

SECTION '2' – Applications meriting special consideration

Application No : 14/03636/FULL1

Ward:
Penge And Cator

Address : Harris Academy Bromley Lennard Road
Beckenham BR3 1QR

OS Grid Ref: E: 536308 N: 170396

Applicant : Ms H Cole

Objections : YES

Description of Development:

Part refurbishment/ part demolition of existing buildings and erection of part two/ part three storey building comprising sports hall, main hall, sixth form centre and teaching accommodation with single storey kitchen extension to western elevation and ancillary development

Key designations:

Conservation Area: Aldersmead Road
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads

Members will note that this application is in association with application ref. 14/03459 for the erection of six temporary classrooms and a toilet block in relation to this proposed development.

Proposal

Permission is sought for the demolition of part of the existing school and the erection of a part two/three storey building to the southern part of the school site. The development comprises:

- Demolition of the single storey Reddons and three storey Kingshall blocks to the southern boundary (Buildings B, D and E)
- Demolition of two outbuildings to the western boundary, replaced with plant areas
- Refurbishment of the three storey Aldersmead block to the eastern boundary to provide ICT suites, staff offices and two teaching spaces (Building C)

- Refurbishment of the Lennard block with minor internal reconfiguration (Building A)
- Part two, part three storey building on the site of the Reddons and Kingsall blocks comprising sports hall, main hall, sixth form centre and teaching accommodation
- Single storey kitchen extension to western elevation

The application is accompanied by a Planning Statement and Design and Access Statement, in which the applicant offers the following summary points in support of the application:

- There is no increase in pupil numbers
- Aim to give greater coherence and legibility to the site
- Increase spatial efficiency
- Public consultation has been entered into
- No changes to pedestrian or vehicular accesses
- Temporary buildings required to allow the school to remain open during construction only
- The site has good public transport links
- There will be no overshadowing of the residential properties to the south
- There will be no further harm in terms of visual impact, outlook or overlooking two trees to the southern boundary are to be removed, but the impact will be minimal. Three others in poor condition are also to be removed
- Trees will be planted to the new courtyard area
- The majority of the development matches the scale and form of the present buildings
- A limited palette of high quality materials is proposed for the new building which will enhance the overall setting and complement the existing buildings

Location

The application site is located to the southern edge of Lennard Road and forms the junction with Reddons Road to the west and Aldersmead Road to the east. To the southern boundary of the site are the rear gardens of the semi-detached dwellings to the eastern and western edges of those roads respectively.

The site is located within the Aldersmead Road Conservation Area, of which it forms the north-western corner, and is set within an area designated as Flood Zone 3. Lennard Road is classified as a Local Distributer Road and the site and its environs are within PTAL Level 2.

The site comprises the former Cator Park Secondary School, now Harris Academy Bromley, and features four buildings. The original building, the Lennard block, fronting Lennard Road is Locally Listed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 1 representation was received which can be summarised as follows:

- object to any development that would inevitably lead to an increase in pupil numbers
- Lennard Road is already blighted by the Academy
- the road is jammed with cars with little residents parking
- the EFA should use their funds to re-locate the Academy elsewhere

Comments from Consultees

Highways have raised no objection on the basis that there will be no increase in the school roll. Conditions are requested regarding the re-orientated parking spaces and cycle parking. Further to the submission of a Construction Management Plan on 14th November, no objections were raised.

APCA raise no objection.

The Environment Agency have raised no objection subject to conditions. Further drainage documents were submitted 18th November in order to remove the second of the two conditions requested and members will be updated verbally on this matter.

The Council's drainage advisor raises no objection subject to condition.

Thames Water raise no objection subject to their prior approval for connection to the public sewer.

No objections are raised from a Secure by Design perspective subject to the appropriate condition.

Planning Considerations

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- C7 Educational and Pre-School Facilities
- H9 Side Space
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road Safety

NE7 Development and Trees

Supplementary Planning Guidance 1: General Design Principles Supplementary Planning Guidance: Aldersmead Road Conservation Area

The application falls to be determined in accordance with the following policies of the London Plan:

- 2.7 Outer London: Vision and Strategy
- 3.18 Education Facilities
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 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 National Planning Policy Framework is also a material consideration, with which the above policies are considered to be in accordance, in particular

Planning History

The school has a varied planning history, most of relevance are considered to be:

