

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/02574/FULL1

Ward:
Chislehurst

Address : Coopers School Hawkwood Lane
Chislehurst BR7 5PS

OS Grid Ref: E: 544319 N: 169675

Applicant : Coopers College

Objections : YES

Description of Development:

Demolition of existing tin hut and erection of a replacement sixth form building

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Belt

London City Airport Safeguarding

London City Airport Safeguarding Birds

Joint report with application refs. 13/02575, 13/02593 and 13/02594

Proposal

13/02574 - Demolition of existing tin hut and erection of a replacement sixth form building

- two storey building is proposed on the same footprint as the existing single storey 'tin hut' with an identical ridge height
- ground floor of the new Block will accommodate a common room and the first floor will be used as a learning resource space with computers for Sixth Formers (facilities which are not currently provided)
- materials will include red brick at ground floor level with clay tile cladding at first floor level
- roof will be pitched to match the pitch of the small annex of the adjacent Grade II listed Mansion House
- proposal will not result in an increase in pupil numbers.

The application is accompanied by a Planning Statement in which the applicant asserts that the proposal is appropriate development in the Green Belt by virtue of Paragraph 89 of the National Planning Policy Framework which states that the construction of replacement buildings in the Green Belt is not inappropriate

development, providing "...the new building is in the same use and not materially larger than the one it replaces." The external volume of the existing tin hut is 710m³ and the external volume of the new building is 790m³, representing a 11.3% increase in volume.

The application is accompanied by a Heritage Impact Report which concludes that the proposals will not result in any harm to the identified significance of the listed Mansion House or the Chislehurst Conservation Area. The replacement Sixth Form Block will be a high quality addition to the College campus and the wider Conservation Area.

The application is accompanied by a Design and Access Statement which includes the following points:

- tin hut is in a dilapidated condition and the fabric of the structure is highly unsatisfactory for modern day schooling
- latest building condition report confirms the presence of asbestos within the building
- building is a huge drain on the school's maintenance budget
- refurbished Mansion House provides Sixth form accommodation but features numerous compact and interconnecting rooms and does not provide a common room or resource area
- proposal will ensure an improved offer and therefore a much better future for Sixth Form students
- new accommodation on offer will encourage students to stay 'on-site' thereby fulfilling the expectations of residents in the area
- building will be sympathetic to its context, will enhance the offer of the school and complement the character of the Conservation Area.

The application is also accompanied by the following:

- Energy Strategy Report
- Arboricultural Report & Impact Assessment
- Surface Water Drainage Assessment.

13/02575 - Demolition of existing tin hut (Listed Building Consent)

13/02593 - Demolition of music and LINC blocks and erection of two storey creative arts block to provide accommodation for music, art, dance, drama and dining

- Demolition of the existing Music (270m²) and LINC (190m²) Blocks and the erection of a new two-storey Creative Arts building with a footprint of 858m² on an existing area of hardstanding adjacent to the Science Block
- Creative Arts Block will provide improved music, art, dance and drama departments within a centralised Creative Arts Faculty as follows:
- Music Department - larger classrooms, acoustically insulated practice rooms, resource areas with computers and a recording studio

- Art Department - larger classrooms, dark room, storage and a new art gallery
- Dance and Drama - two studios and changing facilities
- relocation of the art department from the English Block to the proposed Creative Arts Block will create a space in the English building for a new library and resource area
- café with a large seating area to create a social space for break times - it is the College's future intention to demolish the existing Canteen Block
- Block will feature a double height glazed entrance and external doors to ground level classrooms to allow direct access/egress and avoid congestion in the main entrance
- materials will include white and grey render, red brick, extensive vertical glazing and coloured cladding between windows
- new 'square' will be provided in the area cleared by the demolition of the Music and LINC Blocks - this will function as an informal social space for students and will feature hard and soft landscaping
- wider community can be given access to the building to make use of outside of schools hours
- proposal will not result in an increase in pupil numbers.

The application is accompanied by a Design and Access Statement which explains the key issues that will be addressed through the proposal:

- Arts Faculty is currently housed in 4 separate buildings on different parts of the site making circulation on the school grounds quite involved
- existing Music Block, LINC Block and Canteen (Snack Shack) are close to the end of their physical life and need to be demolished
- two practice rooms in the Music Block are small and do not provide students with adequate practice area - resource area for Music is small with few computers and there is little modern equipment
- Art department is housed on ground floor of the English Block and Art classrooms are small and cramped and lack the recommended storage area - student work is displayed in a narrow corridor and a dedicated display area is required
- library space / learning resource area is seriously under-provided - former staff room is used as a reading area / library but it is not large enough
- students have expressed frustration at how crowded Snack Shack gets and how difficult it can be to eat standing up
- number of toilets on the site is below recommendations, particularly in this part of the site
- absence of social space on the school grounds means that older students spend break times on nearby streets causing some frustration amongst local residents
- linear development of school has led to narrow pathways and an absence of larger informal spaces for socialising.

