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| <b>ADDRESS:</b> Woodberry Grove, Finsbury Park, London, N4 1SN   |   |
| <b>WARD:</b> New River   | <b>REPORT AUTHOR:</b> Rokos Frangos   |
| <b>APPLICATION NUMBER:</b> 2008/2461   | <b>VALID DATE:</b> 26/09/2008   |
| <b>DRAWING NUMBERS:</b><br>1195 PL 01 to PL 08 (all rev. B); PL 09 to PL 12, PL 14 to PL 16, PL 18, PL 19, PL 21 to PL 26 (all rev. A); PL 27 to PL 35; 1012_T_001 and 002 (both rev. A); P143-805 (x2)  | <b>ACCOMPANYING DOCUMENTS:</b><br>BB93 Acoustic Design Brief, Design and Access Statement, Daylight and Sunlight Report, Ecological Scoping Survey Report, External Lighting Notes for Planning, Flood Risk Assessment, Landscape Statement, Planning Statement, Sustainability Statement, Transport Assessment, Vibration Dose Measurements. |
| <b>APPLICANT:</b><br>The Learning Trust<br>Hackney Technology & Learning Centre<br>1 Reading Lane<br>London<br>E8 1GQ  | <b>AGENT:</b><br>Gary Hedges<br>Willmott Dixon Construction Ltd<br>Riverbridge House<br>Anchor Boulevard<br>Crossways<br>Dartford<br>Kent<br>DA2 6SL  |
| <b>PROPOSAL:</b> Erection of a three-storey sixth-form-entry academy with associated landscaping, to include a sports hall, two multi-use games areas and forty-two parking spaces.  |   |
| <b>POST-SUBMISSION REVISIONS:</b> Changes to elevational design of all parts of the proposal, including main entrance; changes to proposed landscaping in front of all three entrances; change to location of disabled parking spaces; change to position of boundary by New River; change of perimeter fence design and position to 'indicative'; minor changes to footprint of the building (in particular the north-eastern elevation). |   |
| <b>RECOMMENDATION SUMMARY:</b><br><b>Grant conditional planning permission.</b>  |   |

**ANALYSIS INFORMATION**
**ZONING DESIGNINATION:** (Yes) (No)

|                             |  |   |
|-----------------------------|--|---|
| CPZ                         |  | X |
| Conservation Area           |  | X |
| Listed Building (Statutory) |  | X |

|                         |  |   |
|-------------------------|--|---|
| Listed Building (Local) |  | X |
| DEA                     |  | X |

| LAND USE DETAILS: | Use Class | Use Description   | Floorspace             |
|-------------------|-----------|---|------------------------|
| <b>Existing</b>   | N/A       | Vacant land (formerly residential – use class C3; three buildings demolished; one in-situ but vacant) | 14,000 sqm (site area) |
| <b>Proposed</b>   | D1        | Academy   | 10,340 sqm             |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|------------------|--------------------------|---------------------------|-----------------|
| <b>Existing</b>  | 0                        | 0                         | 0               |
| <b>Proposed</b>  | 39                       | 3                         | 141             |

### **CASE OFFICER’S REPORT**

#### **1. SITE DESCRIPTION**

- 1.1 The application site is a vacant 1.4-hectare expanse of land in the Woodberry Down area of Hackney, in the northernmost part of the borough. Four post-war blocks of council housing formerly occupied the site, of which three have been demolished and one remains (Dean House). The land is characterised by a distinct gradient that enables the site to command far-reaching views over the London Borough of Haringey towards Alexandra Palace, descending northwards towards the New River, which constitutes the boundary between the two boroughs.
- 1.2 Social housing in the form of four- and ten-storey blocks of flats is situated to the west of the application site, with Finsbury Park west of this. To the south is a row of semi-detached dwellings estimated to date from the 1920s or 1930s. To the east of the application site lies Woodberry Down Primary School (see paragraph 2.1 below). Further south and east lie several other blocks of late-1940s social housing that comprise the rest of the Woodberry Down estate, which is to be the subject of large-scale regeneration over the next ten years.
- 1.3 The site is located less than a minute’s walk away from Seven Sisters Road, with easy access to frequent bus services to central London, other parts of the borough and beyond. Manor House Underground station on the Piccadilly Line is approximately five minutes’ walk away. The area has a PTAL (Public Transport Accessibility Level) of 4.
- 1.4 There are no UDP, LDF or London Plan designations applicable to the site.

