

SECTION '2' – Applications meriting special consideration

Application No : 14/04473/FULL1

Ward:
Copers Cope

Address : St Christophers School 49 Bromley
Road Beckenham BR3 5PA

OS Grid Ref: E: 538284 N: 169385

Applicant : Mr Andrew Velasco

Objections : YES

Description of Development:

Demolition of existing single storey classrooms and construction of a two storey extension building comprising eight classrooms.

Key designations:

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

Proposal

Planning permission is sought for the demolition of existing single storey classrooms and construction of a two storey extension building comprising eight classrooms.

The proposal will not involve the expansion of the school which will remain a two form entry school for 3 to 11 year olds. In summary this will involve the demolition of the existing six single storey classrooms and replacement with a building to incorporate eight classroom's. The additional two classrooms are provided to replace two classrooms in the old main building.

The new building provides four classrooms at ground floor as well as four classrooms at first floor, each with their own cloakrooms and WC facilities at first floor. An additional flexible space at ground floor is shown which could be used as a group room, office, music practice room, or similar. The central spine corridor is double storey in height, and is lit by clerestory glazing at the upper level. The circulation space at first floor level overlooks the corridor. Cloakroom spaces at first floor are situated adjacent to the circulation corridor, with the classrooms beyond these.

The elevations are indicated to be similar to the recently constructed Reception block, being largely glazed at ground floor, with a window seat and clerestory glazing arrangement at first floor. Classrooms at ground floor have direct access to the playing fields, and most have sheltered areas overlooking the playing fields protected by an overhang at first floor. The new building is physically separated from the Music and Drama Block by recessed glazing.

External spaces will also be upgraded to reflect their importance within the overall masterplan for the site. The space to the north of the buildings forming the main external link between the east and west playgrounds, will be upgraded to match the work undertaken in association with the completion of the Reception block, with a landscaped granite paved walkway linking the east and west portions of the site. Similarly, the new edge to the eastern playground will be linked to this pathway to define the western edge of the playing fields.

Materials are indicated as an insulated render system resistant to dirt and staining with a self-cleaning effect when rained on.

The glazed facades will comprise thermally broken aluminium framed, insulated (double glazed) units. Large screens, will be constructed in a curtain wall system. Smaller openings will be created in a 'flush' glazing system with minimal sightlines to maximise the transparency of the units.

No additional parking is proposed.

Location

St Christopher's School is located on the north side of Bromley Road. The surrounding area is mainly residential in character with sports pitches/playing fields located to the east of the site.

The buildings on site vary in age, character and condition, the oldest being the main building, completed around 1750, this building is also Grade II listed. Newer buildings include the Music and Drama Block, completed in 2006 immediately south and adjacent to the corrugated classrooms to be demolished, and the Reception Block, completed in 2010 to the north east. The buildings immediately surrounding the school site are a mixture of large Victorian houses and mid-20th century residential style properties.

The current application relates to the redevelopment of the area occupied by the Spine and Corrugated Iron classrooms, and the 'Terrapin' building only, located approximately central with the complex of the buildings.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which are summarised as follows:

- concerns regarding overlooking and maintaining residents privacy.
- concerns regarding the design of the new block being too modernistic.

- two storey extension will ruin view of current vista.
- the construction is for private gain that will harm value of surrounding properties.
- increase in noise before and during construction.
- will be an increase in noise and traffic pollution from parents driving children to/from school.
- not in favour of construction in green low rise area.
- more evergreen trees needed around borders to increase privacy of school and reduce noise.

Comments from Consultees

Drainage: No objections subject to further details by condition.

Heritage and Urban Design: The proposed extension would not in my view cause any extra harm to the setting of the Listed Building and the design appears well considered.

Environmental Health: I have looked at this application and visited the premises, and would have no objections to permission being granted.

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

Highways Officer: The applicant is not increasing the number of teaching staff and pupils; therefore no objection in principle. A parking layout should be sought.

Transport for London: TfL has reviewed the application and comment is provided under the following subheadings:

Cycle parking - Currently there are 20 cycle parks and no proposal to increase these numbers. There is an overall net additional floor space gain of 441 square metres. TfL expects that cycle parking will accord with London Plan (2011) standards and Revised Early Minor Alterations (REMA 2013) to the London Plan for the additional floor space. The applicant is also encouraged to provide additional cycle parking across the entire site.

Travel planning - It is anticipated that there will be an existing travel plan (TP) for the school. An updated TP should be secured, enforced, monitored and reviewed. Staff, Children, and their parents, should be encouraged to either walk, cycle or take public transport to school, with stretching mode share targets set in the travel plan.

