

PARLIAMENT HILL SCHOOL, NW5 1RL

WILLIAM ELLIS SCHOOL, NW5 1RN

PLANNING STATEMENT

DECEMBER 2014

The logo for vbud, consisting of the lowercase letters 'v', 'b', 'u', and 'd' in a bold, sans-serif font. The letters are black and are set against a light gray rectangular background.

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## **I. INTRODUCTION**

- 1.1 The proposed development (the Site) will be to demolish and replace with part new build and part remodelling and refurbishment of two schools that are adjacent, the Parliament Hill School (PHS) and William Ellis School (WES), along with the development of a new building for the LaSwap sixth form consortium on PHS's site. The redevelopment is funded under the London Borough of Camden's (LBC) Community Investment Programme (CIP).
- 1.2 PHS is a local authority-maintained secondary school, serving girls aged 11-16 years. WES is a Voluntary-Aided secondary school supported by a charitable foundation and teaches boys aged 11-16. The schools have a joint co-educational sixth form which operates as part of the La Swap sixth form consortium in Camden, in partnership with La Sainte Union and Acland Burghley. Together Parliament Hill and William Ellis cater for a total of 2160 students in the Highgate community with the majority of families living within a mile of the site.
- 1.3 PHS is a six-form entry (6FE) all girls community secondary school located between Highgate Road and Hampstead Heath in North London. There are about 890 students in years 7-11 and 255 students (both boys and girls) in years 12-13. WES lies adjacent to PHS and is a 4FE, voluntary-aided, non-denominational comprehensive school for boys. There are about 600 students in years 7-11 and about 250 students in years 12-13. Both of the Schools are part of the LaSwap sixth form consortium, which also includes La Sainte Union School and Acland Burghley School.
- 1.4 Planning Permission is sought on behalf of the London Borough of Camden for the refurbishment and extension to the Schools, together with external landscaping and boundary enhancement. The main priorities of the re-development are to address the issues of 1. Condition, 2. Suitability, and 3. Sustainability of the Schools' facilities.

## **2. SITE AND SURROUNDINGS**

- 2.1 Parliament Hill and William Ellis Schools lie adjacent to each other within the Dartmouth Park Conservation Area. Highgate Road lies to the east of the site and Hampstead Heath to the west. To the south of PHS lies the mansion blocks that comprise Lissenden Gardens, whilst to the North of WES lies Hampstead Heath's staff yard.
- 2.2 Grove Terrace, with its Grade II and Grade II\* listed terraced Georgian houses is further to the east of the site, on the far side of Highgate Road and set-back from Highgate Road on elevated ground, facing the southern part of the PHS site.

- 2.3 The open space between the Heath Building on PHS and Hampstead Heath is designated Metropolitan Open Land (MOL) and is leased to the School from the City of London. The WES buildings are set well back from Highgate Road and not very visible from this frontage, but instead are more visible when looking from the Heath. The main entrance to WES faces south across to PHS.
- 2.4 The site area of PHS is about 2.5 hectares in size, whilst WES is about 1 hectare. The designated views to St Paul's from the gazebo at Kenwood House lies well above the site- at approximately 30m above the height of the highest point of the existing buildings. There will be no affect on the views.
- 2.5 The all girl's school La Sainte Union (Grade II listed) is situated on the eastern side of Highgate Road just north of WES. La Sainte Union is the third school in the LaSwap consortium with the fourth being Acland Burghley at Tufnell Park.
- 2.6 The Dartmouth Park conservation area is predominately residential with the most significant buildings close to the school sites being Grove Terrace and the Edwardian mansion block estate of Lissenden Gardens, built in the Arts and Craft style with orange / red brick; white balconies with french doors and wrought iron balconies and white render to the top storeys facing PHS.
- 2.7 Integral to the area's character are also the green open spaces provided by the Heath and the mature trees that line Highgate Road. The buildings are generally set back along Highgate Road, enhancing the open semi-rural feel of the area.
- 2.8 The application is accompanied by a Heritage Statement.
- 2.9 The topography of the site rises northwards, towards Highgate to the east and Hampstead Heath to the west. The Site is approximately 200m north of Gospel Oak Overground station.
- 2.10 Commercial/industrial development being located mainly to the south adjacent to the railway lines at Gospel Oak and the mainline to Kings Cross / St Pancras station. Highgate Road to the east of the Site is tree lined with mature trees that provide a visual break between the predominantly residential development to the east and the schools' site.
- 2.11 The area to the north, north west and south west of the Site is open park land of Hampstead Heath and Highgate Ponds. This area does however contain large areas given over to formal recreation and includes the Parliament Hill Fields cricket ground, athletics track, Health Life Education Centre swimming pool, tennis courts and bowling green.
- 2.12 The Site has a spot height of 51.01m AOD at the centre of the Site and 50.6m AOD at the south eastern corner. The area of the tennis courts forms a terraced platform

