

Committee: Development	Date: 10 th March 2011	Classification: Unrestricted	Agenda Item Number:
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Report of: Director of Development and Renewal	Title: Town Planning Application
Case Officer: Beth Eite	Ref No: PA/10/02286 PA/10/02288 PA/10/02289
	Ward: Bow West

1. APPLICATION DETAILS

Location:	Central Foundation Girls School, Harley Grove & 41-47 Bow Road, London
Existing Use:	School and vacant office building
Proposal:	Redevelopment of the school including: <ul style="list-style-type: none"> • Use of 41-47 Bow Road as a sixth form college • Demolition of a number of buildings, including locally listed St Anthony's building, • Erection of building up to four storeys in height adjacent to the grade II listed school building on Bow Road. • Remodelling and refurbishment of existing buildings being retained • Installation of two glazed lifts to D & T block
Drawing Nos:	Site location Plan 000001 rev B, Site Access Plan 000002 rev E, Landscape arrangement 000001 rev A, 000002 rev A, 000003 rev A, 000004, 000005, 000006 and 000007, Delivery Vehicle Access 10-077-027 rev B, Refuse collection 10-077-036 and L-block swept path 10-077-026 rev A
	L-Block 700130 rev H, 700031 rev A, 700131 rev G, 700030 rev A, 700120 rev F, 700020 rev A, 700109 rev G, 700108 rev H, 700100 rev M, 700101 rev I, 700102 rev H, 700103 rev H, 700104 rev H, 700105 rev F, 70015 rev B, 700014 rev B, 700013 rev B, 700012 rev B, 700011 rev B, 700010 rev B, 700018 rev B, 700019 rev B.
	D & T Blocks 400020, 400120 rev B, 400103 rev H, 400102 rev J, 400101 rev H, 400100 rev J, 400108 rev F, 400015 rev B, 400014 rev C, 400013 rev B, 400012 rev C, 400011 rev B, 400131 rev D, 400130 rev B
	Block A, B & C

Documents:

200131 rev D, 200130 rev D, 200031 rev D, 200030 rev D, 200132, 200133 rev D, 200120 rev D, 200121 rev D, 200122 rev A, 200100 rev F, 200101 rev F, 200102 rev F, 200103 rev F, 200104 rev F, 200018 rev C, 200011 rev B, 200012 rev B, 200013 rev B, 200014 rev B, 200015 rev C,

Design and Access Statement, Design and access statement addendum, (370001 rev C), Sunlight Daylight Study, Energy strategy, Planning and Impact Assessment, 300056 rev B (Arboricultural Impact assessment), 300055 rev A (Tree schedule Report – Addendum), 300012 rev C (Tree Constraints Plan), 300013 rev B (tree protection plan), Heritage Impact Assessment, , Heritage Impact Assessment Addendum (CL/12020/05), 300057 rev A (Acoustic Strategy report, 300060 rev A (Ecological Impact Assessment), 300058 rev A (Flood risk assessment), 300048 rev B (Transport Assessment), 300046 rev A (Site waste management Plan), 3000027 rev A (Historic environment risk assessment), 3000014 rev A (School Travel Plan), Statement of community involvement, 300045 rev A (Code of construction practice), Design Management Plan Template Construction and 370001-A rev D (Access Statement – Addendum)

Applicant: Bouygues UK
Ownership: The Trustees of Central Foundation Girls School
Historic Building: Grade II listed
Conservation Area: Tredegar Square

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Adopted Core Strategy (2010), Saved Unitary Development Plan, the Council's Interim Planning guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

- 2.1 The demolition of the locally listed building and the building attached to the Grade II listed building is considered to be outweighed by the substantial public benefit which this scheme offers in terms of the improved educational facilities provided and the enhancement to the setting of the listed school building in accordance with CON2 of the interim Planning Guidance and PPS5 which requires a clear and convincing justification for the loss of a designated heritage asset.
- 2.2 The proposed development would be of an appropriate design in keeping with the existing site, its surroundings and the character and appearance of the Tredegar Square Conservation Area. The proposed development would enhance the character and appearance of the Tredegar Square Conservation Area and would preserve the setting of the Grade II Listed school building. As such, the proposal is in accordance with Saved Policies DEV1 and DEV27 of the Unitary Development Plan (1998) and Policies DEV2, DEV3, CON1 and CON2 of the Interim Planning Guidance (2007), Policy SP10 of the Adopted Core Strategy (September 2010) as well as the National Guidance of PPS 5 which seek to ensure

appropriate and inclusive design and to safeguard the Borough's Conservation Areas and heritage assets.

- 2.3 On balance, given the urban context of the site, the proposed development would have no significant adverse impacts upon the amenity of neighbouring properties in terms of a loss of daylight/sunlight or an increased sense of enclosure. This is in accordance with Saved Policies DEV2 and DEV50 of the Unitary Development Plan (1998) and Policy DEV1 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007) and policy SP10 of the Core Strategy 2010 and which seek to safeguard the amenities of residential occupiers of the Borough and to minimise noise disturbance.
- 2.4 The proposal would have no adverse impacts upon the existing and future users of the highway and their safety and would provide adequate measures to increase cycle use and reduce reliance on private vehicles. This is in accordance with Saved Policy T16 of the Unitary Development Plan (1998) and Policies 3C.22 and 3C.23 of the London Plan which seek to ensure highway safety and promote cycle usage.
- 2.5 The proposals would create an overall reduction on site of carbon emissions. This is in accordance with Policies 4A.3, 4A.6 and 4A.7 of the London Plan (2008) as well as Policy SP11 of the Adopted Core Strategy (September 2010) which seek development to be energy efficient and to reduce carbon emissions.
- 2.6 The proposed retention of the existing trees on site and the proposed landscaping, particularly on the roof of L-block is considered to be acceptable and, subject to the use of conditions would accord with Policies DEV13 and DEV14 of the Interim Planning Guidance (2007), policy SP07 of the Core Strategy and Policy 3D.15 of the London Plan (2008), which seek to ensure appropriate landscaping with development