Planning Considerations

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings

- 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 policies:

- 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
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network 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
- 7.21 Trees and woodlands
- 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

90/00613/FUL: Siting of detached single storey prefabricated building. Approved 18.04.1990

99/00211/FULL1: Single storey extension comprising 2 classrooms. Approved 14.04.1999

99/00513/LBC Demolition of timber framed building and erection of single storey extension comprising 2 classrooms LISTED BUILDING CONSENT. Approved 14.04.1999

01/03860/LBC: Demolition of storage rooms, single storey extension and internal alterations to former barn with disabled access ramp LISTED BUILDING CONSENT. Approved 30.01.2002

01/03861/FULL1: Single storey extension and elevational alterations to former barn, with disabled access ramp. Approved 30.01.2002

04/00618/FULL1: Two storey side extension comprising 2 replacement classrooms, replacement staff room, upgraded music room and drama studio and ancillary facilities. Approved 26.05.2004.

04/00619/LBC: Demolition of existing classrooms and staff room and erection of two storey side extension comprising 2 replacement classrooms, replacement staff room, upgraded music room and drama studio and ancillary facilities LISTED BUILDING CONSENT. Approved 26.05.2004.

04/01868/FULL1: Two temporary mobile units for classroom/staff room adjacent rear boundary. Approved 12.07.2004.

09/03532/FULL1: Two storey building to provide replacement teaching accommodation. Approved 19.03.2010.

Conclusions

The main planning considerations relevant to this application are:

- The principle of the proposed replacement 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 extension 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 only marginally exceed the site coverage of the existing built on footprint area on the site by 6m². Therefore, 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.

Policy BE8 states that development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

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 more recent additions to the school and adds a sense of coherence and legibility to the site in general.

It is noted that the 'corrugated iron' classrooms form part of the listed group of buildings. However, this is only by their physical attachment as part of the varied extensions that in turn attach to the original 18th Century building to the front of the site. Furthermore the listing description only describes the main building and does not mention the classrooms. The Heritage and Urban Design Officer has advised that the proposal would not cause any extra harm to the setting of the Listed Building and the design appears well considered. On this basis it is not considered that there will be any harm to the character, appearance and special interest of the listed building.

The materials proposed for the extension buildings will continue a cohesive theme for the site as a whole. 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 new building structure within the scheme is contained within a relatively central area of the site with minimal effect to amenity to external residential areas outside of the site at least a minimum distance of 60m to the south, 55m to the east and 45m to the north.

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

An existing parking area is provided to the front area of the main building adjacent to Bromley Road. The applicant is not increasing the number of teaching staff or pupils. Therefore no objection is raised in principle on highway grounds. It is

considered prudent, however to obtain a parking layout, revised travel plan and cycle parking details by planning condition.

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 Design and Access Statement details every effort will be made to reduce the cost in use of energy and reduce global CO² emissions. The new classroom block will endeavour to comply with, and where possible exceed, the highest standards of sustainability.

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

Ecology and Landscaping

Minor landscaping works are proposed that generally include revitalising link areas between east and west areas of the site to suit the new building extensions and footpaths around the new build elements.

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. .

A planning condition can ensure protection of trees along the boundary to Bromley Road during construction.

Land contamination and Site Investigation

A desk top survey of current and historical maps, and a site visit, have been carried out by the applicant with a view to identifying the likelihood and possible extent and nature of any contamination and its implications for the development. The applicant has advised that there would appear not to be any legacy of activities on, or adjacent to, the development site which would suggest the possibility of any residual contamination. The site contains no 'made ground' where unsuitable fill might have been used

The Environmental Health Officer has reviewed the information and commented that they do not raise any objection. 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 extension building is considered to be of appropriate scale, mass and design and relate well to the context in the locality. The proposal would provide a good standard of accommodation for the reconfiguration 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:

