONDITION: Prior to occupation of the development hereby approved, details of how provision will be made for the use of the on site facilities by the community shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The site shall be used strictly in accordance with the details so approved.</p> <p>REASON: To facilitate use of the facilities for the wider community where this is practicable.</p>
15	<p>Plumbing (No pipes to outside of building) (Compliance)</p> <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 would potentially detract from the appearance of the building and undermine the current assessment of the application.</p>
16	<p>Rooftop hand rail (compliance)</p> <p>CONDITION: Notwithstanding the plans hereby approved, no permission is granted for the rooftop hand rail around the perimeter of the roof.</p> <p>REASON: To protect the visual amenities of the neighbouring occupiers and the character and appearance of the area</p>

17	<p>Renewable Energy (compliance)</p>
	<p>CONDITION: The energy efficiency measures/features and renewable energy technology(s) (85sqm rooftop photovoltaic cells), which shall provide for no less than 30% on-site total CO₂ reduction as detailed within the ' Energy Strategy ' shall be installed and operational prior to the first occupation of the development.</p> <p>Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:</p> <p>a) a revised scheme of renewable energy provision, which shall provide for no less than 30% onsite CO₂ reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, The final agreed scheme shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by energy efficient measures/features and renewable energy are met</p>
18	<p>BREEAM (compliance)</p>
	<p>CONDITION: The development hereby approved shall achieve a BREEAM New Construction rating (2014) of no less than 'excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
19	<p>Arboricultural Method Statement (Details)</p>
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the appropriate working methods (the arboricultural method statement, AMS) in accordance with British Standard BS 5837 2012 – Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</p>
20	<p>Air quality (Details)</p>
	<p>Before commencement of the development hereby approved, an air quality report shall be submitted to and agreed by the Local Planning Authority. The report shall detail:</p> <ul style="list-style-type: none"> - the area within the boundary of the site which may exceed relevant national air quality objectives. - specify how the detailed application will address any potential to cause relevant

	<p>exposure to air pollution levels exceeding the national air quality objectives.</p> <ul style="list-style-type: none"> - identify areas of potential exposure. - detail how the development will reduce its impact on local air pollution. <p>Regard shall be had to the guidance from the Association of London Government “Air quality assessment for planning applications – Technical Guidance Note” and the GLA’s “air quality neutral” policy in the compilation of the report.”</p> <p>REASON: To protect the amenities of the future users of the site and the neighbouring occupiers.</p>
21	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 $L_{Aeq Tr}$ 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 $L_{AF90 Tbg}$. 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 residential accommodation is provided.</p>
22	Servicing and Delivery Plan (Details)
	<p>CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.</p> <p>The Plan shall include details of the provision of a ‘Banksman’ to supervise the movement of larger vehicles on the site , specifically in relation to reversing over the pedestrian crossing and internal gate.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved, 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: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic and the safety of users of the site.</p>
23	Internal fencing
	<p>Notwithstanding the plans- the proposed internal fencing, notwithstanding other than boundary fencing no higher than 2.4m.</p>
24	Green/Brown Biodiversity Roofs (Compliance)
	<p>CONDITION: All green/brown roofs shown across the approved development shall be designed, installed and maintained in a manner that meets the following</p>

	<p>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>
25	Inclusive Design (compliance)
	<p>CONDITION: The development shall incorporate all inclusive features indicated on the drawings hereby approved.</p> <p>Notwithstanding the drawings hereby approved, the first floor hygiene room shall incorporate a wall with grab rail to one side of the WC.</p> <p>Notwithstanding the drawings hereby approved, the doors on the accessible WC's shall open outwards.</p> <p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
26	Parking arrangements (compliance)
	<p>CONDITION: The 2 wheelchair accessible parking bays, as shown on the approved drawings listed in condition 2, shall be provided and marked out as approved prior to the first occupation of the development and maintained as such thereafter.</p> <p>The drop off bay shall only be used as such and for a maximum drop time of 15 minutes.</p> <p>The 2 larger parking bays shall be marked and shall be fore the use of the mini buses only.</p>

	REASON: To ensure adequate provision of parking for residents with disabilities and for the users of the site.
--	--

List of Informatives:

1	S106
	SECTION 106 AGREEMENT You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	Superstructure
	DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION' 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.
3	Water Infrastructure
	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.
4	Working in a Positive and Proactive Way
	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. 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 The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.
5	Materials
	INFORMATIVE: In addition to compliance with condition 3, 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.
6	The applicant is informed that should any internal on site fencing be attached to the listed boundary walls, this would require listed building consent prior to the

	commencement of those works.
7	The applicant is informed that listed building consent is required prior to any works on the eastern and western listed flank walls of the existing building.

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

Policy 3.2 Improving health and addressing health inequalities	Policy 6.3 Assessing effects of development on transport capacity
Policy 3.6 Children and young people's play and informal recreation facilities	Policy 6.9 Cycling
Policy 3.18 Educational facilities	Policy 6.10 Walking
Policy 4.12 Improving opportunities for all	Policy 6.13 Parking
Policy 5.2 Minimising carbon dioxide emissions	Policy 7.1 Building London's neighbourhoods and communities
Policy 5.3 Sustainable design and construction	Policy 7.2 An inclusive environment
Policy 5.5 Decentralised energy networks	Policy 7.3 Designing out crime
Policy 5.6 Decentralised energy in development proposals	Policy 7.4 Local character
Policy 5.7 Renewable energy	Policy 7.5 Public realm
Policy 5.9 Overheating and cooling	Policy 7.6 Architecture
Policy 5.10 Urban greening	Policy 7.8 Heritage assets and archaeology
Policy 5.11 Green roofs and development site environs	Policy 7.13 Safety, security and resilience to emergency
Policy 5.13 Sustainable drainage	Policy 7.14 Improving air quality
Policy 5.14 Water quality and wastewater infrastructure	Policy 7.15 Reducing noise and enhancing soundscapes
Policy 5.15 Water use and supplies	Policy 7.19 Biodiversity and access to nature
Policy 5.17 Waste capacity	Policy 8.2 Planning obligations
	Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