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission, listed building consent and conservation area consent subject to:
- 3.2 That the Corporate Director Development & Renewal is delegated power to impose conditions [and informatives] on the planning permission to secure the following matters:

Conditions and informatives for full planning permission

1. Time limit – 3 Years
2. Proposal to be built in accordance with the plans
3. External materials to be submitted.
4. Hours of construction 8.30am – 17.00pm Monday to Friday and 8.30am – 1pm Saturday
5. Construction management plan.
6. Hours of use of roof garden and roof top MUGA, 8am – 7pm Monday to Friday
7. Details of proposed cycle provision including how visitors will be able to use these out of hours.
8. Details of the revised parking layout to show the new disabled spaces.
9. Details of refuse strategy including details of parking spaces to be removed.
10. Landscaping to be planted within a specific timeframe and maintained. Landscaping to include bat and bird boxes
11. Details of boundary treatments
12. Contaminated land

13. Noise insulation
14. Air quality assessment
15. Attenuation measures for the plant equipment and acoustic treatment for the rooftop MUGA
16. Details of screening for roof plant
17. Details of tree protection.
18. Travel plan compliance
19. Energy efficiency
20. Sustainability
21. Details of a location for a bus parking space on-site shall be provided.
22. Visibility splays for new access to be submitted.
23. Details of replacement windows to L-block
24. Details of how the lifts for D and T block will be fixed to the buildings to ensure minimal intervention.
25. Details of any new signage to be submitted.

Informatives

This planning application should be read in conjunction with listed building consent PA/10/02288 and conservation area consent PA/10/2289.

3.4 Conditions and informatives for listed building consent

1. Time limit – 3 years
2. Development to be carried out in accordance with the approved drawings
3. Details of glazed shadow wall
4. Method for the removal of the party wall between building to be demolished and grade II listed building.

Informatives

1. This Listed Building Consent should be read in conjunction with planning application PA/10/02286 and Conservation Area Consent PA/10/2289

3.5 Conditions and informatives for Conservation Area Consent

1. Time limit – 3 years
2. Development to be carried out in accordance with the approved drawings
3. Contract for replacement scheme in place before demolition of the buildings occurs.
4. Recording of the historic features of the building
5. Salvage materials from St Anthony's House

Informatives

1. This Conservation Area Consent should be read in conjunction with planning application PA/10/02286 and Listed Building Consent PA/10/2288

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal seeks permission to extend and upgrade the existing facilities at Central Foundation Girls School and utilise the existing vacant office building at 41-47 Bow Road for the sixth form college. This report incorporates the full planning application, the listed

building consent and the conservation area consent.

- 4.2 There would be a total of 50 additional pupils expected at the school which would be within the sixth form (no additional capacity is proposed for the 11-16 years secondary portion of the school). Access and entrances into the school will not be significantly changed, other than the introduction of a visitor's entrance to the school on Bow Road, at the south west corner of the site.
- 4.3 There are essentially three distinct elements to the proposal which, for the purposes of this report, are grouped as follows: 'L-block' which is to be the new sixth form block on the corner of Bow Road and Harley Grove, 'A, B and C block' which includes the grade II listed building that fronts Bow Road on the main school site, the new three storey building that is proposed in place of St Anthony's house which would be attached to the listed building and would extend along Coburn Street and two glass lifts are proposed to both 'D&T blocks' which are located at the rear of the site.

L-Block

- 4.4 This is currently a vacant office building which is L-shaped. The proposal is to utilise this building for the sixth form element of the school. The general footprint of the building would remain the same, aside from the extension at ground floor level. This extension to the front of the building would provide a publicly accessible café to be used by students and the public. The extension would project out from the front elevation of the building by 6m to the south corner of the site. The café would have a triangular shaped canopy which would overhang the café building to the front and side. In order to have level access for the ground floor, the café (and landscaped area to the front of it) would be situated 1.5m above pavement level. Steps and a platform lift would provide access into the building.
- 4.5 A rooftop garden is proposed for L-block on the section of roof in the centre of the building which is lower than the front and rear elements of the building. This would be for recreational use by the sixth form students.
- 4.6 On the roof of the building a new plant room is proposed towards the rear of the building and a riser would project above the existing roof level on the lower, central section of roof. This would not project above the existing plant room on the front of the building.
- 4.7 The windows are all to be replaced on this building. The proposal is to use aluminium windows. The same number and size of openings would be provided, however, the design of the windows would be changed with the mullions and transoms which are present on the existing windows not being included on the proposed windows.

A, B and C blocks

- 4.8 The changes to this part of the site involve the demolition of the building which is attached to the grade II listed building. This building is three storeys in height with a flat roof and attaches to the listed building part way up the roof slope, thereby being approximately 4m lower in height than the ridgeline of the original school building.
- 4.9 The demolition of St Anthony's house is also proposed, a three storey building located in the south west corner of the site which was constructed in the 1820 and therefore pre-dates the main listed school building which was constructed in 1897.
- 4.10 Following the demolition of these buildings an L-shaped building would be proposed which would be attached to the listed building by way of a glazed link. This glazed link would be recessed from the front elevation of the building and lower in height than the listed building

and the new B-block.