which is higher than the rest of the study site and level with Highgate Road. A spot height in the centre of Highgate Road, adjacent to this area is level at 54.3m AOD.

- 2.13 The frontage of the Site to Highgate Road comprises a close boarded wooden fence of approximately 1.8m in height with extensive trees and bushes behind it. The school buildings are set back from the road and vary in height with the older components of the Parliament Hill School being four storeys in height and the newer buildings being lower.
- 2.14 Vehicular access is taken from Highgate Road for both schools with a further pedestrian access located adjacent to the vehicular accesses.

#### *William Ellis School*

- 2.15 The frontage building on the Site is a two and three storey brick school building with a series of later additions to the rear and western part of the Site. This main school building dates from 1937. The additions are between two and three storey modern brick and tile, while the large buildings are brick with flat waterproof membrane and curved metal sheet roofs. The extensions date from 1989, 1997 and 2002 with the large sports hall dating from 2007. There is a separate two storey residential property to the north of the access drive which is used by the site manager.
- 2.16 A large section of the Site has a series of coloured tarmacked covered play areas, tennis courts and basketball courts. These are set at different levels and concrete seating areas have been formed and divided by wire panelled fences.
- 2.17 The Site is surrounded by a 3m high metal wired security fence.

#### *Parliament Hill School*

- 2.18 The buildings on Site are of mixed age. The main school building at the frontage, The Morant Building, is a large rectangular Edwardian Baroque style, brick faced building with a steep pitched slate roof structure to the central part of the Site. This building is four storeys high, including several small basement areas. Extending from the older part of the school is the main hall, which is constructed predominantly from glass, brick and steel. Adjoining the main hall is an octagonal building of brick faced construction.
- 2.19 There are a series of timber and metal storage buildings around the Site along with temporary portacabin style buildings. A site manager's house and private amenity area is located adjacent to the car park in the southern boundary.
- 2.20 To the east and west of the Site are two recreational areas. The east comprises two separate macadam tennis courts, which are surrounded by wire mesh fencing. The

western area is grassed, with a small overgrown area to the northwest. A number of fences are present across the site constructed using timber boards over wooden posts and timber panel construction over wooden posts. In addition to this there are metal chain-link security fences around the boundaries of the Site. These along parts of the southern boundary are on top of small brick walls.

- 2.21 The Site has a number of mature trees throughout the grounds of the school, with the majority along the frontage of the Site and parts of the southern boundary and a few in the central courtyard of the school. The tree survey and the landscape drawings have details of these.

### **Land Use Designation**

- 2.22 The Site is identified in the Camden Core Strategy 2010 as a site for the Building Schools for the Future Programme for 2007 to 2014. In addition Policy CS10 – “Supporting community facilities and services” states that the Council will work with its partners to ensure that community facilities and services are provided and support the retention and enhancement of existing community, leisure and cultural facilities.

