

**PLANNING,
DESIGN AND ACCESS STATEMENT**

**Royal School, Hampstead
65 Rosslyn Hill, London NW35UD**

Prepared on behalf of Cognita Schools Ltd

December 2011

Planning, Design and Access Statement

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1.0 INTRODUCTION

This Planning, Design and Access Statement accompanies a full planning application for:

- Cladding to stair tower to improve aesthetics and pupil safety with school crest
- School crest logo on stair tower to be illuminated from 8am to 6pm during the winter months
- Replacement entrance canopy with gull wing design
- Painting of the south east elevation of the administration block with brown masonry paint
- Relocation of cycle rack to accommodate additional landscaping

No demolition is proposed and these external works to the building are for both functional and aesthetic reasons to assist the school in retaining pupil numbers. The existing car parking area along with turning and access will be retained and will not be impacted upon.

No increase in pupil numbers is proposed and these improvements are to benefit the overall school.



to meet the guidance within
Government (DCLG) Circular 01/
Development Control System as well
CABE's "Design and Access
Statements" (2006).

DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

*DCLG Circular 01/2006
Department for Communities and Local Government
Eland House, Bressenden Place, London SW1E 5DU*

12 June 2006

GUIDANCE ON CHANGES TO THE DEVELOPMENT CONTROL SYSTEM

1. This Circular provides guidance on changes to the operation of the development control system. The Circular covers:

Section 1 – the power for local planning authorities to make local development orders (coming into force 10 May 2006).

Section 2 – changes to the outline planning permission process (coming into force 10 August 2006).

Section 3 – the requirement for design and access statements to accompany applications for certain types of permission and consent (coming into force 10 August 2006).

Section 4 – powers controlling certain internal floorspace additions – such as mezzanines (coming into force 10 May 2006).

Section 5 – changes to the decision period for major planning applications (coming into force 10 May 2006).

2. The guidance contained in this Circular relates to England only. A further Circular will be issued when the measures are commenced in relation to Wales. References in this Circular to the "2004 Act" are to the Planning and Compulsory Purchase Act 2004. References to the "1990 Act" are to the Town and Country Planning Act 1990. References to the "Listed Buildings Act" are to the Planning (Listed Buildings and Conservation Areas) Act 1990. References to the GDPO are to the Town and Country Planning (General Development Procedure) Order 1995 and references to the "Listed Buildings Regulations" to the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

In addition, this statement provides the planning justification for the proposed development having regard to National Planning Policy, the Development Plan and other material considerations.

It also deals with the Design Statement as well as Inclusive Access and Crime Prevention.

Background Context:

The purpose of this planning application is to obtain planning permission for the cladding of the currently open stair tower. This will soften the outline and features of the building while also allowing a safe means of escape from a new and enclosed stair tower. This stair tower will be safe to use in all weathers while also ensuring safety is at the forefront by preventing any unauthorised access to the stair and therefore to within the building.

The creation of a replacement entrance canopy will improve the entrance to the building as will the painting of the south east elevation of the administration block. It will allow a focus away from the head teachers room and a unified point for parents, pupils as well as staff and deliveries to all be accommodated in a safe and controlled manner.

It will provide an attractive new entrance to the school whilst ensuring there is no impact on any of the parking or turning areas within the school grounds.

The proposals are considered to preserve and enhance the Fitzjohns and Netherhall Conservation Area.

This statement is to support the proposals, contained within the application and seek to justify the proposals in the following terms:

- a) Meeting the present and future needs of the School in the most efficient and environmentally friendly way.
- b) Fulfilling planning and land use objectives as set out in Central Government guidance and within the guidance set out within Development Frameworks.

History of the School

The Royal School was founded in 1855 as the Soldiers' Infant Home before becoming the Royal Soldiers' Daughters' School. It was established "to nurse, board, clothe and educate the female children, orphans or not, of soldiers in Her Majesty's Army killed in the Crimean War". The Royal School is an independent educational day school catering for pupils from the ages of three years to 16 years of age.

The school is moving to provide co-educational schooling from the start of the 2012/2013 academic year.

Teaching at all levels is always in small classes with up to 20 pupils per class. Many classes are often smaller, especially at GCSE level. Consequently the happy, disciplined atmosphere of the School and individual attention means that all pupils reach excellent academic standards. The Royal School has an enviable reputation for academic success.

Class sizes are limited in number so that each child is known as an individual with unique needs and talents. The aim is to develop those talents and to meet the needs of children who are of average or above average ability.

The Royal School Mission is:

To provide an excellent education based on individual attention, in a happy, positive and secure environment, to allow each girl to develop her potential and to become a self-confident, responsible young adult with a clear sense of duty towards others.

Background to the school and its surroundings

The Royal School is located within a secluded location off Vane Close. The school was constructed in the 1970's as a school and takes the form of a rectilinear 6 storey concrete slab building.

The south western boundary of the site is shared with Fitzjohns Primary School, while the south eastern boundary abuts the Royal Mail sorting depot. To the north east and north west are residential properties along Vane Close and those adjacent at Greenhill respectively.

There are mature trees within the site, but these are a considerable distance from the proposals and would not be affected in any way.

The site is within the Fitzjohns and Netherhall Conservation Areas.

The building is not Listed.

Constitution of the school

Cognita, the new owners of the Royal School, was formed in 2004. The company employs over 2,900 teachers and support staff in 52 schools across the UK and international schools in Singapore and Spain. There are over 15,200 pupils on the roll of these schools. The schools fit a broad profile, including Pre-Prep, Prep and Senior Schools.

