



Application Reference:	P1694.18
Location:	Redden Court School, Cotswold Road
Ward:	Emerson Park
Description:	Demolition of existing science block and other small structures. Erection of two storey science block and part one, part two storey activity block.
Case Officer:	Justin Reid-Weekes
Reason for Report to Committee:	The application is by or on behalf of the Council and is a significant development.

1 BACKGROUND

- 1.1.1 This application has been brought forward by the Department of Education (DFE) as part of a borough wide project to address substandard educational facilities. It has been identified that an existing science building and other ancillary buildings onsite are no longer fit-for-purpose. As such, these buildings will be demolished and two new standalone blocks will be constructed within the school site (one to the North of the main school site and one to the South).
- 1.1.2 As it stands Redden Court School is a 5 Form Entry (FE) co-educational secondary school for years 7-11, with 750 pupils. Officers understand that there are current commitments in place for an expansion of the school to a 7 Form Entry (FE) with a full capacity of 1050, essentially increasing the school capacity by 300 pupils.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The application seeks planning permission for the demolition of an existing two-storey science block and ancillary buildings and the erection of 2 two-storey school buildings (Science block and Activity block)
- 2.2 The proposal is related to replacement of existing school buildings which are no longer fit for purpose and to enable to the school to accommodate an increased capacity. As such, the proposal would facilitate continued education provision to meet an identified need within the Borough.
- 2.3 The height, scale and massing of the proposal is considered appropriate given the existing scale of development onsite. The acceptability of the proposed massing is supported by a simple yet effective design response. The use of brickwork across all elevations of the proposed buildings has been secured through negotiation by officers and is considered to provide an enhanced level of robustness and aesthetic quality to the finished elevations.
- 2.4 Due regard has been given to the proximity of the proposed buildings to neighbouring residential occupier's, however, officers are satisfied the positioning of the proposed buildings would be set considerably from residential boundaries, as such any potential impacts would be adequately mitigated. The proposal and associated phasing has also been successfully designed to ensure it does not unduly compromise the operational capacity of the school during the construction phase.
- 2.5 Officers are satisfied that no unacceptable adverse impacts in terms of highways and parking impacts, over and above current site conditions, would arise. Conditions are recommended to ensure any temporary impacts during the construction phase of the development are appropriately mitigated. Further conditions are recommended to ensure management and mitigation measures are implemented and the positive elements of the proposal advanced by the applicant are carried through to implementation. Subject to these conditions the proposal is considered acceptable and policy compliant.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission
- 3.2 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. 3 year time limit
2. In accordance with approved drawings
3. Construction management plan
4. Material samples
5. Maintenance strategy
6. Plant machinery
7. Construction hours
8. Tree Protection
9. Landscaping
10. Sustainability
11. Contaminated land
12. Ecological survey
13. Refuse details
14. Cycle parking details
15. Delivery and servicing plan
16. Entrance details
17. Travel Plan
18. Refuse storage
19. Secure by Design

Informatives

1. Working with Applicant
2. Fire safety
3. Thames water
4. Highways

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The application seeks planning permission for the demolition of an existing two-storey science block and the erection of 2 two-storey school buildings (Science block and Activity block). The proposal includes the provision of a new site entrance via Coombe Road.
- 4.2 The proposed science block would be situated to the north of the school site and the proposed activity block would be situated to the south (facing Coombe Road). The science block would be two-storey, while the activity block will be part one, part two-storey.
- 4.3 The total GIFA of the two new blocks would be approximately 2240m² and would comprise a mixture of general teaching spaces, as well as specialist teaching spaces including Science, P.E, Design and Technology and associated ancillary spaces.

- 4.4 The building would benefit from a range of fenestration across ground and first floor levels with a combination of brick and render to the external walls.

Site and Surroundings

- 4.2 Redden Court School is a 5FE co-educational secondary school for years 7-11, with a capacity of 750 pupils. There are current commitments in place for an expansion of the school to a 7 Form Entry (FE) with a full capacity of 1050.
- 4.3 The site is located to the Northern side of Coombe Road and Southern side of Cotswold Road. The site is square in shape and has an approximate area of 36,500m². The site is surrounded by residential properties.
- 4.4 The main school building is two-storeys, however has been subject to various extensions over time. The majority of the existing site comprises an open area used as playing fields, situated to the east of the site.
- 4.5 There are 3 vehicular access points into the site, one to the North from Cotswold Road and two to the South from Coombe Road.
- 4.6 Several mature trees are located to the Southern side of the site, fronting Coombe Road.