## **3. EDUCATIONAL NEED FOR DEVELOPMENT AND PUBLIC BENEFIT**

- 3.1 Parliament Hill and William Ellis Schools consist of buildings dating from 1906 to more recent 21<sup>st</sup> century additions. Improvements to both sites are required not only for maintenance of the fabric of the buildings, but also to ensure adequate accommodation is available to meet the changing needs of the secondary curriculum. The school buildings on this site are a key contributor to the success of the educational provision in the Highgate community and while they still facilitate good standards of teaching and learning, they do not represent an educational environment fit for the developing curriculum.
- 3.2 The need for repairs, remodelling and rebuilding to enhance and extend the educational buildings is a longstanding priority for Camden Council, and both schools were set to benefit from government funding through the Building Schools for the Future programme. Cancellation of this programme in July 2010 resulted in the withdrawal of the central government funding offer, and the projects were halted at the Design Brief stage.
- 3.3 Significant investment is still required to overcome issues with facilities that are tired, and in some instances life-expired. In 2012 alternative funding for school improvement works was identified through Camden’s Community Investment Plan (CIP). These funds are based on the level of works required to address priority condition and suitability issues. Following confirmation of this funding, the

educational visions & design briefs were reviewed and updated for both schools as a starting point for the design process.

- 3.4 Both schools are under-sized when compared to government guidelines, and are unable to provide the recommended number and size of teaching spaces – particularly with regard to provision for practical subjects such as science, music, food technology and PE. There is a clear intent to increase collaboration on sixth form provision and develop closer working across both sites. The location and design of new facilities needs to support this fundamental objective.
- 3.5 The works proposed offer a once in a generation opportunity to create new energy efficient learning spaces with state of the art facilities such as science labs, music and performance spaces, food technology, sports hall and PE studios. The reorganisation of the site as a whole will also allow an increase in the amount of teaching space & external PE & social space for both schools.
- 3.6 The new facilities will also provide for a greater level of use by the wider community. Community groups already make use of the facilities at both schools outside school hours, and it is important that this offer continue – and expand, where possible.

### **Joint sixth form & La Swap building**

- 3.7 For several years the Schools have used their physical proximity and common educational aims to create a joint co-educational sixth form offer as part of the La Swap consortium.
- 3.8 With a changing post-16 curriculum and different identity and space demands, the schools have identified an urgent need to provide a dedicated sixth-form facility. This was a fundamental part of the original BSF vision in 2010, and changes to sixth form provision since that time have increased the need for such a facility.
- 3.9 The new facility is seen as an opportunity to provide a more sustainable solution for sixth form provision in the community. The comprehensive nature of the works on the PHS site presents the best opportunity to provide these dedicated sixth form facilities. Further, as the sixth form is operated by staff based at either Parliament Hill or William Ellis, it is critical that the new facilities be located at one or other school to enhance the current educational offer.
- 3.10 As part of the La Swap consortium, it is intended that this new facility will also offer a benefit to students across the La Swap sixth form through the provision of commons spaces, study spaces and a ‘shop window’ for the collaborative sixth form provision. This enhancement of the shared sixth form facilities at the Schools, and the resultant benefit to the wider La Swap community, is a stated outcome of the



funding given to the schools under the Community Investment Programme. The possible location for the sixth form building is therefore limited to PHS or WES, rather than any other Camden secondary school.

3.11 A dedicated LA Swap building close to both Schools delivers:

- i) Higher Achievement: Improved spaces for personal and collaborative study for the shared sixth form and wider La Swap community; Demands of post-16 study programmes have increased requiring greater independent learning. Many young people attending LaSWAP do not have suitable space in their homes for independent study or the resources needed. This means that students attending LaSWAP will have facilities comparable to those found in other local sixth-forms (i.e. the equalities case);
- ii) High aspirations: A purpose built sixth-form centre with high quality facilities communicates high expectations and high aspirations for our young people. We will be meeting their educational and social needs and expecting them to rise to the challenge, aim high and make excellent progress;
- iii) Social space: off the main street and identified as sixth form, rather than part of the 11-16 cohorts;
- iv) Stronger safeguarding: Improved student management at both school sites. Sixth form students will need less frequent access to Parliament Hill & William Ellis schools as they will predominantly be based in the sixth form building. This will reduce congestion around the school sites, and reduce the numbers of students congregating at each school entrance;
- v) Greater efficiency: through centralised administrative and support space for the La Swap consortium;
- vi) Improved access to support services for students: locating personnel responsible for student support and guidance in one place enables greater coordination between support and students clearly knowing where they need to go for help;
- vii) A communal space: suitable for daily sixth form use, support functions such as open evenings and parents' evenings, and the potential for timetabled use by the wider community.

