

SECTION '2' – Applications meriting special consideration

Application No : 11/03482/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Eltham College Grove Park Road
Mottingham London SE9 4QF

OS Grid Ref: E: 541794 N: 172968

Applicant : Eltham College

Objections : YES

Description of Development:

Three storey block comprising classrooms and sixth form accommodation

Key designations:

Areas of Archeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Chain

London City Airport Safeguarding

London City Airport Safeguarding Birds

Metropolitan Open Land

Tree Preservation Order

Proposal

- Demolition of the existing two storey Jubilee classroom block, former swimming pool and gymnasium building (which currently provide twelve classrooms and a sixth form centre) and 2 temporary classroom buildings
- erection of three storey replacement block providing 21 classrooms and a new sixth form centre in the same general location to the north western corner of the existing quadrangle with a projecting limb over the area currently occupied by temporary classrooms to the west
- proposal will result in a net increase of 1,546m² of gross internal floorspace compared to the buildings to be demolished / removed
- following accommodation will be provided within the classroom block:
 - o 2 Music classrooms
 - o 7 Maths classrooms and departmental office
 - o 7 Modern Foreign Language classrooms and departmental office
 - o 3 classrooms for Latin and Economics with office
 - o individual teaching room

- o seminar / function room facing balcony
 - o ICT suite
 - o sports viewing terraces and balconies
- following accommodation will be provided within the Sixth Form Block:
 - o Sixth Form Centre study area with dedicated WC facilities
 - o Sixth Form Centre recreational / café area with servery and lockers
 - o 2 Sixth Form offices
 - o seminar and private study areas
 - o computer server room
 - o plant rooms
 - o toilet facilities for pupils and staff
 - buildings will be linked at the north-west corner of the quadrangle but have been designed as separate structures to diffuse their bulk and mass whilst the upper storeys are set back at various points to break up and add interest to the elevations
 - building will be set back at second floor level adjacent to the residential properties on Mottingham Lane to reduce the impact on these dwellings - a flat roof area will be provided and the application states that there will be no access to this area other than for maintenance purposes
 - application states that:
 - o improved facilities will fulfil the same educational functions and will not intensify the educational activity on site
 - o proposal reflects College's aim to provide 21st Century educational accommodation
 - o scheme seeks to capture features of adjacent buildings to provide design integrity and interest and to contribute to the special interest of the locally listed Fairy Hall.

The application is accompanied by the following documents:

- Planning Statement
- Design and Access Statement
- Heritage Statement
- Construction Management Plan
- Archaeological Statement
- Stage One Habitat Survey
- Habitat Bat Emergence Survey
- Tree Survey
- Arboricultural Development Report
- Energy Statement
- Surface Water and Foul Drainage Assessment
- Headmaster's Statement on New teaching Block and Sixth Form Centre
- Headmaster's Statement on Justification of Additional Floor Space.

The application sets out a justification for the proposal which includes the following points:

- emphasis of curriculum has shifted from arts or social science based subjects to mathematics and the three sciences
- number of Sixth Form subjects has increased from 17 to 25 and from 3 A-levels to 4 AS levels per pupil
- increased emphasis on foreign languages in recent years – Latin has been taught for 12 years in two temporary classrooms whilst Spanish, Russian and Mandarin have been introduced to the curriculum in recent years
- pressure on rooms means that subjects are frequently taught in spaces not designated or resourced for those subjects
- existing classrooms are inefficient for the type of teaching delivered by the College due to awkward configuration for multi-activity work and lack of suitability for interactive white boards
- temporary classrooms have little sound or thermal insulation and suffer from uncontrolled solar gain
- Jubilee Block is highly inefficient in terms of heat retention and energy generation
- Sixth form centre has no study area and limited catering and toilet facilities and is difficult to keep warm in winter and cool in summer
- higher education is moving towards Virtual Learning Environments involving more electronic communication requiring more extensive computer access
- Sixth Form students now expect more recreational and social facilities for use during non-taught time
- College is committed to providing the highest levels of independent education and must continue to remain competitive - it is imperative that it can offer pupils high quality accommodation across the curriculum.

