

SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 14/02230/FULL1

**Ward:**  
**Copers Cope**

**Address :** Worsley Bridge Junior School Brackley  
Road Beckenham BR3 1RF

**OS Grid Ref:** E: 537322 N: 170426

**Applicant :** Mrs J Pike

**Objections : NO**

**Description of Development:**

Demolition of existing outbuildings and construction of a two storey classroom wing, single storey staff room extension to the rear and hall extension to the front, enlargement of staff car park and associated external works

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Urban Open Space

**Proposal**

Permission is sought for the demolition of existing outbuildings and construction of a two storey classroom wing, single storey staff room extension to the rear and hall extension to the front, enlargement of staff car park and associated external works.

In summary this will involve a series of extensions comprising of 9 new classrooms and internal remodelling comprising of a new classroom wing, new entrance canopy, hall extension and extension to staff and senior management facilities. The proposal will enable the expansion of the school from a 2 form of entry junior school to a 3 form of entry primary school to meet the demand for primary school places in the area.

The external works comprising of the three extensions and a separate entrance canopy are located at different positions around the school building. The main addition, located to the eastern side of the site, comprises of a part one and part two storey extension with a roughly rectangular footprint measuring approximately 49m length by 21.5m at its maximum extents with a maximum height of approximately 7m. The resulting addition creates an L shape to the footprint of the school resulting in buildings on two sides of the existing external play area. The

single storey section will be located towards Abbey Lane and the two storey section will face internally. The new building will taper away from Abbey Lane retaining the adjacent mature trees. The additional classrooms will be located in this extension.

A single storey extension is located on the north elevation of the existing building measuring 10.6m by 10.2m. This will house the relocated staff room as result of internal rationalisation of room layouts.

A double height extension is located on the south elevation of the existing school hall measuring 4.2m depth by 17m width matching the external height of the hall . This will facilitate an increase in hall space provision from 167m<sup>2</sup> to 238m<sup>2</sup>.

A new canopy will be provided to the school entrance adjacent to the school hall and facing the Brackley Road school entrance.

The materials palette to the main site consists of a matching brick to the ground floor with large areas of glazing. The first floor of the new classroom wing is a combination of white render and profiled glass planks with large areas of glazing to classrooms. The profiled glass planks wrap around the first floor corridor and stairwells.

Window frames are proposed in powder coated aluminium in dark grey. Two areas of Brise Soleil to the main hall and the first floor classrooms are proposed in western red cedar fins with polyester powder coated aluminium vertical posts.

Canopies are proposed in polycarbonate with powder coated aluminium posts.

Minor landscaping works are proposed that generally include an adaption of hard play area to suit the new extensions, footpaths around the new build elements and an extension to the staff car park to incorporate an extra 7 car park spaces (total 27 spaces). A couple of small trees have been identified as requiring removal and it is intended to replace these as part of the detailed landscape proposals.

## **Location**

Worsley Bridge School is located on the north side of Brackley Road with Worsley Bridge Road to the west and Abbey Lane to the east. The surrounding area is mainly residential in character with sports pitches opposite the school playing fields.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one representation was received which is summarised as follows:

- the need to increase the school capacity is understood and the benefits thereof.

- comments relating to trees in terms of retention, protection during the construction process and the use of an ECO friendly material for the staff car park.
- comments relating to nature conservation on site, further information on plans in terms of scale and measurements.
- concerns are raised regarding the use of the school for private events out of school hours.

### **Comments from Consultees**

Technical Highways comments were received. These comments related to access, parking and servicing arrangements in respect of adequacy and road safety. It is noted that a Transport Assessment has been received containing survey data for peak periods and school drop off and pick up times and the affect to these periods in relation to the increased school numbers. The comments concluded that although there will be an increase in traffic movements and an impact on the surrounding road network that given the sue of sustainable modes of transport encouraged and catered for in the submission the effect of the road network would not warrant withholding planning permission for the scheme.

Additional parking spaces increased from 20 to 27 was deemed adequate along with the increase in cycle provision from 12 to 22 spaces.

The Environment Agency have commented and not raised any objection subject to details regarding Sustainable Urban Drainage Systems and Land contamination issues. This information can be provided through standard planning conditions.

From a Drainage perspective, no objection is raised subject to further details as regards drainage as per the Environments Agency comments above.

The Councils Environmental Health Officer has no objections to planning permission being granted.

Thames Water have no objections to planning permission being granted.