Over the years, Chris Woodhead, Cognita's Chairman has championed the values that are important to millions of parents across the country. 'The basic skills of literacy and numeracy; a broad and balanced curriculum which excites all children; a secure, disciplined learning environment in which each child is known and valued; we do not need to reinvent the 21st century'. He goes on to say that, 'what we want is what concerned parents have always wanted: teachers who care equally about the subjects they teach and the children for whom they are responsible, who have the highest possible expectations of each and every one of their pupils, and who can keep order and explain ideas with clarity and enthusiasm that captures the child's imagination'.

Cognita's vision is to own and manage a family of independent schools, each of which enjoys an excellent reputation within its community. Each school's reputation will grow as a result of consistently meeting the aspirations that parents have for their child's education. Their child will be happy and enthusiastic about the school. The school will be seen to invest in its relationship with individual parents and it will be recognised as keen to nurture a culture that treats parents as customers.

The Group will implement three key strategies in all its schools, in order to deliver this vision. It will:

- Protect, preserve and develop the atmosphere, ethos and culture of each school so that it promotes its own identity

- Recruit, retain and develop very good teachers in order to provide the very best education. It will therefore recruit and retain the best head teachers, invest in regular and appropriate staff development programmes, develop programs to support, measure, review and reward excellent performance, foster best practice initiatives between schools and departments, implement regular internal quality control reviews that audit education delivery and performance, and invest in the development and maintenance of a broad and balanced curriculum.
- Develop excellent communications between the school and its parents through frequent and routine communications, easy access to information, the provision of easy access of staff at all levels, regular forums including staff and parents, the promotion of schemes to encourage parental involvement, programs that adopt appropriate technologies.

The group will exercise four unique sources of competitive advantage in developing these strategies. The Group:

- Maintains a staff of leading educationalists, who are very successful and experienced in education, in teaching and in the development of schools

- Is run by professional management, who have broader business skills than are to be found in most schools
- Has access to funds for the development of people, organisation, facilities and systems infrastructure
- Enjoys the benefits of scale of being a large group. It employs a large cadre of excellent teachers, able to exchange best practice experiences, it is financially robust and it can deliver savings and efficiencies through its support services

School objectives

Set against this background, the school's objectives are:

EDUCATIONAL

- To maintain the School's excellent standing and remain competitive
- To improve the standard of education and educational facilities provided by the School
- To provide investment in the form of new facilities and improve the physical education provision for pupils at the school
- To increase the range of educational opportunities

- To invest income to ensure the future viability of the School

FUNCTIONAL AND ENVIRONMENTAL

- To improve the operational efficiency of the school by rationalising functional arrangements with the entrance
- To improve the visual appearance of the school building
- To respect the setting of the Conservation Area
- To respect the important landscape setting of the school
- To create a facility that harmonises with the existing building fabric

Planning permission and advertisement consent for the cladding of the stair tower along with the provision of the school log on it, as well as the replacement entrance canopy and the painting of the south east elevation of the administration block. This will improve the visual aspect of the building and the Conservation Area and form a focus for pupils, parents, staff and visitors attending the school.

This investment is part of a long term plan of development to provide updated school facilities to meet modern teaching standards and OFSTED requirements. As part of this plan discussions were held with the Council regarding these works.

This detailed application has been made following pre-application discussions with planning officers to consider the best approach to be taken with regard to the planning process and in the context of the proposals for the overall vision for the site.

The design principles are driven by a number of factors, including:

- The nature of the existing buildings to be improved;
- The site's setting in the Conservation Area;
- The requirement to provide accommodation and facilities to meet OFSTED requirements and to deliver a modern curriculum for the pupils at the site;
- The topography and nature of the site along with the surrounding properties; and
- Planning policy.

The design principles established for the application proposal include:

- Improved design and high quality materials to reflect the site and surrounding context;
- To ensure no adverse impact and in fact an enhancement to the Conservation Area;
- Creation of a high quality environment;

- Ensuring the stair tower becomes safe to use as a means of escape during both summer and winter months;
- Ensuring no access can be gained to the stair tower in the interests of pupil safety;
- To provide a high quality school entrance; and
- Ensuring that the proposals respect neighbouring residential amenity.

Based on these design principles, the design solution, has led to the creation of a high quality facade, which respect the site's wider surroundings.

In terms of access, the proposed layout and new entrance will fully comply with the requirements of the Disability Discrimination Act (DDA) and seek to provide inclusive access for all.

2.0 THE PROCESS

This section of the Design and Access statement explains the process undertaken to understand the use and overall characteristics of the scheme. In order to identify the key principles and therefore inform the use, a site analysis and evaluation was undertaken.

The Site and Surrounding Area

Physical

The Royal School lies at the end of Vane Close.

The school building is well located for public transport.

The area is predominantly mixed-use area with a mix of uses surrounding the site including other schools, Royal Mail, residential as well as the retail centre nearby.

The proposals are for:

- Cladding to stair tower to improve aesthetics and pupil safety with school crest
- School crest logo on stair tower to be illuminated from 8am to 6pm during the winter months
- Replacement entrance canopy with gull wing design
- Painting of the south east elevation of the administration block with brown masonry paint
- Relocation of cycle rack to accommodate additional landscaping

Through this the School will meet its overall objectives of:

Educational:

- To maintain the School's standing and remain competitive
- To meet the educational requirements and standards of the accreditation bodies of the DFES and OFSTED
- To improve the standard of education and educational facilities
- To increase safety by enclosing and cladding the stair tower
- To invest income to ensure the future viability of the School

Functional:

- To improve the operational efficiency of the school by rationalising functional arrangements
- To improve the quality and usefulness of the school building stock

Environmental:

- To respect the constraints imposed by Conservation Area
- To maintain and enhance the fabric of the building stock
- To improve the appearance of the building

Architectural:

- To continue to enhance and consolidate the established pattern of development

- ii) To create an attractive building through the recladding, replacement entrance canopy and additional landscaping
- iii) To create an improved building which harmonises with the existing building fabric and enhances the surrounding neighbourhood

Transportation:

- i) To minimise unnecessary trips, especially those by private motor car
- ii) To maximise the use of bus provision to and from the school

Planning Context

Planning Policy Framework

In order to assess the application it is necessary to identify National, London Plan and UDP/Development Framework policies relevant to the consideration of the proposals.