- 4.11 The proposed B-block would be glazed at ground floor with a predominantly brick built upper level. As viewed from Bow Road this extension would be 26m wide and 15.8m in height. The front elevation would be made up of textured brick with a glazed strip around the first floor and a narrow vertical window which would serve the auditorium. These elements would project out from the building elevation. The building would be cantilevered over the south western corner, where the new visitor entrance would be.
- 4.12 C-block is proposed to extend along Coborn Street, this would be set in from the flank wall of B-block by 4.7m and project 36m along Coborn Street. This elevation would be constructed of brick at ground floor and render on the upper two floors. The windows to this elevation would be made up of horizontal strips, similar to those proposed on the front elevation. Some would be flush with the elevation and some would project out.
- 4.13 The proposed extensions would be 3m away from the western boundary at its closest point (towards the southern end of the site) and 9.2m away at the furthest point where the site tapers outwards in a westerly direction.
- 4.14 On the roof of C-block a Multi-Use Games Area (MUGA) is proposed.
- 4.15 The extensions would provide space for a new auditorium, science labs and art rooms.

D&T blocks

- 4.16 These buildings are positioned to the rear of the site and can be seen from Coborn Street. D block is a two storey building with a pitched roof which currently houses the drama department.
- 4.17 T block is a T-shaped building with a central projecting section and smaller projecting elements to either side. This building is two storeys in height with a mezzanine floor and a pitched roof above. This building houses the technology department at present.
- 4.18 The works to these buildings involve the addition of one glass lift to each building. This has been amended from the initial submission which included a glazed link at first floor level between the two buildings.
- 4.19 Block D would remain as the drama block with T block providing accommodation for the English and technology classrooms.

Site and Surroundings

- 4.20 The school fronts Bow Road (A11) which is a busy arterial route through the Borough. The site is in close proximity to Bow Church DLR station and Bow Road underground station. The site is also served by a number of bus routes and has a public transport accessibility level (PTAL) of 6b which is high.
- 4.21 The site is situated between Harley Grove to the east and Coborn Road to the west. The main pupil entrance is on Bow Road with the teacher and visitor entrance on Harley Grove. The building at 41-47 Bow Road has recently been acquired by the school and is located to the east of Harley Grove, this L-shaped building was last in use as an office but has been vacant for some considerable time.
- 4.22 The streetscape along Bow Road is varied, with a number of historic listed buildings contrasting with more modern, contemporary constructions including the Tesco store directly

opposite the site.

- 4.23 The main school building on the site is grade II listed and there are a number listed buildings in the immediate vicinity, including the row of terrace properties immediately to the west of the school site and some of the buildings along Coborn Street.
- 4.24 The school is located within the Tredegar Square conservation area.
- 4.25 There are a number of mature trees within the site and along the eastern boundary with Coborn Street.

Planning History

- 4.26 The following planning decisions are relevant to the application:

- PA/01/00435 Erection of a new sports hall with first floor link to existing building. Internal remodelling of building fronting Bow Road and enclosure of existing courtyard with glazed roof and removal of existing temporary buildings. Granted 30/1/2002
- PA/01/00436 Demolition of vacant houses on west side of Harley Grove and removal of temporary buildings on Coborn Street. Granted 30/1/2002
- PA/02/00833 External works to school, including single storey workshop / storage extension to the hall and internal refurbishment. Granted 12/8/2002
- PA/04/00929 Provision of a new ground floor canopy over doorway adjacent to the performing arts building. Granted 8/9/2004
- PA/05/1523 Creation of openings in the west flank wall of 27-29 Bow Road to provide links at first and second floors to the proposed teacher training development at 25 Bow Road Granted 29/11/2005
- PA/07/00012 Replacement of existing boundary fence and gate to Bow Road and Coborn Street with 1.95m high vertical bar railings and gate. Granted 22/2/2007
- PA/08/00349 Retrospective application for the retention of no. 4 temporary portakabins (two measuring 6 x 7.5 x 3.2 and two measuring 6 x 3 x 2.5m). Granted 30/5/2008
- PA/08/00660 Installation of three outdoor canopies comprising 898sqm over existing hard landscaping. Granted 30/5/2008.

5. POLICY FRAMEWORK

- 5.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

Core Strategy 2025 Development Plan Document (September 2010)

Policies	SP03	Creating Healthy and liveable neighbourhoods
	SP04	Creating a green and blue grid
	SP05	Waste Management
	SP07	Improving education and skills
	SP10	Creating distinct and durable places

SP11 Working towards a zero carbon borough

Unitary Development Plan 1998 (as saved September 2007)

Policies	DEV1	Design
	DEV2	Amenity
	DEV27	Setting of listed buildings
	DEV32	List of buildings worthy of preservation
	DEV50	Noise and disturbance
	DEV55	Waste
	EDU7	Education facilities
	T16	Traffic priorities for new development

Spatial Development Strategy for Greater London (London Plan)

	3A.18	Social infrastructure and community facilities
	3A.24	Education facilities
	3C.1	Integrating transport and development
	3C.22	Improving conditions for cycling
	3C.23	Parking strategy
	3D.15	Trees and woodland
	4A.3	Sustainable design and construction
	4A.6	Decentralised energy - Heating, cooling and power
	4A.4	Renewable energy
	4B.1	Design principles for a compact city
	4B.11	London's built heritage
	4B.12	Heritage conservation