3.12 Without this dedicated facility there is a risk that the educational offer at both schools will be restricted in the following ways:

- i) Negative impact on student outcomes: this facility will provide the space needed to enable students' independent and collaborative learning
- ii) Sixth form students at Parliament Hill & William Ellis will continue to use timetabled study spaces within the main secondary schools - an arrangement which both schools regard as inadequate for provision of a competitive sixth form curriculum;

- iii) Decline in course offer resulting from reduced numbers in the sixth-form as students move to institutions with better provision;
- iv) Lack of dedicated sixth form teaching spaces will result in continued timetabling pressure on the educational curriculum of other year groups, within the secondary schools; this new space frees space in the schools enabling larger teaching spaces necessary to meet the needs of the evolving curriculum 11 to 16.

### **Site constraints determining location**

3.13 Identifying locations for new buildings is not straightforward on either school site. Both sites are constrained by existing school buildings and outdoor play space, which together take up the majority of usable space for new construction. Additional consideration must also be given to the sensitive areas surrounding the sites, with regard to planning applications and development:

- PHS is bordered by William Ellis to the immediate North; Highgate Road to the East; Lissenden Gardens estate to the South; and Hampstead Heath to the West. The Western quarter of the school site, within the Parliament Hill boundary, is also designated MOL, leased by the Corporation of London, on which permanent development is not permitted. To the east sits the open area and mature trees along Highgate Road. The site is also on the western edge of the Dartmouth Park Conservation Area;
- WES is bordered by PHS to the south, and Hampstead Heath around the rest of its boundary.

3.14 Crucially, both schools will also need to remain functioning while construction takes place. This presents significant operational challenges for both the schools and future contractors, and the design proposals must be deliverable within these constraints.

3.15 Careful phasing of the construction works is critical if the schools are to maintain their current level of teaching and learning throughout the development, with minimal disruption. A fundamental principle is to minimise the number of movements of students between existing, temporary and new accommodation. Temporary accommodation may seem an obvious answer, but it will have implications on space, safety, budget and the experience of the students and their ability to learn. Money spent on temporary accommodation is likely to reduce the funds available for construction and therefore the scope of the refurbishment project.

3.16 The most efficient approach to this is to build new accommodation on parts of the site that are not currently developed and are available for development before removing older buildings. This eliminates the need for multiple decants into

temporary accommodation, and also maximises the funds available for new and refurbished buildings by eliminating irrecoverable spending on temporary accommodation.

- 3.17 The design proposals have incorporated these principles, and as a result present a master plan for development across both schools. A key requirement of this is the completion of new teaching accommodation before demolition and refurbishment of existing buildings takes place. To achieve the best outcomes from this project, development is restricted to the boundary with WES, the open tennis courts on the Eastern border with Highgate Road, and the South-eastern section bordering Lissenden Gardens and Highgate Road.
- 3.18 It is not feasible to locate the new facility at WES within the scope of this project, for the following reasons:
- It is bordered by Hampstead Heath to the North, West and East, and PHS to the South. Any new development is restricted to the play areas to the rear of the school buildings. The school is already under-provided for with regard to external play space and so this is not a viable solution;
  - WES is under-provided for in teaching space across curriculum areas, even compared to PHS. An increase in the amount of general and specialist teaching accommodation for the 11-16 age groups must be a priority.

### **Location – Options appraisal**

- 3.19 Five options were originally considered for the La Swap building as part of the Design Brief, and were assessed with regard to their compliance with the design priorities and wider Design Brief, and planning policy guidance. Please refer to Appendix I for a site plans showing these locations.
- A. Extension to East side of Performing Arts building [overlooking tennis courts & Highgate Road];
  - B. New building opposite William Ellis' main building
  - C. New building overlooking Hampstead Heath, between WES and PHS;
  - D. New building South East of the main PHS building [overlooking the car park and Highgate Road];
  - E. New building on the Western edge of PHS site [overlooking Hampstead Heath].
- 3.20 Options D and E were dismissed as failing to meet the design priorities for the joint sixth form, and this is reflected in the final design brief. They were revisited in a

detailed review of the site options during Spring 2014, the Pros & Cons are detailed in the table below.