**2. CONSERVATION IMPLICATIONS**

- 2.1 The application site is neither situated in a conservation area, nor adjacent to one. The only listed building in close proximity to the application site is the adjacent Woodberry Down Primary School (built 1947-1950), which was Grade-II-listed in 2007 on account of its historic importance as the first permanent London County Council school to be designed in the post-war period. It is considered that the proposed development will not affect the setting of this building, owing to the distance separating the two structures, and the proposed development's size, scale, siting and orientation.

**3. RELEVANT HISTORY**

- 3.1 N/A

**4. CONSULTATIONS**

- 4.1 Date statutory consultation period started: 09/10/2008
- 4.2 Date statutory consultation period ended: 10/11/2008
- 4.3 Site notice: Yes
- 4.4 Press advert: Yes

**4.5 Neighbours**

178 surrounding occupiers have been consulted by personal letter. Two letters of objection have been received, and one letter of 'no objection'.

The objections are on the following grounds:

- Noise and disturbance resulting from use
- Traffic-generation; 'effect on traffic and parking'
- Loss of privacy
- '[illegible] amenity'
- 'Wasn't this land designated for housing at the beginning of this regeneration process. How is it you can change something that was discussed and agreed by the local community in those meetings to something that was not mentioned... a school plonked in the middle of a quiet street.'

**4.6 Statutory consultees**

- 4.6.1 Thames Water: With regard to waste, there are public sewers crossing the site and no building works will be permitted within three metres of the

sewers without Thames Water's approval. With regard to water infrastructure, no objection.

- 4.6.2 London Fire and Emergency Planning Authority (LFEPA): If proposals are to be progressed, please ensure that plans etc. comply fully with the relevant sections of the Approved Document.
- 4.6.3 Natural England: Before granting permission, the Council should request that the applicant undertakes further surveys in order to establish the presence or otherwise of protected species. If protected species are found to be present on site, a detailed mitigation strategy which sets out the results of the surveys, the potential effects of the development on the species and the mitigation measures proposed will need to be developed, in consultation with Natural England. A Natural England licence may also be required if it is considered that the proposed activity is reasonably likely to result in an offence being committed (for example, damage, destruction or obstruction of access to bat roosts).

We welcome the proposed biodiversity measures, but are of the opinion that the development could go further in terms of providing enhancements, for example by providing bat and bird boxes or enhancing the adjacent New River Site of Metropolitan Importance. We recommend that in order to secure enhancement measures, the applicant produces an Ecological Management Plan as a mechanism for formalising and delivering enhancement measures, and this should set out details of how such measures will be monitored, managed and funded in the future.

- 4.6.4 Environment Agency: Objection, on the grounds that the submitted Flood Risk Assessment (FRA) doesn't comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS25). In particular, the FRA fails to incorporate sustainable urban drainage systems to provide the appropriate level of attenuation, as outlined in the Design Code for the development area. [Note to members: the contractor responds 'We have redesigned this element at considerable cost to ourselves. This objection should be removed as we now have a run-off equivalent to a green field.']

#### **4.7 Local consultees**

- 4.7.1 Woodberry Down Regeneration Team: No response received.
- 4.7.2 London Borough of Haringey (adjoining borough): No response received.

#### **4.8 Other Council departments**

- 4.8.1 Urban Design and Conservation: We have no objection to the proposed Skinners Academy located on Woodberry Grove. We think the scheme successfully delivers a good design solution that responds to the unique

character of the site, and the provision of high-quality educational and community facilities.