Interim Planning Guidance for the purposes of Development Control

Policies	DEV1	Amenity
	DEV2	Design
	DEV3	Accessibility and inclusive design
	DEV10	Noise and disturbance
	DEV13	Landscaping and tree preservation
	DEV15	Retention/Replacement of Mature Trees
	DEV21	Flood risk management
	CON1	Listed buildings
	CON2	Conservation areas
	SCF1	Social and community facilities

Supplementary Planning Guidance/Documents

Secured by design
Tredegar Square conservation area appraisal

Government Planning Policy Guidance/Statements

	PPS 1	Sustainable development and climate change
	PPS5	Planning and the historic environment
	PPG13	Transport

Community Plan The following Community Plan objectives relate to the application:

A better place for living safely
A better place for living well
A better place for creating and sharing prosperity
A better place for learning, achievement and leisure
A better place for excellent public services

6. CONSULTATION RESPONSE

6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

English Heritage – Statutory consultee

6.3 English Heritage strongly objects to the proposed demolition of no. 25 Bow Road as proposed in CAC application ref PA/10/02289. In its current form, we urge the Council to refuse the current applications for conservation area consent and planning permission as we consider that the tests in HE9.2 have not been fully addressed and the proposal does not comply with the Council's own UDP policies on Local List buildings.

(Officer response: A thorough justification of the demolition of the buildings on the site is included at paragraph 8.8 onwards)

Environmental Health – Noise and vibration

- 6.4
- The positioning of classrooms on Bow Road is questionable due to the noise level from the traffic.
 - Natural ventilation is also not possible at these locations overlooking the Bow Rd and these areas are more suitable for general office space, canteens etc.
 - The acoustic report does not provide enough information on the mechanical and electrical systems (M&E) to be installed. The information should show details of all ventilation required for classrooms including any science and technology classrooms, kitchen and other heating and boilers purposes.
 - The external play areas should not be exposed to an ambient noise level of greater than 55 dB LAeq.
 - The raised playground area which will require some form of acoustic treatment, such as barriers and soft absorptive surfaces so that they do not cause nuisance to local residents. Any local resident surrounding the school should not be exposed to a LAeq (15minutes) greater than 55 dB from the use of any playground area and the LAmax(f) should not regularly exceed 75 dBA, 1 metre away from any sensitive receptor.

(Officer response: Given that this is an existing school, which already has classrooms fronting Bow Road, it is not considered reasonable to refuse the application on this basis.

Further details relating to the ventilation and noise produced from the mechanical plant would be requested by condition.

Further details regarding the acoustic treatment of the raised play areas would also be requested by condition)

Environmental Health – Air quality

6.5 There has been no assessment of air quality for this development. The school is on Bow Rd which is one of the most polluted roads in the borough where we are exceeding UK Air Quality Objectives for PM10 and NO2 (which has a direct impact on health). I therefore require an air quality assessment for the development.

(Officer response: It is noted that there is no air quality assessment supplied with the application. This would be requested by condition. It is not considered reasonable to refuse

this application on air quality grounds, given that this is an existing school which already fronts Bow Road.)

Tree officer

- 6.6 It seems that the tree report in support of this application is over 12 months old. In order to get an up to date view of the state of tree health a report less than one year old is required. In this instance I recommend that the applicant supplies an up to date document.

(Officer response: Nothing has changed on site since the 2008 report was undertaken. The trees that were recommended for removal are still recommended for removal and their health would only have deteriorated since this time. A condition requesting details for the method of protection for the remaining trees is recommended)

Highways

6.7 Cycle parking

An additional minimum 30 spaces, plus the future-proofed area to accommodate a further 46 cycles, should be conditioned to be retained for cycle storage only. Some spaces must be made available to visitors to the community facilities, too. The TA states the car park is locked in the evening, so this must be resolved.

Parking

The number of parking spaces is currently a relatively modest 11 spaces, and this will not increase; one of the spaces is to be converted to a disabled-accessible space, making the total 2 disabled spaces instead of one. This is acceptable.

Waste management

Concerns are raised in relation to the loss of parking that is required in order to satisfactorily service the site though this has to be balanced with the benefits of improved delivery/servicing space to be provided with an in-out entrance arrangement, off Coburn Road.

Details of where a school bus can be accommodated on site should be provided.

A Construction Logistic Management Plan is required by condition.

Transport for London

- 6.8
- A construction logistics plan should be submitted which identifies efficiency and sustainability measures to be undertaken while developments are being built.
 - Sufficient cycle parking spaces should be provided to reflect the increase in the number of pupils forecast to attend.

(Officer response: The construction logistics plan would be requested by condition, as would the provision of cycle parking spaces)

Olympic Delivery Authority

- 6.9 No comments to make.

Thames Water

- 6.10 No objections

7. LOCAL REPRESENTATION

- 7.1 A total of 971 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. [The application has also been publicised in East End Life and on site.] The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 29 Objecting: 29 Supporting: 0
No of petitions received: 2 objecting containing 37 signatories
1 objection was received from Mile End Old Town Residents Association

- 7.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

Design and appearance

- There should be no demolition of St Anthony's House. It is an attractive period building which is a valuable local asset, which could be renovated. A number of letters provide detailed assessments of the buildings historical merit and strenuously object to its demolition as it is one of the oldest buildings in the locality.
- The railings and gate to the front of the site should not be removed.
- The glazed link which links blocks D and T would seriously obscure and disfigure both historic school buildings. The heritage impact statement fails to recognise these buildings as non-designated heritage assets. The technology block was formerly the Malmesbury Road Central School and was the London County Council's first purpose-built central school and as such, should be preserved as a heritage asset. The concerns which are specifically raised about this part of scheme are that there appears to be no justifiable need for this link as the two buildings do not need to be connected.
- The internal features of D and T block should also be retained and the original sash windows should be overhauled by experts.
- The building that would front Coborn Street presents an unattractive street frontage. There are no buildings along Coborn Street that are similar to this proposal and it would represent a stark contrast to the Georgian Houses opposite, permanently ruining the ambiance of the street.
- The new building is too high and should be no higher than the terraces on Bow Road to the west.
- The 2m high brick wall along Coborn Street is unrelenting and overbearing.
- The 3m high mesh fence above the Coborn Street building is too high and the appearance is likely to be unsightly.