Option	Pros	Cons
D	<p>Located to the front of PHS School- highly visible from Highgate Road;</p> <p>Separate, distinct identity for LAS can be created;</p> <p>Active frontage to Highgate Road created by LAS, instead of the blank Sports Hall elevation;</p> <p>New drama spaces built on top of existing hall can provide flexible function space with view over the Heath;</p> <p>Planners more likely to support the scheme, although it does bring the building line forward.</p>	<p>Perceived as being integrated into the PHS site.</p> <p>Tight site circulation around the LAS building;</p> <p>Existing fencing to Highgate Road and the existing Tennis courts could be left untouched (except for new entrance gate and access path to the Morant building) as no requirement to do works to these areas;</p> <p>Stairs &amp; lift required, which will increase project cost;</p> <p>Temporary accommodation (and so additional cost) will be required as the construction of the LAS building is integrated with the Ribbon building and so in phasing it can't be finished early;</p> <p>High planning risk - Building line is brought forward &amp; active frontage is created opposite Grove Terrace.</p>
E	<p>Existing 'green open space' to the front of the Morant building is retained;</p> <p>Low planning risk;</p> <p>Provides additional open space;</p> <p>Existing trees are retained.</p>	<p>Perceived as being integrated into the PHS site - lack of distinct identity;</p> <p>Access to LAS shared with PHS's access to the Sports Hall &amp; changing facilities;</p> <p>Existing fencing to Highgate Road and one of the existing Tennis courts could be left untouched (except for new entrance gate and access path to the Morant building) as no requirement to do works to these areas;</p> <p>Phasing strategy- construction of the LAS integrated with the PHS Ribbon building.</p> <p>No opportunity for early completion of the LAS building, and so Temporary Accommodation will be required for WES/PHS;</p> <p>Ribbon building needs to be increased to three storeys in height- impact on the</p>

		<p>Morant building classrooms in the corner closest to the Ribbon building due to overshadowing;</p> <p>Distance from WES – time taken for teachers moving between lessons in WES to LASWAP</p>
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3.21 Options A, B and C were reviewed in greater detail to consider their feasibility as locations for the sixth form building. At this stage, Option A was ruled out and the pros & cons are as follows.

A	<p>Located to the front of PHS School- highly visible from Highgate Road;</p> <p>Separate, distinct identity for LAS can be created;</p> <p>Located adjacent to PHS and WES;</p> <p>Low planning risk;</p> <p>Improves the architecture by both extensions coming forward- brings back the symmetry of the original Morant building.</p> <p>New entrance created for La Swap;</p> <p>Maximum teaching area built with smallest amount of secondary areas such as staircases and circulation;</p> <p>New drama spaces built on top of existing hall can provide flexible function space with view over the Heath.</p>	<p>Perceived as being integrated into the PHS site. The PA building would be shared between PHS and LAS;</p> <p>Splits up the PHS dance/ drama department- new spaces will have to be created to accommodate those displaced from the PA building;</p> <p>New circulation route to be created between PHS and the PA building;</p> <p>Increased disruption to the School during construction due to the integrated nature of the remodelling and new build works – PA building would be largely out of use during some phases;</p> <p>Existing fencing to Highgate road and the existing Tennis courts could be left untouched (except for new entrance gate and access path to the Morant building) as no requirement to do works to these areas.</p>
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3.22 Options B and C were seen as feasible, warranting further investigation. It should be noted that at this point construction on the tennis courts had not been considered.

3.23 Following these initial discussions with the heads and governors from both schools and preliminary discussions, including a site visit with LB Camden’s Planning Authority, options B2 and F were introduced and identified as feasible locations:

B2. Remodelling of the Performing Arts building and/or new building to the West of the Performing Arts building;

F. New building to the East of the Parliament Hill building, on existing tennis courts

3.24 Options B, B2, C and F were identified as feasible locations (refer to Appendix 2 for site plan), and were taken forward to the design feasibility stage. A more detailed assessment of the pros and cons of each of these options was undertaken with the heads and governors at both schools, facilitated by the design team.