These are set out below.

National Policy Framework

In terms of National Planning Policy, the Draft National Planning Framework is the key framework along with Ministerial

Statements, Planning Policy Statements, the London Plan and the Development Plan.

The Draft National Planning Policy Framework and Ministerial Statements set out emerging Government Policy and what Local Planning Authorities should consider in the determination of a planning application. These statements encourage new schools, promote development and allow for changes of use within buildings, both supporting education policies and also re-use policies, which indicates the key thrust of National Policy. These are material considerations in overall assessment of this proposal.

Ministerial Statements

Removing Planning Barriers (Schools)

The Secretary of State for Communities and Local Government (Mr Eric Pickles): 26 July 2010

Today I am underlining our commitment to supporting the creation of new free schools through the planning system.

The new Government are committed to decentralising power, including over planning. Localism should involve both devolving power down to local councils, and going further by devolving power and opportunity down to community groups, neighbourhoods and individual citizens. Our free schools policy is an example of localism and the big society in action-by empowering individuals to come together to improve the educational choices for their children in their local community.

The Secretary of State for Education outlined his proposals for new free schools on 18 June. Teachers, parents and charities will have much greater freedom to set up schools which respond to local needs. We want to encourage competition and innovation, to address the imbalance of opportunity in education and enable schools to develop their own

identity. Our approach will increase choice and drive up standards across the country and provide a real opportunity to transform the lives of disadvantaged children.

We know that many individuals and organisations are passionate about improving standards in education, and they will want to take advantage of the new freedoms. But we do not want to squander the opportunities that they represent, for lack of suitable school premises. Neither do we want to strangle proposals with red tape, by putting them through a lengthy and ponderous planning process. So we want to make it easier for promoters of schools to build new premises, or find and if necessary adapt buildings suitable for the needs of a school.

We are already giving a strong message to local planning authorities that they must be more responsive to the needs of their own area. We are empowering them to take more responsibility for planning decision-making, by removing centralised targets and streamlining national planning policy. We are also encouraging them to take a more proactive and positive, collaborative approach to development at the pre-application stage. The best authorities work with applicants to identify the key issues and how they might be resolved, before the planning application is submitted. In this way, they have the opportunity to work with development promoters, to bring about imaginative, but practical solutions, which will benefit their local community. This is what we would like to see happening with new free schools.

It is important, however, for local planning authorities to have a clear policy framework for the decisions they take locally. Through this statement, therefore, I wish to underline that, in determining planning applications, local authorities should:

attach very significant weight to the desirability of establishing new schools and to enabling local people to do so;

adopt a positive and constructive approach towards applications to create new schools, and seek to mitigate any negative impacts of development through the use of planning conditions or planning obligations, as appropriate; and

only refuse planning permission for a new school if the adverse planning impacts on the local area outweigh the desirability of establishing a school in that area.

Local planning authorities and the Planning Inspectorate should take this statement into account as a material consideration when determining planning applications, where it is relevant to do so.

If a local authority nevertheless refuses permission on this basis, the Government will ask the Planning Inspectorate to deal swiftly with any appeal that is lodged.

We shall shortly be consulting on changes to the use classes order to reduce unnecessary regulation and make it easier for buildings currently in other uses to be converted to schools.

These changes to the planning system will allow school promoters to be confident about moving their proposals forward quickly. We expect them to work collaboratively with local authorities to take advantage of the opportunities to benefit local communities, while ensuring sustainable solutions.

This statement sets out our policy approach to support the establishment of new schools until the proposed new national planning framework is in place.

This statement applies to England only.

Call to Action on Growth

The Minister for Decentralisation Secretary of State for Communities and Local Government (Mr Greg Clark): 23 March 2011

The Chancellor of the Exchequer has today issued a call to action on growth, publishing an ambitious set of proposals to help rebuild Britain's economy. The planning system has a key role to play in this, by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. We will work quickly to reform the planning system to achieve this, but the Government recognises that many of these actions will take some months to deliver, and that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. This statement therefore sets out the steps the Government expects local planning authorities to take with immediate effect.

The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's **clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.**

The Chancellor has today set out further detail on our commitment to introduce a strong presumption in favour of sustainable development in the forthcoming National Planning Policy Framework, which will expect local planning authorities to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national planning policies; and wherever possible to approve applications where plans are absent, out of date, silent or indeterminate.

Local planning authorities should therefore press ahead without delay in preparing up-to-date development plans, and should use that opportunity to be proactive in driving and supporting the growth that this country needs. They should make every effort to identify and meet the housing, business and other development needs of their areas, and respond positively to wider opportunities for growth, taking full account of relevant economic signals such as land prices. Authorities should work together to ensure that needs and opportunities that extend beyond (or cannot be met within) their own boundaries are identified and accommodated in a sustainable way, such as housing market requirements that cover a number of areas, and the strategic infrastructure necessary to support growth.

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity)
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date
- (v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

To further ensure that development can go ahead, all local authorities should reconsider, at developers' request, existing section 106 agreements that currently render schemes

unviable, and where possible modify those obligations to allow development to proceed; provided this continues to ensure that the development remains acceptable in planning terms.

