

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/10/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2012/4413/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
South Hampstead High School Maresfield Gardens London NW3 5SS				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details pursuant to conditions 3 (hard and soft landscaping and means of enclosure), 5 (cycle storage areas), 7 (bird boxes), 8 (ground investigation for soil and ground water contamination), and 9 (sustainable urban drainage system) of planning permission dated 04/11/10 (Ref: 2010/5482/P) for construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1).							
<b>Recommendation(s):</b>		Approve conditions					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None required					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					

## Site Description

South Hampstead High School is an independent school operated by the Girls' Day School Trust. It occupies a site boarded by Maresfield Gardens to the north, College Crescent to the south, Fitzjohn's Avenue to the east and the Holy Trinity Primary School to the west.

The school has been located on this site since 1882 when no. 3 Maresfield Gardens, the original school building, was constructed. This building has been extended a number of times over the subsequent years and several other buildings have been added to the site. These include the Grade II listed Oakwood building on the corner of Maresfield Gardens and Fitzjohn's Avenue, the Waterlow Building constructed in the 1980s between Oakwood and no. 3 Maresfield Gardens, the Science Block constructed in 1972 and the former Moon and Sixpence fronting onto College Crescent.

The site is within the Fitzjohn's/ Netherhall Conservation Area. The predominant use of the buildings in the area is residential, although there are a number of other institutional uses including other schools, St Thomas More Church opposite and the Territorial Army base immediately to the east.

## Relevant History

### Application site

Planning permission was **granted** on 04/02/2011 for construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1).

### Associated site – Hampstead Cricket Club, Lymington Road

Planning permission was granted on 26/04/2012 for erection of two-storey building to provide temporary classroom accommodation (Class D1) with ancillary electrical substation and plant, cycle parking and landscaping, and change of use of existing indoor sport and recreation building (Class D2) to combined education (Class D1) and indoor sport and recreation (Class D2) (2012/0162/P)

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)  
CS11 (Promoting sustainable and efficient travel)  
CS13 (Tackling climate change through promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)  
CS16 (Improving Camden's health and well-being)

DP22 (Promoting sustainable design and construction)  
DP23 (Water)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP32 (Air quality and Camden's Clear Zone)

### Camden Planning Guidance (CPG) 2011

CPG3 Sustainability  
CPG6 Amenity  
CPG7 Transport

## Assessment

### Proposal

Planning permission was granted on 04/02/2011 for construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1). The application has been submitted to discharge the following conditions:

### Condition 3

No development shall take place until full details of hard and soft landscaping, means of enclosure of all un-built, open areas and the means of irrigating areas of planting have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

### Condition 5

Before the development commences, details of the proposed cycle storage areas shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

### Condition 7

Prior to the commencement of development, details of bird boxes to be installed on the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The bird boxes shall be installed in accordance with the approved details prior to the first occupation of the relevant part of the development and thereafter be maintained and retained as such.

Reason: In the interests of maintaining biodiversity in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

### Condition 8

No development shall take place until:

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.
- c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

### Condition 9

Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local

## **Revisions**

The following revisions have been received during the course of the application

- Increase in number of bird boxes from 7 to 10 bird boxes and 5 sparrow terraces
- Confirmation of the number and type of cycle parking, level of covered cycle spaces and interaction with soft landscaping areas
- Alterations to new entrance gate fronting Maresfield Road from outward opening gates to inward opening gates
- Alterations to the soft landscaping adjacent to the northern front elevation of the new school building

## **Assessment**

### **Condition 3 (hard and soft landscaping)**

Details of the hard and soft landscaping have been set out within drawings 100 rev C; 101 rev C 8001 rev C and an arboricultural report issued in September 2010 that identifies the tree species to be planted. The Council's Tree Officer has confirmed that the tree species are acceptable and raises no objections to the proposal.

### **Condition 5 (cycle storage areas)**

The original planning permission proposed to create 100 cycle parking spaces on site distributed throughout the school. A number of discussions have been undertaken with the applicant in relation to the type of cycle parking, the level of covered cycle parking and how these interact with the soft and hard landscaping plan. Details of the cycle parking have been set out within drawing 3021 rev F and the revised drawing 3022 rev IA3 prepared by Hopkins Architects. The drawings show that 31 covered spaces would be created at lower ground floor level on the southern rear elevation of the Oakwood Building. A further 69 spaces would be created at ground floor level. The applicant has confirmed that double height Josta stands would be used through out the development (ground and basement level). This intention formed part of the approved drawings of the original planning permission. Transport had originally requested that the spaces be covered and secured at ground floor level however this was considered to add considerably to the height and bulk of the double height stands on the front elevation of the buildings. In this instance it is not considered appropriate to require the stands along the front elevation of the buildings facing Maresfield Gardens to be covered. The applicant has also confirmed that there would be a formal spilt of cycle parking between the staff/ visitors/ students. Staff on duty during school arrival times would assist students in parking bicycles in specific areas first making efficient use of the spaces as they park. It is considered that the cycle parking available along the northern front part of the site adjacent to Maresfield Gardens would be used by visitors. The Council's Transport Officer has raised no objections to the proposal.