The proposed buildings successfully wrap around the site's semi-enclosed landscape with a northern open view facing the New River. The semi-overlapping reoriented facades facing the New River create interesting volumetric articulation, and a harmonious relationship between the massing and the sloped landscape.

The elevations have been much improved during the application period with [the introduction of] a general concept of strong vertical elements and sub-square divisions with subtle colour variations. The elevations at the main entrance are also much more interesting and more welcoming, with a three-storey-high ceiling and fully glazed façades.

We appreciate the incorporation of the semi-enclosed landscape into the overall layout, and the way the classrooms, the library and the canteen are placed along its edge. The internal streets, with triangular voids and roof windows, provide a lively communal space where students and teachers can socialise. The visual permeability between the indoors and the outdoors is also much appreciated for the effect of drawing the great landscape view into the building. However, there is very limited direct access from the main movement routes to the outdoor area.

The views/glimpses from Seven Sisters Road through Woodberry Grove clearly show the welcoming entrance square of the academy. Due to security reasons, the temporary boundary fencing at the entrance square is acceptable, but it is expected that it will be removed once this area is further developed. It is suggested that different pavements or level changes are used to define the school-owned entrance square, rather than the isolating fencing.

The community entrance for sports facilities is located at the south-west corner of the site. It has been much improved, with a more inviting entrance space and better-defined circulation.

Whilst visual permeability through the glazing of the academy building successfully provides a relaxing sense of green landscape and riverside space behind the buildings, the street frontage at Woodberry Grove is dominated by the boundary railing wall. Therefore, the quality of the boundary wall needs to be further secured.

- 4.8.2 Highways: The estimated cost of highways works is £108,400.00. However, this does not include any required carriageway works, as this is expected to be completed as part of the Woodberry Down phases. Neither does the estimate include any works relating to the proposed new road that will be used to service the new school. This area has been shown as being outside of the boundary for this application.

- 4.8.3 Traffic & Transport: The proposal will not unduly impact on the borough's transportation infrastructure and is therefore considered to be acceptable, with conditions and mitigations measures.
- 4.8.4 Waste: A waste strategy plan needs to be supplied.
- 4.8.5 Trees and Landscape Officer: Drawing shortfalls and discrepancies pointed out. Root protection area incursions pointed out for trees 202 and 184. Levels changes unacceptable for trees 210 and 211. Design and Access Statement 'neither discusses nor demonstrates understanding of the value or potential character and use of the New River and its path'. Extensive four-metre-high gabion wall would constitute a hard edge, not the soft edge claimed, and will cast shade and reduce casual overlooking and security of the New River path. Ability of the Academy to manage and maintain the strips of 'native grassland' in between the 'ornamental shrub planting' along the front is questioned. No apparent mention of sustainable urban drainage system.
- 4.8.6 Crime Prevention Design Adviser: No response received.
- 4.8.7 Pollution Group: Both the vibration and the noise reports are satisfactory, provided all works are carried out in accordance with the consultant's recommendations in the noise report, to comply with BB93.

## **5. POLICIES**

### **5.1 Hackney Unitary Development Plan (UDP) (1995) (saved)**

- EQ1 - Development Requirements
- C6 - Provision of Education Facilities
- CS10 - Planning Standards

### **5.2 Supplementary Planning Guidance (SPG)**

- SPG11 - Access For People With Disabilities

### **5.3 London Plan (Consolidated with Alterations since 2004)**

- 2A.1 - Sustainability criteria
- 3A.18 - Protection and enhancement of social infrastructure and community facilities
- 3A.24 - Education facilities
- 3C.1 - Integrating transport and development
- 3C.17 - Tackling congestion and reducing traffic
- 4A.1 - Tackling climate change
- 4A.3 - Sustainable design and construction
- 4A.4 - Energy assessment
- 4A.6 - Decentralised energy: heating, cooling and power
- 4A.7 - Renewable energy