7.3 Amenity

- The proposal would lead to a loss of light into the front facing windows of the properties on Coborn Street, particularly in the morning.
- There would be direct overlooking from the new building and the roof top playground into the properties on Coborn Street.
- The proposal would irrevocably change the character of Coborn Street, darkening and enclosing it.
- The plant equipment should be sited away from residential areas.
- The rooftop MUGA will cause noise and disturbance to residents.

7.4 Parking

- The second delivery entrance on Coborn Street would take away on-street parking and does not seem necessary.
- There is significant congestions at pick-up and drop-off periods.

- There is a huge demand for parking in the area during school time and this application does nothing to address this problem.

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of the development
2. Demolition of St Anthony's House and the building adjacent to the listed building
3. Character and appearance of the proposal
 - i) L- Block
 - ii) B and C block
 - iii) D & T block
 - iv) General changes i.e landscape arrangements / boundary treatments
4. Impact upon amenity
5. Highways implications
6. Trees and ecology
7. Noise and air quality
8. Renewable energy.

Land Use

Education provision

- 8.2 Policies 3A.18 and 3A.24 of the London Plan 2008 (Consolidated with Alterations since 2004) (London Plan) seek to provide appropriate and improved community and educational facilities, including schools, within easy reach by walking and public transport for the population that use them.
- 8.3 Policy SP07 of the adopted Core Strategy (2010) (CS) also seeks to deliver the policy requirements of the London Plan. These policies also seek to increase the provision, both to deal with increased population and to meet existing deficiencies in order to achieve the best schools and facilities to support education excellence. The policy also makes specific reference to the need to support the Building Schools for the Future Programme.
- 8.4 This application is made under the Building Schools for the Future programme. It seeks to improve and upgrade the existing school facilities on the site and expand the sixth form. It would also bring the sixth form within closer proximity of the main school. Currently it is located on College Terrace, approximately 300m to the north east of the school site.

Use of 41-47 Bow Road

- 8.5 Policies EMP3 of the UDP and EE2 of the Interim Planning Guidance should be applied to this building. These policies seek to retain employment uses within the Borough. The proposal is to convert this building into the sixth form, thereby resulting in the loss of the B1 office use.
- 8.6 The application seeks to bring the building back into a viable use and is well located adjacent to the main school to provide a separate, yet connected sixth form college and has been vacant. Given that it has been vacant since 2005 it is considered that allowing the change of use from B1 to education use would be in accordance with policies EMP3 of the Unitary Development Plan (UDP) and EE2 of the Interim Planning Guidance (IPG)

Open Space

- 8.7 Policy EDU7 of the UDP seeks to prevent loss of school play space. With the provision of the roof top play space this application increases the area available for play space from 5500sqm to 6131sqm. The application is therefore in accordance with this policy.
- 8.8 Overall, it is considered that the proposal would provide improved educational accommodation for the existing school in accordance with the aforementioned policies and is therefore acceptable in principle.

Demolition of buildings

- 8.9 The application seeks consent to demolish the locally listed St Anthony's building on the corner of Bow Road and Coborn Street and the building which is attached to the main school building on Bow Road. Given the latter is attached to the grade II listed building it is considered that this building is by virtue also listed.
- 8.10 PPS5 provides advice regarding developments that affect designated heritage assets. HE.9.1 states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the asset, the greater the presumption in favour of its conservation should be. Any loss which affects a designated heritage asset requires a clear and convincing justification.
- 8.11 As the proposal would result in a loss of a locally listed building and a listed building it is considered that policy HE9.2 from PPS5 applies. This relates to the total loss of significance of a heritage asset or substantial harm to that asset. PPS5 advises that where this is the case the application should be refused consent unless it can be demonstrated that the public benefits of the scheme outweigh the harm caused.
- 8.12 Neither building is specifically mentioned within the Tredegar Square conservation area character appraisal, which was adopted by the Council in 2007.

Listed building

- 8.13 The building which is attached to the listed building was constructed in 1957 and is considered to detract from the character and appearance of the listed building and the conservation area. Its scale and design do not relate well to the listed building and it has not been attached in a sympathetic manner, cutting into the gable end and obscuring some of the roof details and flank wall.
- 8.14 The loss of B-block and replacement with the proposed building is considered to enhance the appearance of the school within the conservation area and would have an improved relationship with the grade II listed building.

St Anthony's House

- 8.15 St Anthony's house, which is locally listed, has been considered for statutory listing by English Heritage as part of the High Street 2012 project. The building was constructed before 1840 and therefore there is a presumption in favour of listing it, however given the number of alterations that have occurred to the building it was considered that it was not worthy of being included in the statutory list. The report that was produced as part of this review found that a number of elements of the building have been replaced including the roof, all of the windows and doors, the north elevation and the top storey of the building. The conclusion of the report was as follows "*While there is a reasonable survival of internal features, the*

interior is not sufficiently intact to overcome the external alterations; the joinery and fittings are of modest quality and fairly standard of their time”.