The application is accompanied by a Planning Statement which addresses the Green Belt designation of the site as follows:

- application site comprises an area of brownfield, hardstanding within the College campus
- it is proposed to demolish two existing buildings to make space for the proposed block and the 'square'
- proposal comprises "infilling" of the existing college campus and is considered to be partial redevelopment of the brownfield site - proposal should therefore be considered in line with para. 89 of the NPPF which states:

"limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

- buildings to be demolished occupy a footprint of 460m² and new building will occupy a footprint of 858m² - whilst the new block represents a 54% increase in footprint on the site, para. 89 of the NPPF allows partial/complete redevelopment of brownfield sites in the Green Belt providing there is no greater impact on openness
- application site is well-related to the existing College buildings and within the current developed extent of the College Campus - proposal comprises infilling of this site and will not have a greater impact on the openness of the Green Belt.

The applicant has acknowledged Officer's views expressed at pre-application stage that the proposal will be inappropriate development in the Green Belt and set out an argument demonstrating very special circumstances to justify inappropriate development in the Green Belt as follows:

- some of the existing teaching accommodation at the College is inadequate as it is in poor condition and the Creative Arts department is spread across the College site which is inefficient
- new block will deliver much needed modern and high quality facilities to enhance teaching and learning at the College
- majority of the college site is well developed and the location of the Marjorie McClure School within the Campus limits opportunities in the central area of the site - application site is an existing area of hardstanding adjacent to buildings which are inadequate and require demolition - proposed location is the most appropriate site for the development
- new Creative Arts Block will enable the college to generate additional revenue by creating a multi-purpose building that has the facilities to enable wider community use out of school hours
- proposal has sustainability benefits as the new modern building will be more efficient to run compared the existing 1940s Music and LINC Blocks and it also includes photovoltaic panels to reduce carbon dioxide emissions
- high quality building will also improve the visual impact of the College Campus which is currently poor quality in areas due to the dated buildings.

The application is accompanied by a Heritage Impact Report which concludes that the proposals will not result in any harm to the identified significance of the listed Mansion House or the Chislehurst Conservation Area. The new Creative Arts Block will be a high quality addition to the College campus and the wider Conservation Area.

The application is also accompanied by the following:

- Energy Strategy Report
- Arboricultural Report & Impact Assessment
- Surface Water Drainage Assessment
- Landscape Design Document.

13/02594 - Demolition of music and LINC blocks (Conservation Area Consent)

Location

Coopers School is situated on the south-east side of Hawkwood Lane within the Metropolitan Green Belt and Chislehurst Conservation Area, and the main school building (Mansion House) is Grade II listed. The area to the north and east of the site is predominantly residential. The Hawkwood Estate is located beyond the playing fields to the south, whilst there are a number of residential properties and a church to the west.

The existing 'Tin Hut' comprises a metal sheet clad single storey building which the application states is dilapidated and unfit for use.

The existing Music and LINC Blocks were erected in the 1940s and the application states that they are close to the end of their physical life.

Comments from Local Residents

13/02574 (Replacement Sixth Form Block)

A representation has been received from the Chislehurst Society which can be summarised as follows:

- no objection to concept
- design and detailing are out of character with architecture of the adjacent listed building.

13/02593 (New arts block)

A representation has been received from the Petts Wood and Hawkwood Committee which can be summarised as follows:

- existing music and LINC blocks are no longer fit for purpose and demolition is appropriate
- it is accepted that the replacement accommodation is required

- it would be preferable if the building embraced more of the two existing footpaths (roughly parallel with Hawkwood Lane/Botany Bay Lane) and so retain a more open aspect of the built site - however, it is recognised that the creation of a quadrangle may be more desirable to the school
- white rendered wall and 'autumnal' coloured cladding should be changed to match the beige/stone colour of the adjoining red brick built classrooms
- loss of existing hard play area could lead to a loss of grassed area
- extension of hard play area to south of the new building is strongly opposed- it would be unsightly and have an adverse impact on the visual amenity of the adjoining National Trust land and would cause run-off to the already wet bridleway, public footpaths and Botany Bay Lane.

Comments from Consultees

Metropolitan Police Crime Prevention Design Adviser - no objections subject to Secured by Design conditions.

Environmental Health - no objections.

Highways - no objections.

Advisory Panel for Conservation Areas - no objections.

English Heritage (Archaeology) - no comments.

Thames Water - no objections.