It must be noted that the original drawings showed a new entrance gate in the northern front boundary onto Maresfield Gardens would open outwards onto the public highway. This has been revised to show the gate opening inwards into the site. The Council's Transport Officer has raised no objections to this part of the proposal. Given the very minor nature of these works (gates opening inwards rather than outwards) this can be included as part of this proposal and no further planning permission would be required for these works.

### **Condition 7 (Bird boxes)**

Details of the bird boxes to be provided have been set out within revised briefing note (ECO2261) (September 2012) prepared by Aspect Ecology. The note includes the design of the Schwegler bird boxes that are proposed to be used and a plan showing the proposed locations for the bird boxes on site. The briefing note originally suggested 7 bird boxes at the site (2 x house martin nests on the retained science building, 2 x sparrow terraces on the eastern elevation of the retained science building, 2 x swift boxes on the eastern elevation of the proposed new building, and 1 x open fronted box for black redstart and pied flycatcher around the eaves on the new building). Following discussions with the Council's Tree Officer and Nature Conservation Officer the proposal has been revised to provide 10 bird boxes on the new and existing buildings at the site. It is recommended that the bird boxes would be placed at eaves height on the walls of the northern, north western and eastern side elevations of the proposed new building and the northern elevation of the existing retained science building. Five sparrow terraces (Schwegler no. 17 triple cavity) would be incorporated into the eastern side elevation of the retained science building and at eaves height on the eastern side elevation of the proposed new building. The Council's Tree Officer has raised no objections to the proposal.

### **Condition 8 (Ground investigation for soil and ground water contamination)**

Details of the ground investigation for soil and ground water contamination have been submitted in the Geotechnical Desk Study Report. The applicant confirmed the following by email dated 20/09/2012:

- A desk top study and project specific geotechnical investigations to establish the ground conditions on the site have been undertaken.
- The soil strata is typically 0.2m to 1.3m of made ground overlying London Clay, proven to a depth of 25m.
- The desk top study identified that part of the site where the existing Waterlow Building is located was previously occupied by a garage. The Waterlow building has a single storey basement, so it is expected that any contamination in this area will have been removed during its construction. The applicant is however linking the proposed basement with the existing one in Waterlow. This area is limited to a narrow strip between the existing Science Building and Waterlow. There is therefore potential for parts of the site that weren't excavated as part of the Waterlow works for contaminants to be present. The main contractor has been made aware of this risk. GCG's report states that the risk to site operatives will be negligible if appropriate Personal Protective Equipment is worn.
- The desk top study states that the potential contamination does not pose a risk to the end users. The extent of soft landscaping in the project is limited and there is no soft landscaping in the area around Waterlow.
- The geotechnical investigations undertaken on the site did not encounter any contamination.
- Gas monitoring has not been undertaken as it has not been identified as being necessary for this site. i.e. there is no organic soli strata and the site is not an area known to be at risk from Radon.

The Council's Environmental health Officer advised that this was acceptable however requested that any soft landscaping areas have a minimum of 300mm of clean cover. This is a generic decision based on the high levels of London lead. This was confirmed in writing by email from the applicant on 25/09/2012.

#### **Condition 9 (Details of sustainable urban drainage)**

Details of the sustainable urban drainage have been submitted including details of the green roofs and rainwater harvesting in a report by Expedition. The report confirms that most of the site currently drains to the Thames Water sewer along Maresfield Gardens. The proposed scheme would incorporate green roofs on the new building and the retained science building and permeable paving would be installed on the multi use games area (MUGA) surfacing on the games court. This would contribute towards reducing surface water runoff at source as well as improving water quality by filtration. Rainwater would be harvested from the roof of the Waterlow Building and the new Atrium. The report also recommended the on-site attenuation storage would be required in the form of a 45 cubic metre attenuation tank to ensure that the surface water drainage flows would be discharged to the Thames Water sewer to match the existing peak discharge rate (56 l/s total). Two tanks would be installed measuring 5.5m by 3m by 0.8m at on the front part of the site next to the northern front boundary with Marsefield Gardens. This would be considered acceptable in terms of measures to reduce surface water rain-off and would be sufficient to discharge condition 9.

#### **Recommendation**

Approve conditions 3, 5, 7, 8, and 9.

#### **Disclaimer**

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