- 14/02181 Permission was granted on 16/01/2014 for the erection of a temporary modular building and five parking spaces to the facilities to the other side of Lennard Road
- 10/01054 Permission was granted on 18/06/2010 for two single storey extensions, for an extension to the dining room, and the second extension to the kitchen area
- 04/00870 Permission granted on 12/08/2004 for a two storey extension to the main school buildings comprising drama studio, music classrooms/practise rooms and toilets (with formation of pedestrian access), single and two storey extensions to gym/hall comprising storage/office, dance/fitness studio and classrooms, and 13 car parking spaces
- 96/00758 Permission granted for a three storey detached building

Also of relevance is the currently pending application, ref. 14/03459, for six temporary classrooms and a temporary toilet block that is required in order to facilitate and for the duration of the proposed rebuilding project.

Conclusions

Amount of development, height, siting and design of the building and its impact on the character of the area

From Lennard Road, the development to the southern boundary will not be immediately obvious, with the principle views being from the west and Reddons Road and from the east and Aldersmead Road.

The overall design of the building is considered to be simple and well suited to its intended purpose and the confines of the site. The mixture of materials is kept to minimum with a good use of brick throughout and well-proportioned fenestration that suitably breaks up the mass of the development.

The reduction in the overall footprint of the proposal of the buildings presenting on the site leads to a greater use of the internal open space that will of benefit to the overall impression of the school site, creating a more open and visually pleasing form of development. The increase in mass to the south-east of the site to Reddons Road does create a degree of enclosure to that boundary, however the design is appropriate and would not result in an overbearing addition to the site or the street scene, with a good degree of separation to Reddons Road itself.

To Aldersmead Road the three storey building would replace that of a similar bulk and size, however it is considered that the replacement building is over a superior level of design and will be of a net benefit to the street scene.

Impact upon the Conservation Area and the Locally Listed Building

The existing locally listed building to the Lennard Road end of the site is being retained which is welcomed. It is proposed to change the rear windows of this building to aluminium with the applicant's justification being that that it will tie in the existing building with new development to create a visually cohesive courtyard. It is considered that this element of the development is acceptable.

The buildings proposed for demolition are of little or no interest architecturally and the replacements would be of a scale and location that would not in my view cause harm to the setting of the locally listed building or the conservation area.

In terms of design, a contemporary yet restrained approach has been taken, generally using a mixture of brick and render which is suitable in this context. Samples of the proposed materials were submitted on 13th November for consideration within the terms of the application process and those submitted are considered acceptable.

Impact on amenities of adjacent properties

The two properties primarily impacted by the development are No. 54 Reddons Road and No.31 Aldersmead Road that adjoin the southern boundary. It is not considered that there will be a further impact upon No.31 from that element of the development considering the pre-existing building. To No.54 there is a good level of mature planting and trees that act as a screen to the school site and although there would be an increase in the height and mass of the building to this part of the boundary it is not considered that this would result in an unacceptable loss of amenity, overlooking or prospect. Given the orientation of the site there would be no loss of daylight or overshadowing.

Transport and Parking

No objections are raised from a highways perspective. The same number of parking spaces, 28, will be retained to the western part of the site and the layout will be revised. There is no increase in the number of pupils and as such the current level of trips is anticipated to remain static.

Conclusion

In summary the proposed development is considered to be of a good level of design well suited to its intended purpose and environs. The impacts to the adjoining properties to the south and considered acceptable given the specifics of the site, whilst the impact upon the conservation area is considered to be acceptable and the existing buildings are of no particular merit. The impact upon the locally listed building is also acceptable. There would be no harmful impacts from a highways perspective.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 14/03636 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 ACA05 Landscaping scheme - implementation
 ACA05R Reason A05
- 3 ACB02 Trees - protective fencing
 ACB02R Reason B02
- 4 ACB04 Trees - no trenches, pipelines or drains
 ACB04R Reason B04
- 5 The materials to be used for the external surfaces of the development hereby permitted shall be per the submitted samples dated 13th November 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 6 ACC03 Details of windows

- 7 ACC03R Reason C03
ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH22 Bicycle Parking
ACH22R Reason H22

9 The development hereby permitted shall be carried out in accordance with the Construction Management Plan submitted 14th November 2014. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 10 ACI21 Secured By Design
ACI21R I21 reason

11 The development hereby permitted shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, and an assessment of the hydrological and hydro-geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield rates in line with the Preferred Standard of the Mayor's London Plan.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties and in order to comply with London Plan Policies 5.12 and 5.13.