- 8.16 The report by English Heritage makes reference to the fire places which have been retained in a reasonable condition and some of the internal joinery. A condition requiring a recording of all of the historic features would be requested to ensure that the property is correctly documented. Also the salvage of the materials to be re-used elsewhere can also be secured by condition to ensure that the main historical features of the building are not permanently lost.
- 8.17 It is considered that there are substantial public benefits from the proposal as it would result in the retention and viable use of the school which forms an important part of the conservation area. The proposals would provide significant improvements to the school facilities and provide a better quality educational environment for the pupils of the school. The upgrading of the facilities would allow the continued success of the school which is an integral part of the local area.
- 8.18 Furthermore, the proposed B-block would improve the interaction of the school with the street by providing an entrance from Bow Road and a glazed element at ground floor allowing views through into the school. Currently the school feels detached from the street as it is located at a higher level and set back from the street behind railings. Whilst the new scheme would still require security measures, the introduction of an entrance on the corner of Bow Road and Coborn Street is considered to be an improvement to the character of the area, providing the school with a better street presence and enhanced public realm.
- 8.19 Overall, the demolition of the locally listed building and the building attached to the Grade II listed building is considered to be outweighed by the substantial public benefit which this scheme offers in terms of the improved educational facilities provided and the enhancement to the setting of the listed school building in accordance with CON2 of the IPG and PPS5 which requires a clear and convincing justification for the loss of a designated heritage asset.

Character and design

- 8.20 Policy SP10 of the Core Strategy seeks to ensure that buildings promote good design principles to ensure that they represent a high quality development and are sustainable, accessible, attractive, durable and well-integrated with their surroundings. They should respect local townscapes and context and contribute to enhancing local distinctiveness. These requirements are also echoed in policy DEV1 of the UDP and DEV2 of the IPG.
- 8.21 The site is within the Tredegar Square conservation area and as such the proposal must conform with the requirements of policy CON2 of the IPG. This seeks to ensure that all developments preserve or enhance the distinctive character and appearance of the conservation area, in terms of scale, form, height, materials, architectural detail and design.
- 8.22 Each of the sections of the scheme will be assessed in turn in relation to these policy criteria.

L-Block

Cafe

- 8.23 The main changes to this building relates to the new café on the ground floor, which will project out from the front elevation of the building. It is considered that the installation of the canopy and the glazed café area would add a contemporary element to the building, providing visual interest to the street and announcing the presence of the new sixth form college.

- 8.24 The current building is set back from the other buildings along this section of Bow Road, including the recently approved building at the entrance to Phoenix School. As such it is considered that the projection of the café towards the street is acceptable and would not be out of keeping with the street pattern along Bow Road.

Windows

- 8.25 The application also proposes to change the windows of this building. It is considered that further discussions are required to ensure that the new windows would be of sufficiently high quality and would be in keeping with the character of the building. As such it is recommended that a condition requiring further details of the replacement windows be attached to the planning permission.

Landscaped garden

- 8.26 A rooftop landscaped garden is proposed on L-block. It would be located between the raised sections at the front and rear and would be enclosed by railings which would project only 0.3m above the parapet wall. The impact of these, and the use of the roof as a garden is considered acceptable and it would not have an impact upon the character and appearance of the building or the conservation area.

Rear extension.

- 8.27 An extension is proposed at the ground floor level to the rear of L-block to accommodate a P.E. store. This would be single storey (4.5m in height) and would measure 5.5m in width x 5m. It would be located within the recessed area of the 'L' and would not be visible from outside of the site. It would be constructed of materials to match the existing building, its impact upon the appearance of the building is considered minimal and acceptable.

B & C block

- 8.28 The design for this building has evolved over time and has been amended over the course of the application to reach a design which is considered acceptable in terms of its relationship to the listed building on the site and the context of the conservation area.

Design

- 8.29 The initial proposal involved a building that was predominantly clad in white render, this has since been revised to show a brick built building. Visual interest would be provided on the front elevation by the use of projecting windows and textured brick. The ground floor of the building would be fully glazed to allow views through into the school and providing visual interest at pavement level.
- 8.30 A recessed glazed link is proposed between the listed building (A-block) and the proposed building to act as a shadow gap. This is considered to be an acceptable way to deal with the transition between the historic, older building and the more contemporary element of the school.
- 8.31 The current building which is attached to the listed building is considered to be of little merit and has been attached to the listed building in an unsympathetic way. It is considered that the current proposal would enhance the setting of this listed building by providing the glazed link, thereby allowing some relief to the listed building whilst still providing the functionality required internally by connecting the two buildings.
- 8.32 The side elevation of the building is also important as it is clearly visible from Coborn Street. A mixture of render and brick is proposed to be used on this elevation and a mix of projecting and recessed windows which seek to break up the bulk of the building along this elevation. Concerns have been raised regarding the treatment of the building along Coborn Street, however, this is considered to be an appropriate approach to the elevation. The modern

design is supported, as it is not considered that a replica of the architecture to Coborn Street would be an appropriate response.