The Crime Prevention Officer has no objection subject to the inclusion of measures to reduce the risk of crime. A standard planning condition can secure this.

The Tree Officer has raised no objections subject to the retention of trees and protection during constriction.

### **Planning Considerations**

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C1 Community Facilities

- C7 Educational and Pre School Facilities
- C8 Dual Community Use of Educational Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

#### London Plan

- Policy 3.18 Education facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable Design and Construction.
- Policy 5.7 Renewable Energy
- Policy 5.13 Sustainable Drainage
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste self-sufficiency
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking.
- Policy 7.2 An Inclusive Environment.
- Policy 7.3 Designing out Crime
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.21 Trees and woodlands
- Policy 8.3 Community infrastructure levy

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG design guidance is also a consideration.

#### **Planning History**

The site has been the subject of numerous previous relevant applications

89/01187 - Five bay mobile classroom

96/00205 - Retention of single storey mobile classroom and addition of one bay

13/01898 - Erection of single storey temporary classroom building with canopy and link walkway to main school building. Approved 13/8/2013.

14/01411 - Replacement glazing to form larger windows and new door openings out on to playground. Approved 25/7/2014.

14/02321 - Retention of temporary classroom permitted under ref. 13/01898/FULL1 until no later than 12th August 2015. Pending consideration at time of writing this report.

## **Conclusions**

The main planning considerations relevant to this application are:

- the principle of the proposed additional classroom buildings and extensions.
- the design and appearance of the proposed scheme and the impact of these alterations on the character and appearance of the existing school buildings and the locality as an area of Urban Open space.
- the impact of the scheme on the residential amenity of neighbouring properties.
- traffic, parking and servicing.
- sustainability and Energy.
- ecology and Landscaping.

### Principle of Development

Policy C1 is concerned with community facilities and states that a proposal for development that meets an identified education needs of particular communities or areas of the Borough will normally be permitted provided the site is in an accessible location.

Policy C7 is concerned with educational and pre school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

Policy C8 is concerned with dual use of community facilities and states that the Council will permit proposals which bring about the beneficial and efficient use of educational land and buildings for and by the community, provided that they are acceptable in residential amenity and highways terms. The subtext at para. 13.27 states that the Council wishes to encourage schools and other educational establishments to maximise the contribution their buildings and grounds can make to the local community.

The addition of and use of the new buildings to enhance the existing teaching facilities at the school is therefore in line with policy. The use should also be located in an appropriate place that both contributes to sustainability objectives and provides easy access for users.

Policy G8 of the UDP states that proposals for built development in areas defined as Urban Open Space (UOS), will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use); or

- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site.

Where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space. In all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

With regard to the impact upon the Urban Open Space, the development is related to and essential for the function of the existing use and would not exceed the site coverage of the existing development on the site. The proposal would, by reason of its scale, siting and size, not unduly impair the open nature of the site.

## Design

Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy BE1 requires that new development is of a high standard of design and layout which complements the surrounding area and respects the amenities of the occupants of nearby buildings.

In terms of design the proposed building design is contemporary and uses a modern palette of materials with a high quality approach. This approach is supported within this context with the proposed building extensions complementing the design of the original school buildings.

The material proposed for the extension buildings include a blue engineering brick base, white render and profiled glass planks, dark grey polyester powder coated aluminium window and door frames and self-cleaning white render. In principle the materials are considered acceptable subject to further details and samples which can be obtained by planning condition.

## Residential Amenity and Impact on Adjoining Properties

Policy BE1 also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

In terms of neighbouring residential amenity it is considered that there would be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the extended buildings.

The smaller extensions within the scheme are contained within the site with no effect to amenity to external areas outside of the site. The part one part two storey extension near to Abbey Lane is tapered away from the site boundary to Abbey Lane with the bulk and mass of the two storey extension element located further away. The nearest residential property is located at Jeff House on Abbey Lane. It is not considered that the residential amenity of occupiers of property along Abbey Lane will be affected significantly. Substantial tree cover will remain along this boundary obscuring views of the new building.

Therefore, it is considered that there will not be any loss of privacy or unacceptable overlooking as a result of the proposal in accordance with Policy BE1.

### Highways and Traffic Issues

A Transport Statement has been submitted, the contents of which have been reviewed by the Council's Highway's Officer who has advised the proposal to increase school capacity from 2 form entry to 3 form entry is unobjectionable subject to planning conditions to provide more information. This is in respect of construction and logistics, car parking layout and management, secure cycle storage, travel plan review.