- 4A.11 - Living roofs and walls
- 4A.14 - Sustainable drainage
- 4A.16 - Water supplies and resources
- 4B.1 - Design principles for a compact city
- 4B.2 - Promoting world-class architecture and design
- 4B.5 - Creating an inclusive environment

#### **5.4 National Planning Policies**

- PPS1 - Creating Sustainable Communities
- PPG13 - Transport

### **6. COMMENT**

Planning permission is sought to erect a three-storey sixth-form-entry academy on a vacant site overlooking the New River (and Haringay beyond) that was formerly occupied by blocks of post-war council housing (as part of the Woodberry Down estate), of which one vacant block remains (Dean House) and would be demolished as part of this proposal. The building would include a sports hall that would be available for public use. The academy building would take up less than half of the site, with the remainder being open, comprising soft-surfaced terraced landscaping and 'amenity zones' adjacent to the river, hard-surfaced terraces (including a dining terrace), two multi-use games areas and forty-two parking spaces.

The main staff and visitors' entrance to the academy would be at the east of the site (adjacent to Woodberry Down Primary School and the bend in the road (Woodberry Grove)). The community entrance would be at the western end of the site (adjacent to Rowley Gardens), as the sports hall and MUGAs are at this, western, end of the application site.

The academy building will feature ICT (Information and Communication Technology) facilities, specialist teaching rooms for science, design and technology, art, music and drama, an assembly hall, dining hall, activity studio, SEN (Special Educational Needs) accommodation, a library/resource area, and dedicated sixth-form classrooms and study and social areas. The dining area and assembly/drama facilities would also be available for community use.

The academy would house between 120 and 160 employees and 900 pupils aged between eleven and sixteen-years-old, and 250 sixth-form pupils.

#### **Considerations**

The main considerations relevant to this application are:

- 6.1 The principle of the development
- 6.2 The design and appearance of the development

- 6.3 Potential impact on the amenity of adjoining residents
- 6.4 Traffic and transport considerations
- 6.5 Consideration of objections

Each of these considerations is discussed in turn below.

## **6.1 The principle of the development**

- 6.1.1 In land use terms, the proposal comprises the loss of one block of council flats (use class C3) and its replacement with a facility that falls within use class D1. Whilst the Council normally seeks to resist any diminution of its housing stock, policy HO8 (Loss of Housing) in the Hackney UDP (1995) makes provision for the loss of residential floorspace if 'the site is in the right location for an essential community facility that can only be provided by use of a residential building'.
- 6.1.2 Although the policy wording appears to pertain to changes of use within the envelopes of existing residential buildings, it is reasonable to infer from its reference to 'the meeting of local and community needs for social, cultural, healthcare, religious and educational facilities' that the essence of the policy should equally apply to circumstances where the change of use involves the physical replacement of residential space with space within use class D1.
- 6.1.3 This position is reinforced by policy CS6 (Provision of Education Facilities) in the UDP, which states that 'the Council will favourably consider proposals for education facilities appropriate to local needs and requirements, subject to other policies in this plan'.
- 6.1.4 Furthermore, the existing structure on site has no architectural or historic merit, and accordingly enjoys no statutory protection; and the building is vacant, the three similar adjacent buildings having already been demolished in readiness for the site's redevelopment.
- 6.1.5 Overall, therefore, there is no policy basis that precludes the erection of the proposed development on this site in principle, and it is considered that the proposal is acceptable in this regard.

## **6.2 The design and appearance of the development**

- 6.2.1 The proposed development has a footprint that resembles a compressed 'M', with the sports hall and assembly hall anchoring each end. The elevations have a horizontal emphasis tempered only by powder-coated aluminium windows framed by vertical strips of acoustic louvres, framed by a rainscreen cladding system. This is set on a masonry plinth. The sports hall is clad in a different rainscreen cladding system. The assembly hall is expressed in masonry in different colours.