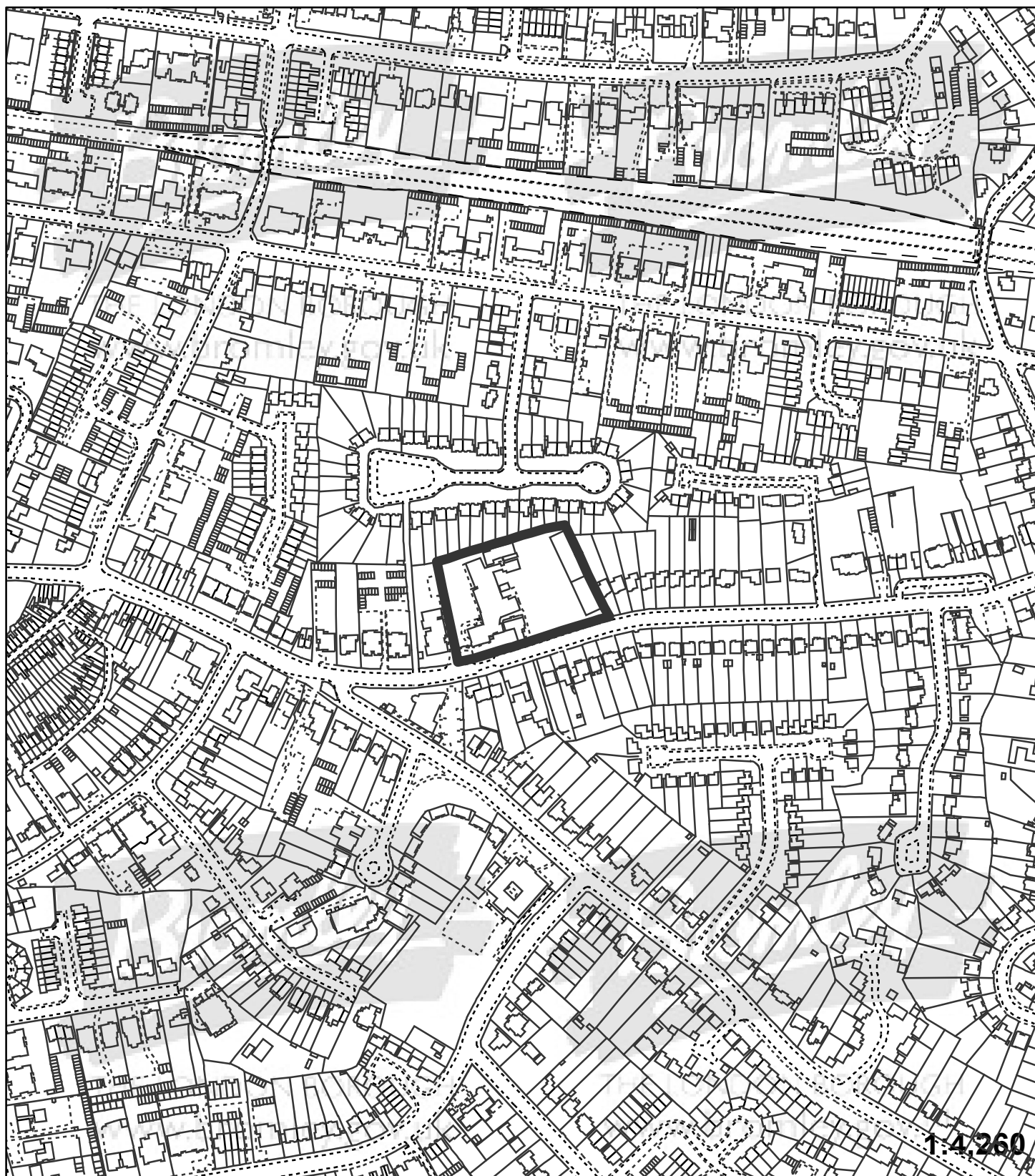
- | | | |
|----|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |
| 3 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 9 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 10 | ACD02 | Surface water drainage - no det. submitt |
| | | Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan (2011). |
| 11 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 12 | ACH22 | Bicycle Parking |

- ACH22R Reason H22
- 13 ACH28 Car park management
ACH28R Reason H28
- 14 No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:
- (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:
 - (i) Rationalise travel and traffic routes to and from the site
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity
 - (iii) Measures to deal with safe pedestrian movement
 - (e) Security Management (to minimise risks to unauthorised personnel).
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements
- Reason:** In order that the Local Planning Authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policies BE1, T6, T7, T15, T18 of the Unitary Development Plan (July 2004).
- 15 ACH30 Travel Plan
ACH30R Reason H30
- 16 ACI21 Secured By Design
ACI21R I21 reason
- 17 ACK03 No equipment on roof
ACK03R K03 reason
- 18 ACK06 Slab levels - compliance
ACK06R K06 reason

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Address: St Christophers School 49 Bromley Road Beckenham BR3 5PA

Proposal: Demolition of existing single storey classrooms and construction of a two storey extension building comprising eight classrooms.



"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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