Planning Considerations

The applications fall to be determined in accordance with the following policies:

Unitary Development Plan:

- BE1 Design of New Development
- BE8 Statutory Listed Buildings (Sixth Form Block applications only)
- BE9 Demolition of a Listed Building
- BE11 Conservation Areas
- NE7 Development and Trees
- G1 The Green Belt
- C1 Community Facilities
- C2 Community Facilities and Development
- C7 Educational and Pre-School Facilities
- C8 Dual Community Use of Educational Facilities

London Plan:

- 2.6 Outer London: Vision and Strategy
- 3.18 Education Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions

- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.21 Trees and Woodland.

The proposals are considered acceptable in terms of impact on trees.

There is an extensive planning history relating to the existing development of the school.

Conclusions

13/02574 - Demolition of existing tin hut and erection of a replacement sixth form building

The main issues relating to this application are as follows:

- impact of the proposal on the character and appearance of Chislehurst Conservation Area
- impact of the proposal on the setting of the Grade II listed Mansion House
- whether the proposal is appropriate development in the Green Belt
- impact of the proposal on the openness of the Green Belt
- impact of the proposal on the amenities of the occupants of nearby residential properties.

The existing 'tin hut' is curtilage listed by virtue of its proximity to the Mansion House. It is an unsightly building which detracts from the appearance of the Mansion House and makes a negative contribution to the character and appearance of the Chislehurst Conservation Area. The proposed replacement Sixth Form Block will have a similar bulk to the existing building whilst its materials will be more sympathetic to the adjacent listed building and will enhance its setting. The proposal will therefore also enhance the character and appearance of the Chislehurst Conservation Area.

The applicant asserts that the proposal is appropriate development in the Green Belt as the new building is in the same use and is not materially larger than the building it replaces. The proposed building will occupy an identical footprint to the 'tin hut' and the ridge height will also be identical. The south-west end of the 'tin hut' is lower than the main part of the building and its external volume 710m³ compared to an external volume of 790m³ for the new building, which represents an 11.3% increase in volume. In view of the footprint and ridge height of the replacement building and the increase in volume, it is considered that the building will not be materially larger than the 'tin hut' and the proposal is therefore appropriate development in the Green Belt. The building is separated from the

open part of the site by other buildings and there will be no material harm to the openness of the Green Belt.

There will be no detrimental impact on the residential amenities of the occupants of nearby properties.

The proposal is considered acceptable.

13/02575 - Demolition of existing tin hut (Listed Building Consent)

The existing curtilage listed 'tin hut' is unsightly and detracts from the appearance of the Grade II listed Mansion House. Its demolition and replacement with the proposed Sixth Form Block is considered acceptable.

13/02593 - Demolition of music and LINC blocks and erection of two storey creative arts block to provide accommodation for music, art, dance, drama and dining

The main issues relating to this application are as follows:

- impact of the proposal on the character and appearance of Chislehurst Conservation Area
- impact of the proposal on the setting of the Grade II listed Mansion House
- whether the proposal is appropriate development in the Green Belt
- impact of the proposal on the openness of the Green Belt
- impact of the proposal on the amenities of the occupants of nearby residential properties.

The applicant has asserted that the proposal is appropriate development in the Green Belt by virtue of it representing the partial redevelopment of a previously developed site which has no greater impact on the openness of the Green Belt. This argument is not accepted as the proposed block will be significantly larger than the buildings to be demolished and it will be located closer the open part of the school site. It is considered that the block will therefore have a greater impact on the openness of the Green Belt. The applicant must therefore demonstrate very special circumstances that outweigh the harm in Green Belt terms. The applicant has set out a case as follows:

- inadequacy, poor condition and inefficient location of existing teaching accommodation
- block will deliver modern and high quality facilities to enhance teaching and learning
- proposed location is the most appropriate site for the development
- block can generate additional revenue through community use
- sustainability benefits
- visual benefits.

It is considered that the arguments around the inadequacy and the poor condition of the existing accommodation and the educational benefits of the proposed

accommodation carry significant weight, whilst the remaining arguments can all be accepted. It is considered that very special circumstances have been demonstrated to outweigh the harm to the Green Belt.

The proposal involves the demolition of the Music and LINC blocks which have no particular architectural merit and the erection of a new block which will complement the existing school buildings. The proposed block will be mainly visible from the public footpath to the south of the site and it can be considered that the scheme will maintain or enhance the character and appearance of the Chislehurst Conservation Area.

The proposal will not affect the setting of the Grade II listed Mansion House and will not result in harm to the residential amenities of the occupants of nearby properties.

The proposal is considered acceptable.