As such it is not considered that the proposal would have any significant effect on highway safety.

### Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

The scheme is a major application and therefore is required by Policy 5.2 of the London Plan to achieve a 40% reduction in carbon emission on 2010 Building Regulations between 2013 and 2016. However, in this case the applicant has submitted an Energy Strategy Report that concludes that the average reductions in carbon dioxide from all the proposed buildings is 33%.

The Energy Strategy Report accompanying the application has detailed that due to the site spatial limitations, location and the other issues, technologies such as Ground Source Heat Pump, Biomass, Solar Thermal, Hydroelectricity and Wind turbines are immediately unfeasible. The report states that the design has incorporated building fabric enhancement (above current building regs requirements) to increase the energy efficiency of the building.

The recommendation for the proposed development is that Efficient Air Source Heat Pumps along with the installation of Solar PV Panels should be progressed. The strategy would provide a 33% CO<sub>2</sub> reduction saving against current building regulations for the development. The strategy recommends a total of 23.7kWp (approx. 55PV panels) to be incorporated at the pitched roof area. The strategy would provide a 55.2% reduction of CO<sub>2</sub> emissions of the energy demand via

onsite renewable technology (PV) for the overall development. A separate BREEAM pre-assessment has been undertaken for the extended school. The pre-assessment demonstrates that an "Excellent" rating can be achieved.

For a development of this scale therefore the approach stated is considered acceptable in this case.

### Ecology and Landscaping

Minor landscaping works are proposed that generally include an adaption of hard play area to suit the new extensions, footpaths around the new build elements and an extension to the staff car park.

A couple of small trees have been identified as requiring removal and it would be intended to replace these as part of the detailed landscape proposals. Some other trees require minor crown reduction works to facilitate the main extension buildings.

The Council's Tree officer has reviewed the information submitted and has not raised any objection. A planning condition can ensure protection of trees along the boundary to Abbey Lane during construction.

An Extended Phase 1 Habitat Report has been submitted. The findings have been reviewed and no objection is raised in this regard.

### Land contamination and Site Investigation

A Site Investigation report by agb Environmental Ltd has been submitted to the Council as part of the application. The Environmental Health Officer has reviewed the information and commented that they would generally concur with the findings, dependant on the basis of the submissions, assurances and accuracies presented and limitations stated. However, in view of the very sensitive nature of the receptor group utilising this site i.e. young children and the stated limitations of the report; it is suggested that further investigation and delineation is undertaken. In respect of the Standard site contamination condition the submission in terms of a desk top study is acceptable while further information is required. This can be obtained by planning condition.

### Summary

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

This application has been considered in the light of policies set out in the development plan and other material considerations



On balance, Officers consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extensions are considered to be of appropriate scale, mass and design and relate well to their context in the locality. The proposal would provide a good standard of accommodation for the expansion of the school in a suitable location. It is not considered that the proposal would have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and the scheme is therefore considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, 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  | ACB16  | Trees - no excavation                    |
|    | ACB16R | Reason B16                               |
| 8  | ACB19  | Trees - App'ment of Arboricultural Super |
|    | ACB19R | Reason B19                               |
| 9  | ACC01  | Satisfactory materials (ext'nl surfaces) |
|    | ACC01R | Reason C01                               |
| 10 | ACC03  | Details of windows                       |
|    | ACC03R | Reason C03                               |
| 11 | ACD02  | Surface water drainage - no det. submitt |
|    | AED02R | Reason D02                               |
| 12 | ACH02  | Satisfactory parking - no details submit |
|    | ACH02R | Reason H02                               |
| 13 | ACH16  | Hardstanding for wash-down facilities    |
|    | ACH16R | Reason H16                               |
| 14 | ACH22  | Bicycle Parking                          |
|    | ACH22R | Reason H22                               |
| 15 | ACH28  | Car park management                      |
|    | ACH28R | Reason H28                               |
| 16 | ACH29  | Construction Management Plan             |
|    | ACH29R | Reason H29                               |
| 17 | ACH30  | Travel Plan                              |