- 6.2.2 Although the scale of the development adjacent to Woodberry Grove is fairly intensive given the overall size of the site, a height that is only a storey taller than the buildings on the opposite side of the street is not considered to be excessive or unduly overbearing on these properties. Furthermore, the proposed building's massing is sufficiently well articulated, and its detailed design appropriate to its use and acceptable in its overall context.
- 6.2.3 In terms of sustainability criteria, the developer's stated aim is to 'provide a building with sixty per cent reduced carbon emissions compared to the permissible levels stated in the 2002 Building Regulations'. To that end, the proposed building will feature a biomass boiler for heating, a ground-source heat pump for cooling, solar thermal water pre-heating as well as various passive design measures. The proposed development also includes provision for rainwater harvesting and a green roof, although only an eighth of the proposed building's roofspace (approximately) will be taken up by the sedum planting; no reason has been given for this.
- 6.2.4 As the proposed development involves building on land that was previously landscaping separating the four blocks of council housing that formerly occupied the site, it is not unreasonable to expect some tree losses. To be precise, the felling of forty-four trees is proposed. The applicant's landscape architects claim that 121 new trees will be planted, together with 4533 indigenous shrubs, 1655 ornamental shrubs and 1638 herbaceous plants.
- 6.2.5 With regard to both the number of trees proposed for felling and the number of new trees and shrubs to be planted, the numbers in question are greater than anticipated. Whilst the Council generally seeks to resist the loss of any trees when assessing proposals for redevelopment, it is accepted that the level of tree-planting would be sufficient to mitigate against the loss of forty-four trees, particularly given the number of trees being retained (twenty-seven). However, a condition is recommended requiring the submission of further details regarding these changes to the site's tree stock and securing the new implantations.
- 6.2.6 Overall, therefore, the proposed development is acceptable in these regards, with all aspects of design and sustainability deemed to be compliant with local, regional and national policy.

### **6.3 Potential impact on the amenity of adjoining residents**

- 6.3.1 The application site faces semi-detached residential properties to the south. These properties' front elevations are separated from the academy by a distance of twenty-seven metres. This is a generous front-to-front distance between buildings on the opposite side of the same street in an urban setting. Having due regard to the height of the proposed development, which is only a storey greater than the height of the surrounding dwellinghouses (particularly in light of the downward gradient of the land on which it is located), it is considered that the proposed development will not

result in any significant impact on the amenity of neighbouring occupiers by way of undue overlooking.

- 6.3.2 Furthermore, for the reasons set out above and having due regard to the siting, location and orientation of the proposed development, it is considered that the proposal will not result in any significant risk to the amenity of adjoining occupiers by way of loss of daylight, sunlight, overshadowing or an increased sense of enclosure. Overall, the proposed development is considered to be acceptable with regard to amenity and complies with the relevant policy in the Hackney UDP (1995).

#### **6.4 Traffic and transport considerations**

- 6.4.1 The site will be accessed via three vehicular access points: one existing vehicular access that will be shared with Woodberry Down Primary School, and two new access points that come off the new access road to the west of the site. The location and layout of these vehicular access points are considered to be acceptable in principle, although further clarification regarding the construction of the proposed new access road to the west of the site is needed, as it is not part of the application site.
- 6.4.2 The level of car parking provision (forty-two spaces) is considered to be acceptable and generally in line with the parking provision approved for academies/schools of a similar size across the borough. The car parking is provided solely for use by staff. Three disabled parking places is considered to be one short of the required number, and a condition requiring another disabled parking space is recommended.
- 6.4.3 The proposed level of cycle parking (144 spaces) is in line with TfL cycle parking standards. However, it is unclear where these cycle parking places will be situated within the proposed site. There are fifty-two cycle parking places (thirty-two adjacent to the community entrance and twenty adjacent to the pupil and staff entrance) indicated on the proposed ground floor plan. The ground floor plan in Appendix A of the transport statement indicates 100 cycle parking places adjacent to the community entrance and forty-four adjacent to the staff/pupil entrance. A condition is recommended requiring the resolution of this discrepancy.
- 6.4.4 Based upon the aforementioned transport statement submitted with the application, the Council's Traffic and Transport team have indicated that overall they do not consider that the proposed development will have a detrimental impact upon circulation and parking in the vicinity, and overall there are no traffic and transport issues with the proposed development that constitute grounds for concern or refusal.
- 6.4.5 An informative is recommended notifying the applicant of the requirement to enter into a Section 278 agreement to cover the costs of removal of the existing vehicular crossings on Woodberry Grove and the reinstatement of