The Secretary of State for Communities and Local Government will take the principles in this statement into account when determining applications that come before him for decision. In particular **he will attach significant weight to the need to secure economic growth and employment.**

Benefits to the economy should, where relevant, be an important consideration when other development-related consents are being determined, including heritage, environmental, energy and transport consents. The Secretary of State for Culture, Olympics, Media and Sport, the Secretary of State for the Environment, Food and Rural Affairs, the Secretary of State for Energy and Climate Change and the Secretary of State for Transport have consequently agreed that to the extent it accords with the relevant statutory provisions and national policies, decisions on these other consents should place particular weight on the potential economic benefits offered by an application. They will reflect this principle in relevant decisions that come before them and encourage their agencies and non departmental bodies to adopt the same approach for the consents for which those other bodies are directly responsible.

The Treasury's "Plan for Growth" also reflects this.

Draft National Planning Policy Framework July 2011

It sets out in paragraph 13 that 'significant weight should be attached to economic growth and in paragraph 14 that 'at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Local planning authorities should:

- grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date’.

Through paragraph 19 it advises ‘planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth. **Decision-takers at every level should assume that the default answer to development proposals is “yes”, except where this would compromise the key sustainable development principles set out in this Framework.** It goes on to advise that planning policies and decisions should enable the reuse of existing resources, such as through the conversion of existing buildings and planning policies and decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations, which are or can be made sustainable.

Planning for prosperity

Business and economic development

Objectives

The Government is committed to securing sustainable economic growth. In particular, there is an urgent need to restructure the economy, to build

on the country’s inherent strengths and to meet the twin challenges of global competition and of a low carbon future.

In considering applications for planning permission, local planning authorities should apply the presumption in favour of sustainable development and seek to find solutions to overcome any substantial planning objections where practical and consistent with the Framework.

PPS1: Delivering Sustainable Development

This acknowledges that the condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the built environment brings social and economic benefit for local communities. Good design ensures attractive, useable, durable and adaptable places and is a key element in achieving sustainable development.

PPS4: Planning for Sustainable Economic Growth

Planning Policy Statement 4 (PPS4) sets out the Government’s comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

To help achieve sustainable economic growth, the Government's objectives for planning are:

- build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural
- reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation
- deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change
- promote the vitality and viability of town and other centres as important places for communities.

To do this, the Government wants:

- new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities
- competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine

choice to meet the needs of the entire community (particularly socially excluded groups)

- the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity

PPS5: Planning for the Historic Environment

This sets out that heritage should be protected and be viewed as a catalyst for regeneration and an asset to development. Proposals for Listed Buildings or within Conservation Areas must preserve or enhance and that this must be given full weight in planning decisions.

Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets.

HE7.1 In decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset) taking account of:

- (i) evidence provided with the application
- (ii) any designation record
- (iii) the historic environment record and similar sources of information
- (iv) the heritage assets themselves
- (v) the outcome of the usual consultations with interested parties; and
- (vi) where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice (from in-house experts, experts available through agreement with other authorities, or consultants, and complemented as appropriate by advice from heritage amenity societies).

PPS10: Planning for Sustainable Waste Management

The overall policy on waste, as set out in the strategy for sustainable development, is to protect human health and the environment by producing less waste and by using it as a resource wherever possible. By more sustainable waste management, moving the management of waste up the 'waste hierarchy' of prevention, preparing for reuse, recycling, other recovery, and disposing only as a last resort, the Government aims to break the link between economic growth and the environmental impact of waste. This means a step-change in the way waste is handled and significant new investment in waste management facilities.

PPS 23 Pollution Control

The Government attaches great importance to controlling and minimising pollution. Its commitment to the principles of sustainable development was set out in A Better Quality of Life.

PPG13: Transport

This aims to promote accessibility of jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car. To deliver these objectives, the guidance advises appropriately located facilities to improve accessibility by public transport, foot or cycle and improved transport provision.

PPG24 Planning and Noise

The planning system has the task of guiding development to the most appropriate locations. It will be hard to reconcile some land uses, such as housing, hospitals or schools, with other activities which generate high levels of noise, but the planning system should ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development). It is equally important that new

development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.

The Development Plan

The Development Plan for the site comprises the:

- The London Plan, as amended
- The London Borough of Camden Unitary Development Plan and Local Development Framework, comprising the Core Strategy and development Policies.

London Plan

The The London Plan has 3 main themes, which are:

- Growth
- Equity
- Sustainable Development



Community

POLICY 3.1 ENSURING EQUAL LIFE CHANCES FOR ALL

Strategic

The Mayor is committed to ensuring equal life chances for all Londoners. Meeting the needs and expanding opportunities for all Londoners – and where appropriate, addressing the barriers to meeting the needs of particular groups and communities – is key to tackling the huge issue of inequality across London.

Planning decisions

Development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted.

POLICY 3.18 EDUCATION FACILITIES

Strategic

The Mayor will support provision of early years, primary and secondary school and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, particularly in parts of London with poor educational performance.

The Mayor strongly supports the establishment of new schools and steps to enable local people and communities to do this..

POLICY 3.19 SPORTS FACILITIES

Strategic

The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Sustainable Development

POLICY 5.2 MINIMISING CARBON DIOXIDE EMISSIONS

Planning decisions

Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. *Be lean: use less energy*
2. *Be clean: supply energy efficiently*
3. *Be green: use renewable energy*

The Mayor will work with boroughs and developers to ensure that major developments

meet the following targets for carbon dioxide emissions reduction in buildings. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations leading to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019.