Option	Pros	Cons
B	<p>Separate entrance for La Swap at GF, lift &amp; stairs to 1F &amp; 2F La Swap facility.</p> <p>Roof terrace could be a positive; popular in bars etc.</p>	<p>Negative impact on WES entrance areas;</p> <p>2-3 storey bldg directly opposite WES entrance contradicts the design brief intentions;</p> <p>External courtyard can no longer be provided as facility is on first floor.</p> <p>Possibility of roof terrace, but this is a less accessible choice, less attractive to La Swap students;</p> <p>Hidden - not an obvious La Swap facility;</p> <p>Threat to PHS - external sports facilities are left untouched, no new provided;</p> <p>La Swap students will have to use already congested WES entrance; - no improvement in safeguarding as students have to access the site before accessing the building;</p> <p>Minimum 2 storeys high, and requires relocation of dining block.</p>
B2	<p>La Swap accommodation increases by 100sqm.</p>	<p>Expensive - undoing purpose built PA building works;</p> <p>Circulation - serious issues, H&amp;S risk.</p> <p>Building creates a 'roadblock' to non-La Swap students accessing dining hall.</p> <p>Ribbon building becomes 'monolithic', as PA accommodation has to be re-provided there. Increased concentration of students in the bldg. Not supported by PHS.</p> <p>Impacts negatively on circulation &amp; impact on neighbouring teaching spaces.</p> <p>Additional planning risk associated with Lissenden Gdns;</p>

		Additional envelope works required - windows overlooking WES. Tried to avoid this in original design; No dedicated external space.
C	As Option E, above	As Option E, above Also, Access - either through congested WES entrance, or via Heath. Presents issues for student safety if using secluded entrance onto heath, especially on dark evenings.
F	A separate building creates a distinct identity for La Swap; Separate access from Highgate Road, therefore building can be accessed without going onto WES or PHS site; Land can be easily separated from PHS site Building is easily accessible from La Sainte Union and Acland Burghley, with no need for students to access PHS/WES; Single storey building- no requirement for stairs/ lifts. Allows retention of existing trees; Supports project phasing strategy – La Swap can be built first and used as temporary accommodation for subsequent phases of WES/ PHS.	High planning risk.

3.25 On balance, Option F remains the most viable for location of the building. Out of all options it complies most closely with the educational need and priorities for the new facility, as detailed in the design brief. The only negative consideration was the perceived high planning risk of introducing a building in this area.

### **Opportunities & public benefit**

3.26 In developing the design proposals for a building in the preferred location, the design team has sought to enhance the relationship of the School sites with Highgate Road, Dartmouth Park Conservation Area and Hampstead Heath.

- Introducing the new building provides an opportunity to open up views of the 1906 red-brick Morant building, currently obscured from view on Highgate Road by a tired and unattractive timber fence. By introducing fencing of a civic appearance (such as would be found around a London square), the fine frontage of this Edwardian building can be revealed to the street;
- The land in front of the Morant building is currently given over to two tarmac play areas (used for tennis and other PE activities). In the process of designing the new building – which would approximately occupy the space of one of these play areas – the remaining area can be returned to green, soft landscape and provide an improved, civic approach to the Morant building;
- The current entrance arrangements for PHS are unsatisfactory, with vehicle and pedestrian access closely located to each other at one end of the site. As part of the landscape improvements, the design team has developed plans to create a direct pedestrian entrance opposite the main entry to the Morant building. This creates the sense of arrival at the PHS site;
- The need to provide these facilities presents an opportunity to create a building that responds to the local context, in echoing the civic presence of PHS, and the green space beyond in Hampstead Heath. Detailed design options to achieve this will be developed, but it will include use of ‘green walls’ and the concealment of windows onto the street, to remove any sense of overlooking into or out from the building;
- PHS is proud of its status as a community school, and the proposed new building provides opportunities for increased involvement of the local community in the life of the school, and vice versa. The school already hosts a number of community groups through out of hours lettings, and these modern facilities – easily accessible from Highgate Road – provide new premises for community education groups and wider use;
- The proposed building design provides 6<sup>th</sup> form students with a dedicated and much-needed indoor commons space, and outdoor social space. Both of these are lacking in the current set-up within the Schools, with the result that students often congregate elsewhere – particularly on Highgate Road, and the entrance to WES / Hampstead Heath. Provision of these spaces will give sixth-form students their own social space, separate from that enjoyed by the single-sex main intake at both schools, and encourage congregation on the school site rather than outside it;
- A new sixth-form building at the front of the site presents an opportunity to redirect students from the over-crowded School entrances, by providing their own off-street entrance to the new building. Further, the proposed design includes staff offices adjacent to the sixth-form entrance, providing a level of passive supervision by staff. These design features will ease congestion at