the footpath, and a condition is recommended requiring the submission of a School Travel Plan.

## **6.6 Consideration of objections**

### **6.6.1 Noise and disturbance arising from use**

It is considered that a building which contains an educational facility does not constitute, in itself or in principle, a noise-generating use such as would disturb the amenity of nearby occupants to a sufficient degree to warrant the refusal of the application. The most noise-generating elements of any school facility are outdoor play areas and outdoor sports facilities, which in this instance are situated on the other side of the school building from the neighbouring residential properties, thereby reducing further the likelihood of noise disturbance.

### **6.6.2 Effect on traffic and parking**

This matter has been addressed in section 6.4 of this report. The Council's Traffic & Transport team have raised no objection to the proposed development.

### **6.6.3 Amenity considerations**

This matter has been addressed in section 6.3 of this report.

### **6.6.4 'How is it you can change something that was discussed and agreed by the local community in those meetings to something that was not mentioned'**

The Council's Development Management service is a regulatory body that has a statutory duty to consult on the planning applications that it receives. It can provide non-binding advice on, but is not responsible for, the evolution of plans for a given site prior to a planning application being submitted. The failure of a proposal to correspond with earlier plans for a given site does not constitute a material consideration or a reason for refusal, regardless of the extent of community involvement at the pre-application stage.

## **7. CONCLUSION**

7.1 The proposed development is considered compliant with pertinent policies saved in the Hackney UDP (1995) and the London Plan (Consolidated with Alterations since 2004). Accordingly, the granting of planning permission is recommended.

**8. RECOMMENDATION**

**That, notwithstanding boundary treatment, planning permission be GRANTED, subject to the following conditions:**

**8.1.1 SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

**8.1.2 SCB1 – Commencement within three years**

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

**8.1.3 SCM6 – Materials to be approved**

Samples of all materials to be used on the external surfaces of the building and ground surfaces shall be submitted to and approved by the local planning authority, in writing, before work on the external surfaces and ground surfaces commences on site. The development shall not be carried out otherwise than in accordance with the materials specification thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

**8.1.4 SCM9 – No extraneous pipework**

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

**8.1.5 SCI3 – No roof plant**

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

**8.1.6 SCH4 – Forward vehicle ingress/egress only**

All vehicles shall enter and leave the site only in a forward direction.

REASON: In the interests of road safety generally and avoidance of obstruction of the highway.

**8.1.7 SCH8 – Parking for people with disabilities**

Before the use hereby permitted first commences, at least four car parking spaces shall be marked and retained permanently for use by the vehicle of a disabled badge-holder.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

**8.1.8 SCH10 – Secure bicycle parking**

Secure, covered parking shall be provided for 144 bicycles, details of exact siting of which shall be marked on plan, submitted to the local planning authority and approved in writing, before use of the development hereby approved commences.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

**8.1.9 SCH14 – Closure of existing access**

The existing accesses to the site shall be closed permanently when the use of the new accesses shown on the plans hereby approved are provided and in use.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.

**8.1.10 SCH15 – Access only as approved**

Vehicular access to the site shall be only via the permitted points.

REASON: In order to confine access to the permitted points to ensure that the development does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.