Residential buildings:

Year	Improvement on 2010 Building
Regulations	
2010 – 2013	25 per cent (Code for Sustainable Homes level 4)
2013 – 2016	40 per cent
2016 – 2031	Zero carbon

Non-domestic buildings:

Year	Improvement on 2010 Building
Regulations	
2010 – 2013	25 per cent
2013 – 2016	40 per cent
2016 – 2019	As per building regulations requirements
2019 – 2031	Zero carbon

POLICY 5.3 SUSTAINABLE DESIGN AND CONSTRUCTION

Strategic

The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

POLICY 5.4 RETROFITTING

Strategic

The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor's standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

POLICY 5.18 CONSTRUCTION, EXCAVATION AND DEMOLITION WASTE

Design and Conservation

POLICY 7.6 ARCHITECTURE

Strategic

Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

POLICY 7.3 DESIGNING OUT CRIME

Strategic

Boroughs and others should seek to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion.

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Air Quality and Noise

POLICY 7.14 IMPROVING AIR QUALITY

Strategic

The Mayor recognises the importance of tackling air pollution and improving air quality to London's development and the health and well-being of its people. He will work with strategic partners to ensure that the spatial, climate change, transport and design policies of this plan support implementation of his Air Quality and Transport strategies to achieve reductions in pollutant emissions and minimize public exposure to pollution.

POLICY 7.15 REDUCING NOISE AND ENHANCING SOUNDSCAPES

Strategic

The transport, spatial and design policies of this plan will be implemented in order to reduce noise and support the objectives of the Mayor's Ambient Noise Strategy.

London Borough of Camden Unitary Development Plan and Local Development Framework



The Local Development Framework (LDF), replaced the Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that (in conjunction with national planning policy and the Mayor's London Plan) sets out the strategy for managing growth and development in the borough, including where new homes, jobs and infrastructure will be located.

Therefore, the starting point on local policy assessment is the LDF. Rather than list all the policies these have been grouped into key policy areas.

Land Use Principles

CS10 - Supporting community facilities and services

The Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough.

Policy DP15 - Community and leisure uses

New community and leisure uses must be:

- g) close or accessible to the community they serve;
- h) accessible by a range of transport modes, in particular walking, cycling and public transport;
- i) located in the Central London Area or in the Town Centres of Camden Town, Swiss Cottage/Finchley Road, Kilburn, West Hampstead or Kentish Town if they are expected to attract larger numbers of visitors.

New community facilities must be provided in buildings which are flexible and sited to

maximise the shared use of premises.

Amenity

CS1 - Distribution of growth

Overall approach to growth and development

The Council will focus Camden's growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.

CS5 - Managing the impact of growth and development

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents.

Policy DP26 - Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measure

Policy DP28 - Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

- a) development likely to generate noise pollution; or
- b) development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted.

Policy DP32 - Air quality and Camden's Clear Zone

The Council will require air quality assessments where development could potentially cause significant harm to air quality.

Conservation and Urban Design

CS14 - Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Policy DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Resources and Energy

CS13 - Tackling climate change through promoting higher environmental standards Reducing the effects of and adapting to climate change

The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation

CS16 - Improving Camden's health and well-being

The Council will seek to improve health and well-being in Camden.

Policy DP22 - Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and
- b) incorporate green or brown roofs and green walls wherever suitable.

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f) summer shading and planting;
- g) limiting run-off;
- h) reducing water consumption;
- i) reducing air pollution; and
- j) not locating vulnerable uses in flood-prone areas.

Policy DP23 - Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by:

- a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;
- b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urbandrainage methods to reduce the risk of flooding;
- c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;
- d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present; and
- e) encouraging the provision of attractive and efficient water features.

Natural Environment

CS15 - Protecting and improving our parks and open spaces and encouraging

biodiversity

The Council will protect and improve Camden's parks and open spaces.

Policy DP31: Provision of, and improvements to, open space and outdoor sport and recreation facilities

To ensure the quantity and quality of open space and outdoor sport and recreation facilities in Camden are increased and deficiencies and under provision are not made worse, the Council will only grant planning permission for development that is likely to lead to an increased use of public open space where an appropriate contribution to the supply of open space is made. Priority will be given to the provision of publicly accessible open space.

Transport and Servicing

CS11 - Promoting sustainable and efficient travel

The Council will promote the delivery of transport infrastructure and the availability of sustainable transport choices in order to support Camden's growth, reduce the environmental impact of travel, and relieve pressure on the borough's transport network.

Policy DP17 - Walking, cycling and public transport

The Council will promote walking, cycling and public transport use. Development should make suitable provision for pedestrians, cyclists and public transport and, where appropriate, will also be required to provide for interchanging between different modes of transport. Provision may include:

- a) convenient, safe and well-signalled routes including footways and cycleways designed to appropriate widths;
- b) other features associated with pedestrian and cycling access to the development, where needed, for example seating for pedestrians, signage, high quality cycle parking, workplace showers and lockers;
- c) safe road crossings where needed;
- d) bus stops, shelters, passenger seating and waiting areas, signage and timetable information.

The Council will resist development that would be dependent on travel by private motor vehicles.

Policy DP20 - Movement of goods and materials

Minimising the movement of goods and materials by road

Access

Policy DP29 - Improving access

The Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities. We will:

- a) expect all buildings and places meet the highest practicable standards of access and inclusion;
- b) require buildings and spaces that the public may use to be designed to be as accessible as possible;

- c) expect facilities to be located in the most accessible parts of the borough;

In addition Designing Out Crime, Construction Management and Servicing and Waste Collection and Disposal is considered important as policy considerations.