13/02594 - Demolition of Music and LINC blocks (Conservation Area Consent)

The Music and LINC block have little architectural merit and their demolition and replacement with the proposed Creative Arts Block is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 13/02574, 13/02575, 13/02593 and 13/02594, 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 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 4 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 5 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 6 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 7 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 8 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 9 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 10 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |

- 11 ACK01 Compliance with submitted plan
ACC01R Reason C01
- 12 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 13 Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation sufficient to provide 20% of the predicted energy requirements of the dwellings; the feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment.
- Reason:** In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of The London Plan and the aims of Policy ER4 of the Unitary Development Plan.
- 14 ACN10 Bat survey
ACN10R Reason N10

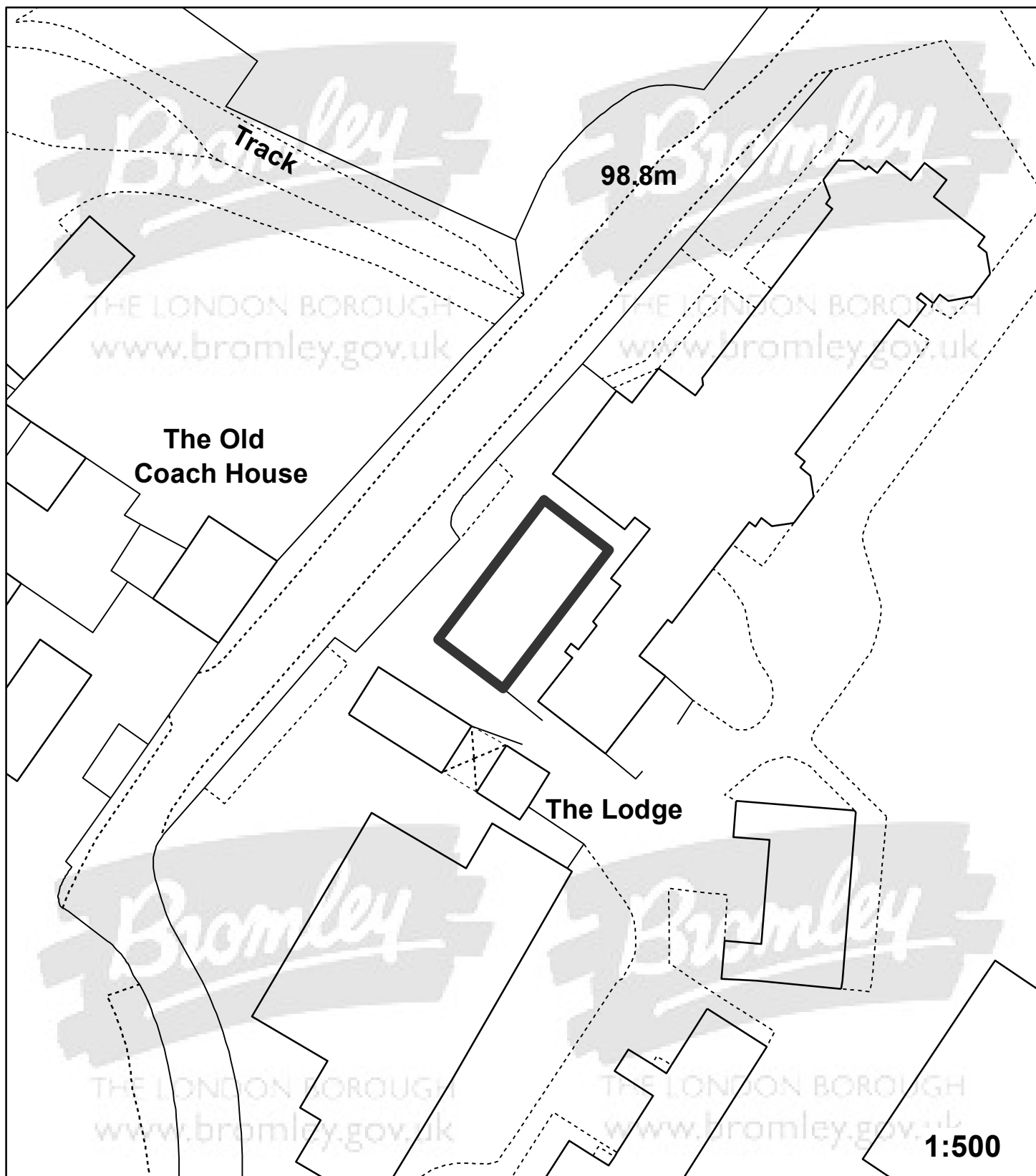
INFORMATIVE(S)

- 1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 3 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.

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Proposal: Demolition of existing tin hut and erection of a replacement sixth form building



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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