existing school entrances, and encourage an acceptable standard of behaviour from students entering and exiting the site under staff supervision.

## **4. DESCRIPTION OF THE PROPOSED DEVELOPMENT**

### **Overall Proposals**

4.1 The description of development is as follows;

‘The demolition of parts of William Ellis School comprising the single storey teaching building situated in the west courtyard and the external store to the playground and the construction of a two storey extension to the rear of the eastern wing of the school and a canopy to cover the west courtyard. Parliament Hill School proposes the demolition of the Heath Building, the Main Hall building and Octagon building, the gym and sports hall and the School Keepers House and the erection of a teaching wing, sports hall, dining building, multi-use games area, associated landscape, car parking and boundary treatments and a new sixth form facility.’

4.2 The proposal comprises the demolition of a number of buildings across the two school sites and the construction of five new buildings, plus refurbishment of parts of the existing buildings to provide improved school facilities. The proposals for each school site are set out in detail below but the following table summarises the proposals.

13009: PHS AREA TABLES (in sqm unless otherwise noted) 23.10.14

PHS GEA	EXISTING	DEMOLITION	RETAIN	NEW BUILD
B: New Gym	394	394	0	0
D: Health Building	4071	4071	0	0
E: Mosaic Building	3473	74	3499	0
F: Drama/Event Book	278	278	0	0
G: Outpatient Building	198	198	0	0
H: Schoolkeeper's	96	96	0	0
I: Courtyard Building	495	0	495	0
J: Performing Arts Book	1422	0	1422	0
K: Men Hall	1097.5	1097.5	0	0
A: New Build	0	0	0	320
B: New Build	0	0	0	5005
<b>TOTAL</b>	<b>11422.5</b>	<b>9023.5</b>	<b>5039</b>	<b>6225</b>
<b>TOTAL PROPOSED</b>				<b>11531</b>

13009: LAS AREA TABLES (in sqm unless otherwise noted) 23.10.14

LAS GEA	EXISTING	DEMOLITION	RETAIN	NEW BUILD
L: New Build	0	0	0	892
<b>TOTAL PROPOSED</b>				<b>892</b>

LAS GEA	EXISTING	DEMOLITION	RETAIN	NEW BUILD
L: New Build	0	0	0	998
<b>TOTAL PROPOSED</b>				<b>998</b>

13009: WES AREA TABLES (in sqm unless otherwise noted) 23.10.14

WES GEA	EXISTING	DEMOLITION	RETAIN	NEW BUILD
W: Men Building	6981	0	6981	0
S: Sports Hall	685	0	685	0
K: Schoolkeeper's	90	0	90	0
M: Courtyard/ITE	118	118	0	0
N: New Building	0	0	0	419
<b>TOTAL</b>	<b>7574</b>	<b>118</b>	<b>7496</b>	<b>419</b>
<b>TOTAL PROPOSED</b>				<b>7975</b>