The Design and Access Statement includes details of pre-application community consultation which resulted in revisions to the scheme including stepping back of the northern elevation of the new Sixth Form Centre at second floor level to reduce to reduce its visual impact and overshadowing. It is stated that the revisions ensured that the daylight and sunlight to the rear garden amenity areas of Littleholme and Burmill will meet Building and Research Establishment (BRE) guidelines for sunlight and daylight normally applicable to habitable rooms. It is further stated that the revision will create the opportunity for a planted terrace to soften the visual impact of the upper storeys of the building.

The application is accompanied by a Heritage Statement which concludes as follows:

- proposals involve the loss of some historic fabric in the pool and gymnasium buildings, and a classroom block from the 1960s which in some ways (e.g. layout and construction methods) typified its era and made a contextually appropriate western enclosure to the courtyard behind Fairy Hall, however this loss is greatly outweighed by the beneficial effects of the replacement buildings

- replacement buildings have been carefully designed in terms of massing and materials to enhance the courtyard as well as aspect from the sports pitches and the northern pathway
- proposals will increase visual interest whilst continuing themes and materials from previous eras of construction at the College - new focus and improvements in general amenity will greatly enhance the experience of both the heritage asset itself and the site as a whole.

Site and Surroundings

- College is set within extensive grounds at the northern limits of the Borough to the south of the A20
- site borders Lewisham to the west and Greenwich is a short distance to the east
- College buildings are surrounded by suburban housing to the north and east whilst the College playing fields, which are designated MOL, lie to the west and south
- built campus is confined to an area west of the junction of Mottingham Lane and Grove Park Road and is centred around Fairy Hall, a locally listed building which dates from circa 1700, and has developed incrementally over the centuries
- buildings behind Fairy Hall surround an internal courtyard which features a lawn and large sculptures – former gymnasium building and Jubilee Block form the north western section of this enclosure
- school playing fields form part of the South East London Green Chain and the site lies within an Area of Archaeological Significance.

Comments from Local Residents

Nearby residents were notified of the application and representations were received which can be summarised as follows:

- scheme should have architectural merit – new art block has none
- overbearing visual impact from Bermil and Littleholme
- loss of light / overshadowing at Bermil and Littleholme including loss of light to vegetable plot at Littleholme
- loss of outlook from Bermil and Littleholme
- loss of privacy at Bermil

Comments from Consultees

- English Heritage (Archaeology) – no objections
- Thames Water - no objections
- Drainage – no objections
- Metropolitan Police Crime Prevention Design Adviser – no objections
- Highways – no objections
- Greenwich Council – no objections
- Ecology – no objections
- Sustainable Development and Renewable Energy – no objections.

Any further responses to consultations will be reported verbally at the meeting.

Planning History

There is an extensive planning history relating to the existing school facilities. Planning permission was granted in 2009 for a two storey detached educational art building with single storey link building to provide a new arts facility which is currently under construction (refs. 09/02240, 10/02442 and 10/03221).

Planning permission was granted in March 2012 for a replacement single storey pavilion / changing rooms building (ref. 11/03489).

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

UDP

- T1 Transport Demand
- T5 Access for People with Restricted Mobility
- NE5 Protected Species
- NE7 Development and trees
- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other means of enclosure
- BE10 Locally Listed Buildings
- BE16 Ancient Monuments and Archaeology
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- C7 Education and Pre-School facilities

London Plan

- 3.18 Education Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Monoxide emissions
- 5.3 Sustainable Design and Construction
- 5.5 Decentralised Energy Networks
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.11 Green Roofs and Development Site Environs
- 5.13 Sustainable Drainage
- 6.3 Assessing effects on Transport Capacity
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands.

The proposal is acceptable in terms of its impact on trees.

Conclusions

The main issues relating to the applications are as follows:

- impact on the character of the area and on the amenities of the occupants of nearby residential properties
- impact on the setting of the Locally Listed Fairy Hall
- highways implications.