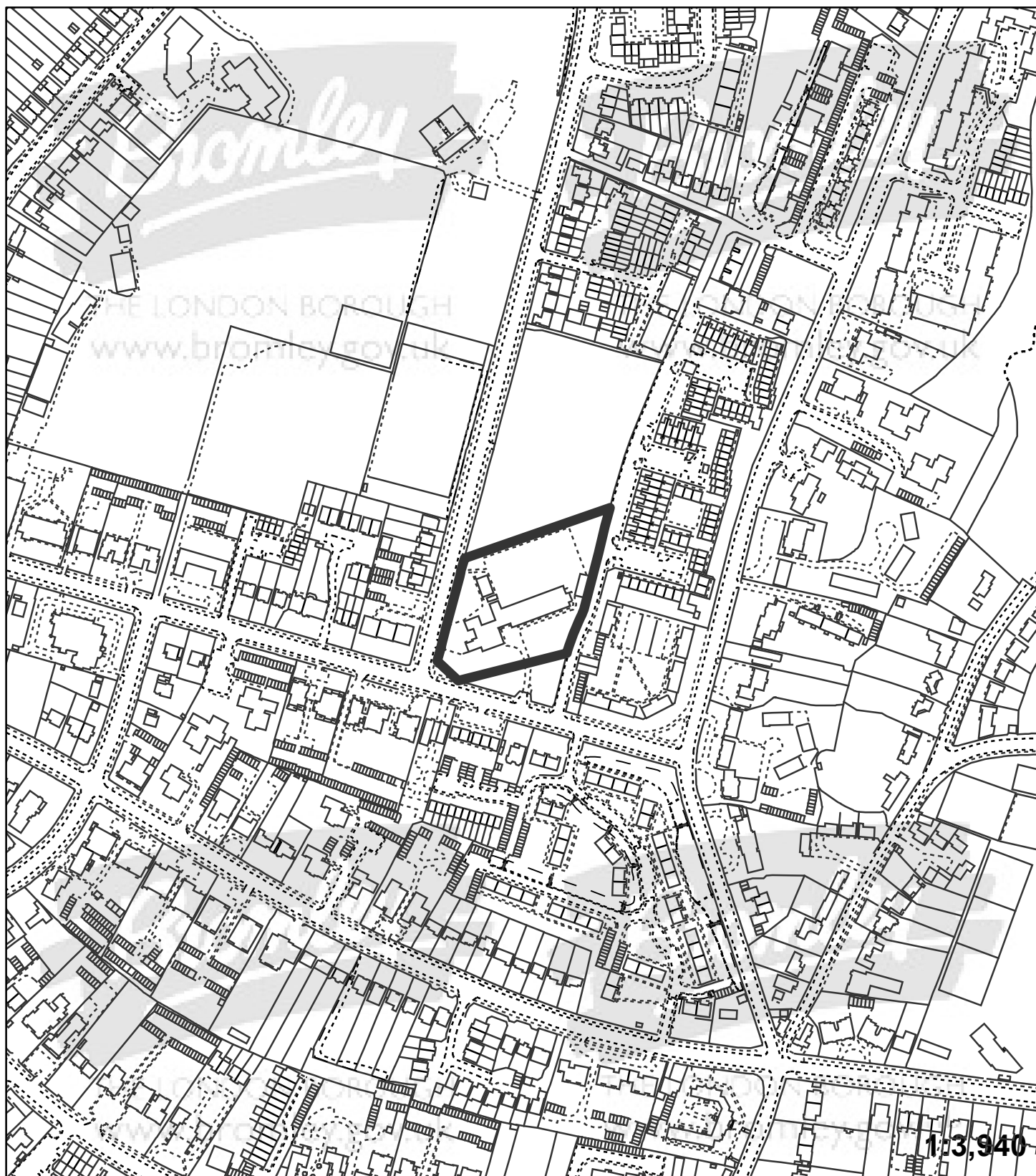
- ACH30R Reason H30
- 18 ACK01 Compliance with submitted plan  
ACK05R K05 reason
- 19 ACI21 Secured By Design  
ACI21R I21 reason
- 20 ACK03 No equipment on roof  
ACK03R K03 reason
- 21 ACK06 Slab levels - compliance  
ACK06R K06 reason
- 22 Prior to first occupation of the building hereby permitted the existing temporary classroom blocks within the grounds of the main school buildings shall be demolished and the site cleared.

**Reason:** In order to comply with Policy G8 of the Unitary Development Plan and to secure the retention of the openness of the Urban Open Space.

**Application:**14/02230/FULL1

**Address:** Worsley Bridge Junior School Brackley Road Beckenham  
BR3 1RF

**Proposal:** Demolition of existing outbuildings and construction of a two storey classroom wing, single storey staff room extension to the rear and hall extension to the front, enlargement of staff car park and associated external works



"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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