Having run through in detail the emerging and evolving planning policy position to understand the material considerations, it is now considered appropriate to focus in on each of the issues, and how these policies would relate to the proposals before the Local Planning Authority.

Sustainability

*"The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's **clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy**".*

Along with the Draft National Planning Policy Framework, ministerial statements PPS1 and the LD all support and promote sustainable development.

In essence a package which encourages education and employment, economic growth through sustainable design and materials, sustainable transport strategies and sustainable locations.

The Council's Core Strategy is focused on sustainability and one of the main objectives is employment and training "Continued economic growth in the borough".

Use

The building has been in existence since the early 1970's and through the Draft NPPF as well as Core strategy policy CS10 these support community facilities and services and development plan policy DP15 relating to community and leisure supports the investment and improvement of education facilities.

The school has suffered in recent years from a lack of available investment to upgrade the premises and ensure they are fit for purpose and meet OFSTED requirements for pupils. This investment is now happening and is to be welcomed.

The cladding of the presently open and unattractive and dangerous stair tower starts this process. It will improve visually the building frontage while also providing a safe and secure means of escape and one, which is secured from possible intrusion into the building.

The improved facilities are not to increase pupil numbers but to support and improve facilities for existing pupils and alleviate the present decline in pupil numbers.

The proposals are considered to comply with the Draft NPPF, London Plan policy 3.18 – education facilities as well as Core Strategy policy CS10 – supporting community facilities and services and Development Policy DP15 – community and leisure uses.

Building Sustainability / Design / Conservation Area

The site lies within the Fitzjohns and Netherhall Conservation Area. Through National Policy Draft National Planning Policy Framework and PPS1 and PPS5, London Plan and Local Policy it can be seen that sustainable re-use, design and impact on Conservation areas is vital in determination of any application.

The site presents the opportunity to sustainably renew and upgrade an existing building, which is established and to follow National Policy, London Plan Policy and the Core Strategy with "Building Sustainability" and "High Quality Design" as two of its strategic objectives.

Sustainability

Locational and building sustainability is a material consideration in the determination of a planning application. National Guidance is set out through the Draft National Planning Policy Framework, PPG1, through the BRE for Commercial and Educational Buildings while more local guidance is set out in the London Plan and the Camden Core Strategy and Development Policies.

The London Plan climate change policies as set out in chapter 5 and in particular Policies collectively require developments to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise carbon dioxide emissions.

London Plan policies focus on mitigation of climate change and require a reduction in a development's carbon dioxide emissions through the use of passive design, energy efficiency and renewable energy measures. The London Plan and London Plan Sustainable Design and Construction SPG. Policies 5.3, 5.9 to 5.12, 5.15 and 6.13 are also relevant and require developments to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures and prioritising decentralised energy, including renewables.

Through Core Strategy CS13 – tackling climate change through promoting higher environmental standards it promotes sustainability. The sustainable improvement of an existing building to not only improve its longevity but also to improve its environmental performance meets this policy.

The cladding of the stair tower will help insulate the building and lead to less heat loss.

In addition and although not requiring permission the existing windows will be repaired and refurbished to extend their lifespan and also to ensure they are energy efficient.

In these ways it will ensure the continued and sustainable use of the building for the pupils and will comply with the Draft NPPF and PPS1, London Plan policies 5.2 – minimising Carbon dioxide emissions, 5.3 sustainable design and construction and 5.4 – retrofitting as well as Core Strategy policy CS13 as already advised as well as CS16 – improving Camden's health and wellbeing and Development Policy DP22 – promoting sustainable design and construction as well as DP23 – water.

Design

Through the Draft national Planning Policy Framework, PPS1, the

London plan as well as Core Strategy Policies there is a key emphasis on design.

Good design is central to all objectives of the London Plan and is specifically promoted by the policies contained within Chapter 7, which address both general design principles and specific design issues. London Plan policy 7.6 sets out how proposals should be viewed and addressed.

All development within the Borough should create a high quality urban environment. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm and land use can be integrated to help regenerate places.

In particular, development throughout the borough should be of the highest standard of design that respects local context and character and, in particular, reflects and extends where appropriate the urban grain of the historic street based pattern and scale of development, especially in residential areas of consistent townscape character; protect and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest.

The building will remain as is, except will be improved and softened in terms of appearance with the replacement entrance, the to be clad stair tower, the painting of the south east elevation to the administration block along with the landscaping.

This will retain the design, character, function as well as the overall urban design context of the area, but will significantly improve the appearance of the building from Vane Close as well as the adjacent residential properties, which look onto the site.

In terms of amenity neither the entrance, nor the cladding to the stair tower will adversely impact on the residential amenity of neighbouring properties through overshadowing, loss of sunlight or any other aspect and the proposals accord with Policy DP26 - Managing the impact of development on occupiers and neighbours.

The proposal will therefore accord with the Draft NPPF, PPS1, London Plan policy 7.6 – architecture and Core Strategy policy CS14 – promoting high quality places and conserving our heritage and Development Policy DP24 – securing high quality design.

Conservation Area

The existing building at 65 Rosslyn Hill was constructed in the early 1970's. This development proposes the continued sustainable use of the building, which is set within the Fitzjohns and Netherhall Conservation Area.

This wooden cladding is considered to soften the outline and elevations of the building and to allow it to look softer in its environment to the benefit of the school as well as the adjacent residential properties.

The proposals are considered to be in keeping and would not have any adverse impact and are considered to preserve the Conservation Area in accordance with draft NPPF, PPS5 advice, London Plan policy 7.8 – heritage assets and archaeology and to comply with Core Strategy policy CS14 – promoting high quality places and conserving our heritage and Development Policy DP25 – conserving Camden's heritage.