Bulk

- 8.33 The scale of the building is considered acceptable and appropriate for the context of the site. The height of the building would be lower than the ridgeline of the listed building and higher than the adjacent terrace properties on Bow Road, this creates a transition between the two heights. It is considered appropriate that the building relates closer in height to the existing school building, rather than the residential terraces due to its form and function as a modern school building.
- 8.34 The building which forms block-C is set back from the boundary edge of the school, thereby reducing its impact upon Coborn Street. It would be between 8m and 9.6m set back from the boundary which would provide a setting to the building and give some relief to the Coborn Street. The trees along Coborn Street are also to be retained throughout the development, reducing the visual impact of the scheme further.

D & T block

- 8.35 The initial proposal involved linking the two blocks at first floor level with a structure that would be glazed and clad in metal panels. This would have provided disabled access to the first floor of each building and a workshop room.
- 8.36 A number of residents have raised concerns over the appearance of these extensions and the way it alters the appearance of both of the buildings, but particularly the way it impacts on the symmetry to T-block. As a result of these concerns, the scheme has been amended to remove the link between the two buildings and instead two glass lifts to the outside of each building.
- 8.37 The two lifts would be attached in such a manner that would ensure they would not require significant intervention into the fabric of the building and if removed at a later date. It is recommended that appropriate conditions are included on the permission to ensure the detailed design is appropriate.
- 8.38 The lifts would be lightweight in their appearance and contain as much glazing as possible to allow views through to the original building behind. It is considered that this represents a reasonable compromise by protecting the original appearance of the buildings, but also improving the accessibility of the buildings and not reducing the teaching space by an internal lift.
- 8.39 The proposal also seeks to remove a number of temporary buildings around the site which will have a positive impact upon the setting of these buildings and the general appearance of the site. Therefore, on balance, it is considered that the proposed changes to D and T block are acceptable and in accordance with the aforementioned policies.
- 8.40 Overall it is considered that the proposed extensions and alterations to Central Foundation School are acceptable and would in part preserve and enhance the character and appearance of the Tredegar Square conservation area enhance the setting of the listed building by removing what is currently an unsympathetic building adjacent to the grade II listed building. It is considered that the development is in accordance with policy SP10 of the Core Strategy, DEV1 of the UDP, DEV2 of the IPG and PPS5.

Impact on amenity

- 8.41 Policy DEV2 of the UDP and policy DEV1 of the IPG require that all developments should protect the amenity of residential occupiers and ensure that adjoining buildings are not adversely affected by a loss of privacy, a material deterioration of their daylighting and sunlighting conditions or create an inappropriate sense of enclosure.
- 8.42 The works to L-block and D & T block are not in close proximity to any neighbouring residential properties, therefore it is considered that the properties which are most likely to be affected by the proposal are those on Coborn Street which face the side elevation of B and C block.
- 8.43 The first property on Coborn Street is located over 40m back from the junction with Bow Road, as a result the properties on Coborn Street would face towards C-block and not B-block which is closest to the boundary of the site. There is an approximate distance of 27m between the flank wall of C-block and the front elevation of the residential properties of Coborn Street.
- 8.44 This distance is considered to be significant enough to ensure that there is no inappropriate sense of enclosure created by this building. It also ensures that there would be no material deterioration in the daylight and sunlight available to these properties. Testing of the scheme has been undertaken in relation to the necessary criteria set out in the BRE guidelines and it has demonstrated that the impacts upon daylight and sunlight are acceptable.
- 8.45 Whilst there are windows proposed to the side elevation of this part of the school, these rooms would serve classrooms. They would not be any common rooms, nor would these be used out of hours, for this reason, and because the building is located well in excess of the 18m privacy distances outlined in policy DEV1 of the IPG it is considered that the proposal would not result in any undue overlooking to the neighbouring properties.

Highways

- 8.46 Policy T16 of the UDP requires consideration to be given to the operational requirements of the proposed use and the impact of the traffic that is likely to be generated. Policy SP09 of the Core Strategy seeks to ensure that all new development has no adverse effect of the safety and capacity of the road network and the promotion of car free developments is encouraged in order to minimise on-site and off-site car parking.
- 8.47 The London plan has a number of transport related policies which generally seek to encourage uses which would reduce the need to travel, particularly by car by minimising on-site car parking provision and ensuring sufficient cycle parking is provided.
- 8.48 The school has an excellent PTAL and therefore minimal car parking is required in order to be in accordance with the policies outlined above.
- 8.49 The proposal would seek to increase the capacity of the school by a total of 50 pupils, these would be within the sixth form. The number of staff would remain the same.
- 8.50 A transport assessment has been submitted in support of the application. It finds that the 50% of pupils currently walk to the site and 17% of teachers walk, only 0.3% of pupils and 5% of teachers cycle. In total 88.5% of pupils and 73% of teachers arrive at the site on foot or using public transport.

Parking

- 8.51 There are currently 11 parking spaces available on site which are access from the Harley Grove entrance. One of these spaces is designated as a disabled space and two are allocated to the school's mini buses.
- 8.52 The parking levels within the site would remain the same as part of this development, however one standard car parking space would be removed and replaced with a disabled space in order comply with the requirements to provide 10% of the on-site parking as disabled. Details of the final design layout of the spaces would be secured by condition to ensure it meets Council standards.

Cycle parking

- 8.53 The school currently has 46 cycle stands which are shared between staff and pupils. 24 additional cycle spaces are proposed, within an area for future expansion of the cycle facilities if required. This is considered to be an acceptable provision of spaces, given that the number of pupils and staff which utilise the cycle parking facilities at present is so low.
- 8.54 Details of the enclosures for the cycle provision would be requested by condition to ensure that they are secure and weatherproof.