12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (29 August 2014, ref 23904 by Fluid Structures) and the following mitigation measures detailed within the FRA:

1. Flood-proofing measures detailed in section 8.2 .2 on page 13 within blocks A and C.
2. Finished floor levels are set no lower than 26.7m above Ordnance Datum (AOD) within the proposed new block as indicated in section 7.1.3 on page 11.

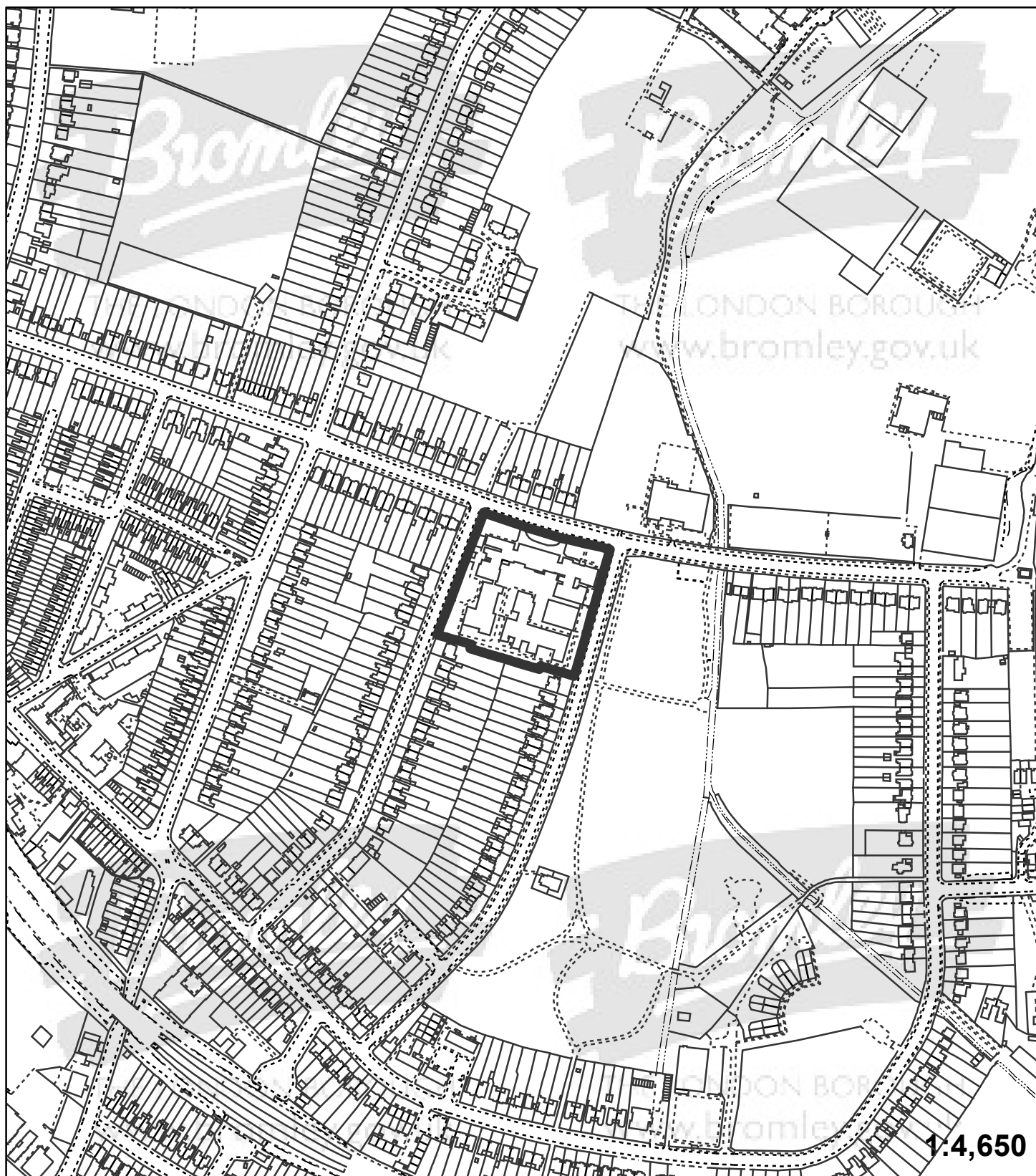
Reason: To reduce the risk of flooding to the proposed development and future occupants and in order to comply with London Plan Policies 5.12 and 5.13.

- 13 ACK01 Compliance with submitted plan
ACK05R K05 reason

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"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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