Travel and Parking

National Guidance is set out through PPG13, while more local guidance is set out in the London Plan including Transport for London's -Transport Assessment Best Practice, Guidance Document, 2010 and the Core Strategy as well as the Development Policies.

No additional pupils are proposed as part of this proposal and the proposals will not interfere with either the car parking area or the access and servicing.

Therefore, there is no conflict with the draft NPPF, PPG13 London Plan policies or Core Strategy policy CS11 – promoting sustainable and efficient travel and Development Policy DP17 – walking, cycling and public transport.

An updated travel Plan is required for the school and although this does not impact on this application i-transport are in the process of preparing this for the school for submission to the council.

Servicing / Service Management Strategy

The servicing and delivery will be as existing and in accordance with TfL Travel Planning for Development in London.

Delivery and Servicing is being reviewed as part of the Travel Plan. It aims to manage and co-ordinate deliveries to and from the site. In particular it focus's on reducing the number of trips, particularly during peak hours to and from the site. It ensures adequate provision locationally for service, catering and waste vehicles including circulation

and access to and from the development and shows how this can be accommodated within the site.

Construction Phase: The proposal will involve an external reclad of part of the building as well as an enclosure around an external stair. This fit out is expected to take 12 weeks during which time no one will be on site. This allows the whole of the current secured car park and access to be used for both contractors vehicles and parking.

Vehicles will arrive to deliver before 8am in the morning with contractors and site staff also arriving by then.

It is expected that only limited delivery vehicles will attend and contractors vehicle parking will amount to 10 vehicles only. This will allow all storage and work to be undertaken on around 50% of the overall courtyard site.

Service Management Strategy

It is important to understand the changing role of how schools operate in terms of servicing. The key is in delivering technological advancement with technology through teaching provided in the form of whiteboards, projections, computers etc.

This means that servicing is limited to some admin functions as well as to deliveries to the canteen and this is being reviewed in line with the Travel Plan, which is being prepared for the site.

Off-Street Servicing

Off-street servicing is to be retained where it is and no change is proposed.

Limited to deliveries of goods ordered by the School such as furniture, IT and telecommunications equipment and such deliveries are occasional visits by engineers providing service and repairs for equipment (which includes: telecommunications; photocopiers; air conditioners; electrics; plumbing and maintenance).

All have adequate space to park within the courtyard.

Loading and Unloading

There is adequate existing spacing indicated.

Design of Servicing Arrangements

The proposals have been considered in regard to the design guidance published by the Freight Transport Association "Designing for

Deliveries".

These meet the requirements for the school.

Refuse and Recycling

There is a significant body of guidance on waste through PPS10: Planning for Sustainable Waste Management, London Plan Policy policy 5.18 Construction, excavation and demolition waste and Core Strategy Policy CS18 - dealing with our waste and encouraging recycling.

The London Plan target is to achieve recycling or composting levels in commercial and industrial waste of 70% by 2020 and achieve recycling and re-use levels in construction, excavation and demolition waste of 95 per cent by 2020.

Through the Core Strategy the council will require the minimisation of waste, the increase in the re-use, recycling and composting of waste, and the reduction in the amount of waste disposed at landfill in order to meet the waste reduction targets set out in the London Plan.

It is important to understand the changing role and how schools operate in the 21st century. Gone are the days of libraries, paper and the waste normally associated. The key is in delivering technological advancement with technology through teaching provided in the form of whiteboards,

projections, computers etc.

This means that servicing is limited to some admin functions as well as to any excess the canteen produces, along with some paper, which inevitably occurs but will be recycled.

Refuse and Storage provision will be drawn up in a construction management plan.

The development when finished will not increase any waste provision so this will remain as existing.

The proposals are considered to comply with the Draft NPPF, PPS10 Planning for Sustainable Waste Management, London Plan policy 5.18 Construction, excavation and demolition waste and Core Strategy Policy CS18 - dealing with our waste and encouraging recycling.

Secured By Design

Both the London Plan and the Core Strategy seek to address crime.

This proposal will ensure that the building is more secure with a new entrance and security facility, which replaces the current ability for parents, visitors and pupils to use 2 entrances. It also means the stair tower will be secured thereby aiding both pupil and teacher safety.

Both the school and the Council seek to ensure high standards of security and crime prevention measures are incorporated into any development in accordance with London Plan policy 7.3 designing out crime with a key emphasis on a safe and secure environment.

The proposal is considered to provide a safe and secure environment and to meet the key proposals in Secured by Design.

Noise

National Guidance is set out through PPG24 and Building Bulletin 93 'Acoustic Design of Schools', BB10 'Ventilation in School Buildings', while more local guidance is set out in the London Plan policy 7.15 reducing noise and enhancing soundscapes as Development Policy 28 – noise and vibration, which seek to control and minimise noise and disturbance.

There will be some noise during construction works but these will be kept to a minimum and will be during normal construction working hours only.

The development proposals will not impact on any noise post construction or during day to day operation of the school.

Air Quality

National Guidance is set out through PPS23 and the Environmental Protection UK document "Development Control: Planning for Air Quality" (2010), while more local guidance is set out in the London Plan 7.14 improving air quality as well as Development Policy 32 – air quality and Camden's clear zone. These seek in particular to control and minimise pollution and particularly promote a reduction of air pollution, with the aim of meeting the objectives for pollutants set out in the national strategy.

The proposals will not adversely impact on air quality or air pollution in any way.

Planning Obligations

The proposals are for improvement only and no Planning obligations are expected.