New access

- 8.55 A new access for service vehicles is proposed on Coborn Street, adjacent to the Kirkland Centre. This would be the 'in' route for delivery vehicles and the existing access on Coborn Street, located to the south of this one would be the 'out' route. Swept paths have been provided to show how a 7.5ton vehicle would sufficiently manoeuvre through the site.
- 8.56 Vehicle access will be maintained in its existing location for L-block.

Waste management & removal of car parking

- 8.57 On-street waste collection is proposed for the main site, from Coborn Street and for the L-block site, from Harley Grove. The site is restricted in terms of turning space that can be provided and the delivery area proposed on Coborn Street would not accommodate a large refuse vehicle. Therefore in order to prevent the refuse vehicles reversing out of the site, it is proposed to have an area reserved on each street for refuse vehicles to pull in which collections take place.
- 8.58 This would result in the loss of 2 on street parking bays being removed from each road (two on Coborn Street and two on Harley Grove). This is considered acceptable, given the existing parking capacity in the area it would not have any significant impact upon parking pressure in the locality.
- 8.59 On balance, given the other benefits the scheme brings in terms of enhancing the educational facilities of the school and the more specific benefits of ensuring that refuse and delivery vehicles would no longer be reversing into the road, it is considered that the loss of some on-street parking bays is acceptable.
- 8.60 Details of the refuse stores, and their proposed location would be requested by condition to ensure that they are appropriately sited close to the collection location and have an acceptable appearance.

Trees and ecology

Trees

- 8.61 DEV15 of the UDP and DEV13 of the IPG require the retention or replacement of existing mature trees as part of development proposals, where the Council considers that they have amenity value. It is considered that a number of the trees within the school site, and some on Coborn Street do have an important amenity value and contribute to the character and appearance of the streetscene.
- 8.62 The application seeks to remove only one tree from the centre of the site. The removal of this tree is not necessary for the construction of the proposal but has been found to be diseased and is recommended for removal by the arboriculturalists who assessed all of the trees on the site.
- 8.63 The proposal seeks to retain all of the other trees on the site and a number of trees on the pavement along Coborn Street. Measures for the protection of these trees would be requested by condition to ensure that suitable fencing is provided around all of the trees on site to protect them from damage during the construction phase.
- 8.64 Subject to appropriate conditions, it is considered that the development would comply with the aims of the aforementioned policies.

Ecology

- 8.65 Policy SP04 of the Core Strategy seeks to protect biodiversity and requires development to achieve a net gain in biodiversity. Overall there is a net gain in open space on the site and the inclusion of a rooftop garden creates a significant area of landscaping which can be considered as contributing to the biodiversity of the area.
- 8.66 An ecology study has been completed and recommends that bat and bird boxes be included with the proposal to promote biodiversity within the site. A condition requesting further details of the proposed landscaping, to include the installation of bat and bird boxes, would be included on any permission.
- 8.67 The ecology report makes reference to the potential for bats to be roosting in St Anthony's House which is proposed for demolition. If this demolition is permitted a bat survey should be undertaken to understand whether there is any risk to any bat habitats on the site. This would be required by condition.

Noise and air quality

Noise

- 8.68 Local and national policies state that developments should not create undue noise and disturbance to neighbouring occupants and requiring mitigation measures to ensure that noise from external sources does not impact upon the proposed use of the development.
- 8.69 In this case there are considered to be two main points of concern, these are the impact of the noise from Bow Road onto the proposed classrooms and the impact of the proposed development on the neighbouring properties in terms of the new plant and mechanical equipment and the high level MUGA proposed on the roof of C-block.
- 8.70 The environmental health department have objected to the provision of classrooms on the Bow Road frontage due to the significant noise disturbance which is created from this heavily

trafficked road. Given that this is an existing school building and there are other classrooms located on Bow Road, it is not considered reasonable to refuse the application on this basis. The building would require insulation measures to ensure that the sound levels internally are acceptable, these details can be conditioned.

- 8.71 There is a significant distance from the proposed plant room and the MUGA on the roof of blocks B and C from the nearest neighbouring properties on Coborn Street and as such it is not considered that the impact of noise and disturbance would be significant to the neighbouring occupiers. However, in order to make sure that the acoustic measures are in place around the proposed MUGA and the housing for the plant would provide sufficient insulation, further details would be requested by condition.

Air Quality

- 8.72 The environmental health department have also raised objections to the positioning of classrooms which front Bow Road on air quality grounds. It is noted that this is one of the most polluted roads in the Borough, however, this is an existing school and given the restricted nature of the site there are few alternatives to locating classrooms on Bow Road.
- 8.73 The applicant has confirmed that the windows within the new building which front Bow Road will be not be openable and will be mechanical ventilated which will significantly reduce the impact of poor air quality on the classrooms. It is not considered that a refusal on this basis would be reasonably justified.

Renewable energy

- 8.74 The London Plan sets out the requirement for all major developments to reduce their carbon emissions by a minimum of 20%, after energy efficiency measures have been taken into account.
- 8.75 The measures that are proposed for this development would be gas fired heat pumps. These would be installed in blocks B, C and L and would provide the required level of renewable energy. The energy statement that has been submitted with the application does not provide sufficient details to understand how the heat pumps would provide the required contribution to energy provision and as such, further clarification on this matter is requested by condition.
- 8.76 A condition requesting that the applicant demonstrate compliance with the BREEAM 'very good' or 'excellent' standard is also recommended.

Other Planning Issues

- 8.77 None

Conclusions

- 8.78 All other relevant policies and considerations have been taken into account. Planning permission, listed building consent and conservation area consent should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.