**8.1.11 SCT1 – Landscaping scheme to be approved**

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the local planning authority, in writing, before any work commences on site, for the planting of trees (to number no fewer than 121), indigenous shrubs (to number no fewer than 4533), ornamental shrubs (to number no fewer than 1665) and herbaceous plants (to number no fewer than 1638), showing species, type of stock, numbers of trees and shrubs to be included (if different from, i.e. more than, the above figures) and showing areas to be grass seeded or turfed; all landscaping in accordance with the

scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the local planning authority for a period of five years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

**8.1.12 SCT3 – Protection of trees during site works**

No development will take place on site until full details of tree protection have been submitted to, and approved in writing by, the Council and until such approved protection has been erected on-site. Tree protection will be in accordance with BS5837:2005 (Trees in relation to construction – Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard. The protective fencing will be 2.4 metres-high and conform to Figure 2 of BS5837:2005, i.e. a scaffold framework comprising a vertical and horizontal framework, well-braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Panels should be securely fixed to this weldmesh with wire or scaffold clamps.

REASON: In order to protect the existing trees during building operation and site works.

**8.1.13 SCT4 – Tree Survey/Retention Plan**

A detailed tree survey (plan and schedule) indicating precise location, species, height and condition of each tree, together with the spread of each tree accurately plotted, and showing which trees are to be retained and which it is proposed should be felled (to number no more than forty-four trees) shall be approved by the local planning authority before any work commences on site.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990, and to provide for the retention and protection of existing trees in the interests of the appearance of the locality.

**8.1.14 NSC1 – Non-standard condition**

A revised School Travel Plan shall be submitted to the Council's Traffic and Transport team for review, and approved in writing prior to occupation of the proposed development.

REASON: In the interests of providing for satisfactory travel arrangements to and from the school and to ensure that the proposed development does not prejudice the free flow of traffic.

**8.1.15 NSC2 – Non-standard condition**

Details of the construction traffic route and a construction traffic management plan shall be submitted to the Council's Traffic and Transport team and approved in writing prior to the commencement of any work on site.

REASON: In the interests of road safety.

**8.1.16 NSC3 – Non-standard condition**

Details of how the following measures are being utilised shall be submitted to and approved in writing by the local planning authority:

- Water recycling measures
- Sustainable Urban Drainage Systems

REASON: To minimise cumulative flood risk and promote sustainable urban drainage.

**8.1.17 NSC4 – Non-standard condition**

Full details of boundary treatment, including type, extent, height, depth and siting of perimeter fencing and the gabion wall adjacent to the New River, and including hard and soft landscaping treatment adjacent to the boundary in its entirety, shall be submitted to the local planning authority and approved in writing prior to the completion of construction of the buildings hereby approved.

REASON: In the interests of the appearance of the application site and its relationship with its surroundings.

**8.1.18 NSC5 – Non-standard condition**

The proposed development shall achieve a BREEAM rating of no less than 'very good', with certification to that effect to be submitted to the local planning authority and acknowledged in writing prior to occupation of the building.

REASON: In the interests of maximising the environmental performance of the building.

**8.1.19 NSC6 – Non-standard condition**

No occupation of the development shall take place until such time as measures are submitted to and approved by the Council, in writing, for public after-hours use of the assembly hall, dining hall and all school sports facilities, and for community access to these facilities to be safeguarded in perpetuity.

REASON: In the interests of securing wider community benefit from the development.

**8.1.20 NSC7 – Non-standard condition**

The applicant shall:

- (a) use all reasonable endeavours to secure that at least twenty-five per cent of the workforce for the construction of the development is local labour (any

- person or persons aged eighteen years or over who is a resident of the London Borough of Hackney);
- (b) notify the Hackney Construction Recruitment Centre or any other subsequent organisation of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment or service arising from construction of the development;
  - (c) supply to Hackney Construction Recruitment Centre a complete labour plan for the full duration of the construction phase identifying which skills and employment are needed;
  - (d) have an active programme for recruiting and retaining apprentices and adult improvers in the various building trades (such as bricklaying, carpentry, electrical, plumbing and plastering) and as a minimum employ one apprentice per £1 million of construction contract value and one adult improver per £2 million of construction contract value, providing written evidence documenting that programme within seven days of a written request from the Council;
  - (e) provide a detailed monthly labour return for monitoring the employment and self-employment profile of all workers working on the development;
  - (f) in relation to all contracts with a value in excess of £5 million, supply the Hackney Construction Recruitment Centre with full procurement details and a plan identifying the services and materials that will be sourced during the period commencing on the implementation of the development and finishing six months after completion off the development.