3.0 INCLUSIVE ACCESS

Policy on inclusive access is set out through PPS1, Planning and Access for Disabled People: a good practice guide (ODPM) as well as London Plan policy 7.2; Accessible London: achieving an inclusive environment SPG. The Development Policy addresses it through DP29 – improving access.

These policies supplement building regulations and require all future development to meet the highest standards of accessibility and inclusion.

This Planning, Design and Access Statement explains how the principles of inclusive design have been incorporated into the scheme. The building is already fully DDA compliant and full wheelchair accessibility was included for when it was purpose built as a school.

Access into the building is via level access points at car park level, as is the emergency exit points. Within the building all doors exceed wheelchair width criteria and each floor is served by lift access, allowing inclusive access to each and every level within the building.

Lecture theatres, classrooms and seminar rooms/interview rooms all meet the needs of disabled students and are fully inclusive.

The replacement entrance area will maintain disabled access into the building and will be fully compliant with all standards.

The entire internal layout was designed to ensure inclusive access. The site, including its layout and the buildings will be fully DDA compliant (Disability Discrimination Act 1998), with level access obtained to the building and within each floor of the building.

Vehicular

No alterations are proposed to the vehicular access to the site.

Pedestrian

The existing pedestrian routes to and from the building will not be altered through this proposal.

Disabled

The entrance facility will be retained and meet full DDA compliance. The existing facilities will remain unchanged.

The proposals will comply with Part M of the Building Regulations and also with BS 8300:2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'.

4.0 CONCLUSIONS

These proposals seek planning permission for:

- Cladding to stair tower to improve aesthetics and pupil safety with school crest
- School crest logo on stair tower to be illuminated from 8am to 6pm during the winter months
- Replacement entrance canopy with gull wing design
- Painting of the south east elevation of the administration block with brown masonry paint
- Relocation of cycle rack to accommodate additional landscaping

Sustainability

The proposal accords with the Draft NPPF and PPS1, London Plan policies 5.2 – minimising Carbon dioxide emissions, 5.3 sustainable design and construction and 5.4 – retrofitting as well as Core Strategy policy CS13 – tackling climate change through promoting higher environmental standards as well as CS16 – improving Camden’s health and wellbeing and Development Policy DP22 – promoting sustainable design and construction and DP23 – water.

Design

This will retain the design, character, function as well as the overall urban design context of the area, but will significantly improve the appearance of the building from Vane Close as well as the adjacent residential properties, which look onto the site.

The proposal will therefore accord with the Draft NPPF, PPS1, London Plan policy 7.6 – architecture and Core Strategy policy CS14 – promoting high quality places and conserving our heritage and Development Policy DP24 – securing high quality design.

In terms of the Conservation Area the proposals are considered to be in keeping and would not have any adverse impact and are considered to preserve the Conservation Area in accordance with draft NPPF, PPS5 advice, London Plan policy 7.8 – heritage assets and archaeology and to comply with Core Strategy policy CS14 – promoting high quality places and conserving our heritage and Development Policy DP25 – conserving Camden’s heritage.

Secured by Design

Both the school and the Council seek to ensure high standards of security and crime prevention measures are incorporated into any development in accordance with London Plan policy 7.3 designing out crime with a key emphasis on a safe and secure environment.

The proposal is considered to provide a safe and secure environment and to meet the key proposals in Secured by Design.

Transport Assessment

No additional pupils are proposed and no alterations are proposed to either car parking or servicing areas. A Travel Plan is being prepared to comply with previous permissions.

Therefore, there is no conflict with the draft NPPF, PPG13 London Plan policies or Core Strategy policy CS11 – promoting sustainable and efficient travel and Development Policy DP17 – walking, cycling and public transport.

Servicing / Service Management Strategy

The report covers the limited and servicing required for the proposal and it meets current standards.

Waste

The proposals have fully considered waste and have sought to ensure it is not produced at source. And is considered to comply with PPS10: Planning for Sustainable Waste Management, London Plan Policy policy 5.18 Construction, excavation and demolition waste and Core Strategy Policy CS18 - dealing with our waste and encouraging recycling.

Noise

There will be some noise during construction works but these will be kept to a minimum and will be during normal construction working hours only.

The development proposals will not impact on any noise post construction or during day to day operation of the school.

The proposals are considered to comply with the National Guidance set out through PPG24 and Building Bulletin 93 'Acoustic Design of Schools', BB10 'Ventilation in School Buildings', while more local guidance is set out in the London Plan policy 7.15 reducing noise and enhancing soundscapes as Development Policy 28 – noise and vibration, which seek to control and minimise noise and disturbance.

Air Quality

The proposals will not adversely impact on air quality or air pollution in any way and comply with National Guidance is set out through PPS23 and the Environmental Protection UK document “Development Control: Planning for Air Quality” (2010), while more local guidance is set out in the London Plan 7.14 improving air quality as well as Development Policy DP32 – air quality and Camden’s clear zone. These seek in particular to control and minimise pollution and particularly promote a reduction of air pollution, with the aim of meeting the objectives for pollutants set out in the national strategy.

Planning Obligation

No Planning Obligations requirement is anticipated.

Inclusive Access

The proposal complies with the policies on inclusive access is set out through PPS1, Planning and Access for Disabled People: a good practice guide (ODPM) as well as London Plan policy 4b.5 and Replacement London Plan policy 7.2; Accessible London: achieving an inclusive environment SPG. The Development Policy addresses it through DP29 – improving access.

The Planning, Design and Access Statement explains how the principles of inclusive design have been incorporated into the scheme and although the building is already fully DDA compliant and full wheelchair accessibility was included for when it the new entrance will provide improved DDA facilities.

Overall

It is considered that the visual and safety improvements proposed will benefit both the school and the surrounding residential properties.