Planning History

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

P0784.94 – Approved with conditions
Single storey temporary building

P0786.94 – Approved with conditions
Redesign & construction of Cotswold Road School entrance gates

P0912.96 – Approved with conditions
New 1.8m high security boundary fence replacing existing 1.8m high, chain link fence to Coombe Road boundary

D0048.97 – Planning permission is required
Certificate of lawfulness to provide radio coverage to the Harold Wood area for the Ionica telephone network

P1982.03 – Approved with conditions
Retrospective planning consent for the erection of two portacabins (8 metres squared each) on school site to provide interview rooms for three years only

P1432.04 – Approved with conditions

To install a temporary classroom (70.92m²) for a period of 3 years

P0465.07 – Approved with conditions

Two new buildings to replace existing old 'temporary' dilapidated buildings with associated adaptations of remaining buildings and external works

P2242.07 – Approved with conditions

Two new buildings to replace existing old "temporary" and dilapidated buildings with associated adaptations of remaining buildings, and external works

P1388.12 – Approved with conditions

Single and two storey side extension.

P0927.12 – Approved with conditions

The erection of a portacabin adjacent to the science block on the school, premises

P0950.16 – Approved with conditions

Construction of a detached single storey building to provide an ARP specialist unit

P0590.18 – Approved with conditions

Extension to existing sports hall to create storage

P1619.18 – Withdrawn

Construction of a Multi-Use Games Area with x12 6m high floodlights, associated fencing and hard landscaping.

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

London Borough of Havering Environmental Health

No objection, subject to a condition with respect to mitigating the impact of building emissions and ensuring no adverse impacts with respect to contamination.

London Borough of Havering Flood Management

No objection, confirmed flood risk assessment is acceptable.

London Borough of Havering Highways

No objections, however requested conditions with respect to vehicle access, vehicle cleansing and associated highways related informatives.

Thames Water

No objection, subject to the development following the sequential approach to dispose of surface water.

London Fire Brigade

No objection

Metropolitan Police (Designing out Crime)

No objection subject to recommended conditions requiring secure by design principles to be incorporated into proposal.

LBH Education

Fully support the proposal as it is required in order for LBH to meet its statutory duties in relation to education provision.

6 COMMUNITY ENGAGEMENT

6.1 In accordance with planning legislation, the developer has consulted the local community on these proposals as part of the pre-application process.

6.2 The application has been supported by a Statement of Community Involvement which outlines the pre application public consultation that has taken place. The scope of the public consultation has been summarised below;

- The applicant held a consultation evening on 18th October 2018 which ran from 3:30pm – 6:30pm.
- The public consultation event was advertised via letters
- The applicant indicates 100% of attendees who completed feedback forms supported the proposal.

7 LOCAL REPRESENTATION

7.1 A total of 181 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of two site notices displayed at the two main entrances of the application site. The application has also been publicised in the local press.

7.2 Objections were received from 7 neighbouring sites.

Representations

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

Objections

- Adverse drainage impacts
- Increased traffic
- Increased noise
- Loss of light
- Loss of amenity space for school
- Loss of trees

Non-material representations

7.6 The following issues were raised in representations, but they are not material to the determination of the application:

- Loss of property value

8 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of development and the need for school places
- The design and visual impact of the building
- Impact on amenity
- Parking and highway issues

Principle of Development

8.2 All Local Authorities, including Havering, have a statutory duty to ensure that there are enough school places available in the borough to accommodate all children who live in the borough and might require one.

8.3 The NPPF attaches great importance to ensuring that a sufficient choice of educational facilities are available to meet the needs of existing and new communities. Local Authorities are encouraged to take a proactive and positive approach to development that will widen choice in education, with great weight given to the need to create, expand or alter education facilities.

8.4 Replicating this, Policy 3.18 of the London Plan details that development proposals which enhance education and skills provision will be supported,

including new build, expansion of existing or change of use to educational purposes. Policy DC29 states that the Council will ensure that the provision of primary and secondary education facilities is sufficient to meet the needs of residents by, amongst other things, seeking to meet the need for increased school places within existing sites.

- 8.5 This application seeks to deliver new school buildings to replace existing structures that are no longer fit for purpose. The proposal would facilitate an increase in pupil numbers to meet current commitments in addition to enabling the school to continue to accommodate the existing number of students. Once the development is complete the school would accommodate a PAN of 1050 (currently accommodates 750). The proposal has also been designed to enable the school to remain operational during the construction phase of this proposal, thereby ensuring continuity of education provision within the locality.
- 8.6 For the reasons outlined above officers are satisfied that the proposal would accord with key education based policy objectives and as such is considered acceptable in principle.

Design

- 8.7 The proposed building to be demolished does not possess any significant architectural merit and are not subject to any form of protection and therefore their loss would not conflict with design based policy objectives of the development plan.
- 8.8 The proposed site layout provides a successful design response to the various constraints of the site and need to ensure the school remains operational throughout the construction phase. Such an approach is welcomed by officers and is supported by a maximum building height of 2 storeys which reflects the existing site context. When considered in relation to this existing context officers are satisfied that the overall bulk and mass of the proposed buildings would appear appropriate in their setting.
- 8.9 The acceptable height, bulk, massing and architectural detailing is supported by the use of a material palette that consists of a combination of brick and render. Where the buildings face towards neighbouring residential properties and the public realm it would be finished with a predominantly brick façade that would ensure the finished elevations maintain a sense of visual interest through the varied tone and texture offered by the proposed brickwork. The use of brickwork (as opposed to the predominantly rendered building as originally proposed) represents a significant positive element of the proposal when considered in design terms and is a result of negotiation by officers

during the course of the application. In order to ensure a high quality finish is achieved when the buildings are constructed onsite a condition is recommended requiring the submission of material samples for approval prior to the commencement of above ground works.