The applicant has set out a convincing case that the proposed facilities are necessary for the school to meet modern educational requirements. The existing 1960s Jubilee block is undistinguished whilst the former swimming pool building has been substantially altered and neither building is of sufficient architectural interest to warrant their retention. The replacement buildings will be greater in footprint, floorspace and height than their predecessors but are well designed and respond well in terms of massing and orientation to the quadrangle and other buildings in the complex. The existing north wing of the courtyard is approx. 7m to eaves and 9.4m to the ridge of the roof whilst the east wing is approx. 8.8m to the eaves and 13.5m to the ridge of the roof. The proposed buildings will be approx. 11.8m high to the highest parapet and approx. 13.3m high to the ridges of the roof. The elevations of the buildings have been broken up through their detailing which adds interest and detracts from any impression of bulk. It is considered that the buildings will complement the historic interest of Fairy Hall.

Objections have been received from the occupants of Littleholme and Burmill regarding loss of light, outlook and privacy and the visual impact of the building. The rear elevation of Littleholme is approx. 48m from the boundary shared with the college. The rear elevation of Bermil is approx. 60m from the college boundary whilst the rear boundary of Bermil is approx. 34m from the college boundary. The proposed building will occupy the same general position as the building it replaces in respect of proximity to the boundary. The applicant revised the scheme following pre-application consultation with the occupants of Littleholme and Burmill to ensure that the daylight and sunlight to the rear gardens of these properties will meet Building and Research Establishment (BRE) guidelines for sunlight and daylight normally applicable to habitable rooms. The application is also accompanied by a sunpath analysis which demonstrates that the overshadowing that will occur can be considered acceptable. The applicant has indicated that soft landscaping will be used on the flat roof area at second floor level to soften the impact of the building and this can be secured through a landscaping condition. The applicant has also indicated that the flat roof area will not be used as a balcony and will only be accessed for maintenance purposes. A condition preventing recreational use of the roof area and therefore overlooking is proposed. The proposed windows at first floor level will be obscure glazed to prevent overlooking. It is considered that the proposal will not result in an unacceptable impact on neighbouring residential properties.

The applicant has confirmed that the proposals will result in no intensification of the use of the site and therefore there will be no highways implications beyond the construction stage. The construction impacts of the development have been addressed through the Construction Management Plan.

The proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03482, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACB13 Trees - excavation by hand (a)
 ACB13R Reason B13
- 5 ACB18 Trees-Arboricultural Method Statement
 ACB18R Reason B18
- 6 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 7 ACC03 Details of windows
 ACC03R Reason C03
- 8 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 9 ACD06 Sustainable drainage system (SuDS)
 ADD06R Reason D06
- 10 ACH16 Hardstanding for wash-down facilities
 ACH16R Reason H16
- 11 ACH27 Arrangements for construction period
 ACH27R Reason H27
- 12 ACH29 Construction Management Plan
 ACH29R Reason H29
- 13 ACI21 Secured By Design
 ACI21R I21 reason
- 14 ACK05 Slab levels - no details submitted
 ACK05R K05 reason
- 15 ACL01 Energy Strategy Report
 ADL01R Reason L01
- 16 The proposed first floor windows facing the northern boundary of the site with the residential properties on Mottingham Lane shall be obscure glazed and fixed shut.
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.
- 17 The second floor flat roof area facing the northern boundary of the site with the residential properties on Mottingham Lane shall not be used as a balcony or sitting out area and there shall be no access to this roof area except for maintenance purposes.
 ACI14R I14 reason (1 insert) BE1

18 Prior to the commencement of development details of the gate restricting access to the second floor flat roof area facing the northern boundary of the site with the residential properties on Mottingham Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved gate shall be kept locked shut at all times except when the flat roof area is being accessed for maintenance purposes.

ACI14R I14 reason (1 insert) BE1

19 Prior to the commencement of development details of on-site car parking for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to comply with Policy T18 of the Unitary Development Plans and to ensure adequate on-site car parking during the construction period.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan and the London Plan:

UDP

- T1 Transport Demand
- T5 Access for People with Restricted Mobility
- NE5 Protected Species
- NE7 Development and trees
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The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the adjacent Metropolitan Open Land
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on the setting of the locally listed Fairy Hall
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the design policies of the development plan
- (i) the transport policies of the development plan
- (j) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 2 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 3 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local

watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 0203 577 9963.

- 4 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.

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Address: Eltham College Grove Park Road Mottingham London SE9 4QF

Proposal: Three storey block comprising classrooms and sixth form accommodation