REASON: In the interests of upholding the Council's employment objectives by providing opportunities for residents of the borough.

**8.1.21 NSC8 – Non-standard condition**

An Ecological Management Plan setting out a detailed mitigation strategy against the potential effects of the development on any protected species whose presence is detected on site (and including the provision of bat and bird boxes) and setting out how the enhancement measures in Lloyd Bore's Ecological Scoping Survey report (September 2008, ref. B479/01) will be monitored, managed and funded in the future (including a lighting strategy to ensure that bats are not adversely affected by lighting on site both during the construction and operation phases of the development), shall be submitted to the local planning authority and approved in writing prior to the commencement of any works on site.

REASON: In the interests of protecting biodiversity adjacent to the New River.

**8.1.22 NSC9 – Non-standard condition**

A waste management strategy for the development hereby approved shall be submitted to the local planning authority and approved in writing prior to occupation.

REASON: In the interests of satisfactory waste management.

**9. REASONS FOR APPROVAL**

- 9.1 The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 - Development Requirements; C6 - Provision of Education Facilities; CS10 - Planning Standards.
- 9.2 The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 - Sustainability criteria; 3A.18 - Protection and enhancement of social infrastructure and community facilities; 3A.24 - Education facilities; 3C.1 - Integrating transport and development; 3C.17 - Tackling congestion and reducing traffic; 4A.1 - Tackling climate change; 4A.3 - Sustainable design and construction; 4A.4 - Energy assessment; 4A.6 - Decentralised energy: heating, cooling and power; 4A.7 - Renewable energy; 4A.11 - Living roofs and walls; 4A.14 - Sustainable drainage 4B.1 - Design principles for a compact city; 4B.2 - Promoting world-class architecture and design; 4B.5 - Creating an inclusive environment.

**10. INFORMATIVES**

The following Informatives should be added:

- SI.1 Building Control
  - SI.2 Work Affecting Public Highway
  - SI.3 Sanitary, Ventilation and Drainage Arrangements
  - SI.6 Control of Pollution (Clean Air, Noise, etc.)
  - SI.7 Hours of Building Works
  - SI.25 Disabled Person's Provisions
  - SI.27 Regulatory Reform (Fire Safety) Order 2005
  - SI.28 Refuse Storage and Disposal Arrangements
  - SI.33 Landscaping
- NSI.1 All materials submitted pursuant to the discharge of condition 3 of this approval ['materials to be approved', as per paragraph 8.1.3 of this report] should be supplied and delivered at the same time in a container clearly marked with the address of the application site, reference to the application number 2008/2461, and accompanied by coloured copies of relevant elevational drawings, to which each material sample should be clearly referenced and labelled accordingly. Full specifications detailing each material's manufacturer and colour (as per manufacturer's description/name thereof) should also be submitted at the same time.
- NSI.2 The applicant shall be required to enter into a legal agreement with the Council's Streetscene department, pursuant to Section 278 of the Highways Act 1980, for the payment of £108,400.00

towards the cost of works to highway land adjoining the site arising from the implementation of this planning permission.

Signed..... Date.....

**Fiona Fletcher-Smith**  
**CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION**  
**DIRECTORATE**

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|-------------------|---|--------------------------|
| 1.  | Hackney UDP       | Rokos Frangos 8095  | 263 Mare Street, E8 3HT  |
| 2.  | The London Plan   | Rokos Frangos 8095  | 263 Mare Street, E8 3HT  |