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

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

CS15 (Open space and green infrastructure)

CS17 (Sports and recreation provision)

C) Development Management Policies June 2013

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

DM4.12 Social and strategic infrastructure

DM6.1 Healthy development

DM6.5 Landscaping, trees and biodiversity

DM6.6 Flood prevention

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

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

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

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:

- Barnbury Conservatin Area
- Protected vista from Alexandra Palace viewing platform to St Pauls Cathedral
- Local cycle routes

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 and S106
- Urban Design Guide
- Barnsbury Conservation Area Design Guidance

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

APPENDIX 3- DESIGN REVIEW PANEL RESPONSE



CONFIDENTIAL

ATT: Joe Wilson
Planning
CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Planning Service
Planning and Development
PO Box 333
222 Upper Street
London
N1 1YA
T 020 7527 2389
F 020 7527 2731
E Luciana.grave@islington.gov.uk
W www.islington.gov.uk

Our ref: Q2014/3672/MJR

Date: 18 November 2014

Dear Joe Wilson,

ISLINGTON DESIGN REVIEW PANEL RE: Dowrey School

Thank you for attending Islington's Design Review Panel meeting on 4 November 2014 for an assessment of the above scheme. The proposed scheme under consideration is for the demolition of the existing building and the erection of a two storey building with a separate single storey residential wing, to accommodate the existing New River College Primary Pupil Referral Unit and the new Bridge International Learning Space Free School, for pupils who have severe learning difficulties/autism. The main building would be rectangular in shape, with a set down section of roof running north/south and stepped northerly and southerly elevations providing an element of articulation. The development would have a total floor space of 2100sqm and a ground floor footprint of approx. 1300sqm. It would be 7.5m high.

Review Process

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Richard Portchmouth (chair), Michael Richter, Alec Forshaw, Mustafa Erdem, Sarah Featherstone, and Paul Reynolds, following a site visit, in the afternoon of Tuesday 4 November 2014, including a presentation from the design team followed by question and answers session and deliberations at Islington Town Hall. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the council.

Panel's observations

Layout and footprint

The Panel appreciated the high development pressure in terms of the accommodation needed to be located on the site. However, the Panel felt that the proposed layout was compromised, and questioned the relationship between the school and the residential unit, and the narrow 'street' between the two.

The panel queried the quality of the entrance and circulation areas of the school, which appear constrained and recommended exploration of lateral and vertical articulation such as the introduction of a double height space at the northern entrance.

The Panel questioned the location of the residential unit and raised concerns over the poor amenity, outlook and light from the bedrooms if left in its current position. The Panel expressed disappointment that the enhancement opportunities at the southern end of the site (by the removal of the existing unsightly garages) had not been fully explored and properly tested. Although panel members thought there was merit in considering the location of the residential unit on that part of the site, they appreciated that there might be constraints surrounding the impact on the existing protected tree. Overall the Panel considered that a more successful arrangement of the school and residential accommodation on the site should be sought.

Form, elevations and materials

The Panel appreciated that the constrained site and the close proximity to surrounding buildings has informed the form of the building and design of the façades. However, the Panel questioned the rectangular and linear form of the blocks and the long bulky layered façades. The Panel recommended that ways to break up the block should be considered and felt that there would be opportunities to further articulate the building both at ground level and to express the hierarchy of functions, integrate the layers and punctuate the elevations. The Panel questioned the longevity of the proposed timber on the first floor and whether it would appear bolted on.

Amenity and landscaping

Panel members felt that the positioning of the proposed school and residential blocks within the restrained space had led to a fragmentation of the external space and that the outdoor space appeared left over, rather than intentionally designed.

Although the Panel appreciated the challenges involved in designing space for students with learning difficulties, it was felt that this should not be used as an excuse for not designing high quality space and good amenity. The Panel recommended that the outdoor space and amenity needed further consideration and development.

The Panel felt that the linear space between the main block and the residential block needed further consideration and a clearer design.

The Panel also felt that the proposal for the southern perimeter of the site was very poor and needed to be better resolved.

Summary

The Panel appreciated the restrictions on the site and the constraints which limit the available options, but felt that a better layout could be found. Specifically, the Panel recommended that the two garages at the southern end of the site should be removed and that the residential unit could be located here to enable more successful external amenity space for the schools and improve the amenity of the residential accommodation.

The Panel questioned the rectangular form and bulky façades of the main unit and felt alternative designs for the elevations should be explored.

The Panel argued that better design of the external space was needed and that the southern perimeter of the site needed a better and more positive solution.

Thank you for consulting Islington's Design Review Panel. If there is any point that requires clarification please do not hesitate to contact me and I will be happy to seek further advice from the Panel.

Confidentiality

Please note that since the scheme is at pre-application stage, the advice contained in this letter is provided in confidence. However, should this scheme become the subject of a planning application, the views expressed in this letter may become public and will be taken into account by the council in the assessment of the proposal and determination of the application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lucy', written in a cursive style.

Luciana Grave

Design Review Panel Coordinator
Design & Conservation Team Manager