- 8.10 For the reasons detailed above officers are of the view that the proposal would accord with the design based policy objectives of with Policy DC61 of the LDF.

Amenity

- 8.14 As previously stated the proposed site layout is a result of the need to respond to the various constraints of the site and ensure the school remains operational throughout the construction phase. This approach to site layout has ensured that significant separation distances are provided between the proposed buildings and nearest neighbouring boundary. These separation distances further increase when considered in relation to the location of existing residential windows that face towards the proposed buildings.
- 8.15 The proposed Science block (to the north of the school site) would be situated approximately 27m from the nearest residential boundary and in excess of 50m from the nearest residential window. The proposed Science block would have limited side windows facing the nearest residential site, none of which would serve classrooms.
- 8.16 The proposed Activity block (to the south of the school site) would be situated approximately 20m from the nearest residential boundary, across the road, and approximately 30m from the nearest residential window.
- 8.17 When the aforementioned separation distances, proposed building heights, orientation and window positions are taken into account officers are satisfied that the proposal would not give rise to any unacceptable loss of daylight, sunlight or overlooking.
- 8.18 Further to the assessment above, due regard has been given to the potential for the siting of the proposal and associated use to generate additional noise and disturbance over and above the existing situation. Officers consider the provision of education floorspace contained within the fabric of the proposed building, which generally provides a lower noise environment when compared to activity occurring outside, would not result in any materially harmful increase in potential noise generation.
- 8.19 It appears that delivery and servicing activity at the site will continue in line with existing practices which is typified by a minimal number of deliveries over

the course of a typical school day / week. Officers note that such vehicle movements are limited to waste collection, deliveries and general supplies to the canteen. The frequency of such deliveries is therefore relatively low and it is considered that this provides a natural safeguard to ensure any additional noise disturbance arising from the use of the servicing area would remain within acceptable parameters as required by policy. In order to ensure that the site operates in line with best practice and any residual impacts are adequately mitigated a condition requiring the submission of a delivery and servicing plan prior to the first use of the new buildings is recommended.

- 8.20 Officers are satisfied no long term noise or nuisance impacts would arise as a result of the proposals with construction management conditions recommended to mitigate any short term noise impacts. Accordingly the proposal would remain in compliance with policy DC55 and policy DC61 of the LDF.

Transportation, Highways and Servicing

- 8.21 The subject application would result in an increase in the capacity of the existing school in terms of the PAN from 750 students to 1050. In response to this increase in capacity the applicant has submitted a suite of supporting information including a Transport Statement and Travel Plan.
- 8.22 The proposal also involves the relocation of a school access road on Coombe Road. The applicant has acknowledged that the proposal provides an opportunity to maximise on site car parking supply for staff and visitors with the existing capacity of 71 spaces increasing to 101 spaces as a result of this proposal.
- 8.23 Officers acknowledge the increased number of pupils is likely to result in increased numbers of drop-offs, however given the short-stay nature of the drop-offs, this is not considered to unacceptably impact car parking provision or highway safety. Any potential inconvenience for residents during term time is outweighed by the need for additional school places.
- 8.24 As part of the assessment of this application LBH highways officers have scrutinised the proposal and supporting information and have confirmed that they raise no objections to the proposal subject to recommended conditions. These conditions would ensure the positive elements of the proposal are carried through to implementation.
- 8.25 It must be acknowledged that the construction phase of the development would give rise to additional construction vehicle movements. The temporary nature of these impacts ensures that no significant adverse impacts on the

highway network would arise as a result of the proposals. Conditions are recommended to ensure the construction phase of the development accords to best practice and any impacts are appropriately mitigated.

- 8.26 Officers are satisfied no unacceptable highway/parking impacts are likely arise as a result of the proposals with transportation conditions recommended to mitigate any short term impacts. Accordingly the proposal would remain in compliance with policies DC32 and CP10 of the LDF.

Other Planning Issues

- 8.27 The application has been submitted with an extensive suite of supporting information in relation to flood risk, land contamination, ecology, arboriculture and associated assessments. Officers have considered these elements of the proposals in detail and are satisfied that they demonstrate that the proposal would achieve compliance with key policy objectives. A range of conditions are recommended to ensure the positive elements of the proposal advanced by the applicant and identified mitigation measures with respect to these matters are secured and carried through to implementation.

- 8.28 The proposal also involves the loss of 2 trees fronting Coombe Road to facilitate the new site access road. Whilst the loss of these trees would be unfortunate, they are not protected and officers are of the opinion an acceptable quantity and quality of trees would remain on site, as such the removal of the trees are not considered to unacceptably impact the biodiversity of the site. Nonetheless a condition will be attached to the accompanying decision notice to ensure there would be no adverse impacts to the remaining trees which front Coombe Road.

Conclusions

- 8.29 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.