WES GEA	EXISTING	DEMOLITION	RETAIN	NEW BUILD
W: Men Building	7115	0	7115	0
S: Sports Hall	736	0	736	0
K: Schoolkeeper's	111	0	111	0
M: Courtyard/ITE	128	128	0	0
N: New Building	0	0	0	472
<b>TOTAL</b>	<b>8090</b>	<b>128</b>	<b>7965</b>	<b>472</b>
<b>TOTAL PROPOSED</b>				<b>8437</b>

WES FOOTPRINT	EXISTING	RETAIN	NEW BUILD
WES	3741	3613	223
<b>TOTAL PROPOSED</b>			<b>3636</b>

WES SITE AREA	EXISTING	1:04 inclines
	1039sqm	

13009: PHS AREA TABLES (in sqm unless otherwise noted) 23.10.14

PHS GEA	EXISTING	DEMOLITION	RETAIN	NEW BUILD
B: New Gym	399	399	0	0
D: Health Building	4321	4321	0	0
E: Mosaic Building	4225	109	4117	0
F: Drama/Event Book	288	288	0	0
G: Outpatient Building	198	198	0	0
H: Schoolkeeper's	113	113	0	0
I: Courtyard Building	534	0	534	0
J: Performing Arts Book	1474	0	1474	0
K: Men Hall	1125	1125	0	0
A: New Build	0	0	0	394
B: New Build	0	0	0	7200
<b>TOTAL</b>	<b>13897</b>	<b>6532</b>	<b>6125</b>	<b>7654</b>
<b>TOTAL PROPOSED</b>				<b>13779</b>

PHS FOOTPRINT	EXISTING	RETAIN	NEW BUILD
PHS	5619	2221	2906
<b>TOTAL PROPOSED</b>			<b>5177</b>

PHS SITE AREA	EXISTING	2:5 inclines
	2006sqm	

4.3 The works are proposed to be undertaken between about June 2015 and December 2016. It is expected that works to WES would be completed by the end of 2015 or

early 2016 and works to PHS and construction of La Swap would be completed by the end of 2016 / 2017.

### **William Ellis School**

- 4.4 There would be only limited demolition including the West Courtyard extension and a redundant building adjacent to the Sports Hall and external storage to the north of the main building. The remaining buildings, including the main school building, Sports Hall, School Keeper's House and West Wing extension, would be retained and part refurbished where necessary. The details of this are contained in the plans submitted.
- 4.5 The removal of the West Courtyard building would enable the provision of a covered courtyard contained within the West wing of the school of a lightweight roof providing a space for external dining. It includes a new lift and stair access to the upper level of the existing building.
- 4.6 In addition, a two storey extension of the main school building is proposed. It provides 419m<sup>2</sup> of additional floorspace (GIA) and is a maximum of 6.5m in height.
- 4.7 The external space around the new building at ground floor will be redeveloped to provide an external teaching area and integrated seating around the new building and the re-developed multi use games area.
- 4.8 The new two storey extension is proposed to be clad in rich brown brindle brickwork, which tones with the existing red-brown brick. The proportions of the windows match those of the existing building although they are single panes of glass giving the elevation a cleaner, more contemporary feel.
- 4.9 The new building is two storeys and has an accessible flat roof. It sits substantially lower than the existing three storey pitched roof building, minimising it's impact on the surrounding area. Where the new building links with the existing building the façade is set-back at the first floor, separating the two buildings.
- 4.10 Internally to the site, facing onto the playground an external stair is integrated into the building. This stair provides escape access from the first floor as well as providing access to the roof.
- 4.11 The western central courtyard is covered by a glazed canopy. The height of this is level with the height of the main hall roof as it connects the various heights of the buildings surrounding the courtyard. The structure is glu-laminated timber and steel whilst the vertical cladding is clear pvc sheeting with the roof of the canopy being made-up of multi-coloured glazing panels as shown in the visualisation below. For more information see the drawings and the Design and Access Statement.

## Parliament Hill School

- 4.12 The Edwardian Morant building and the Performing Arts building adjacent to it will be retained as will the Design and Technology or Courtyard building, which will become part of the new Ribbon building to the southern part of the site. The 1950's buildings- the Heath building, the Main Hall, the Gym and the School Keeper's house are all in a poor state of repair and are considered life expired. The single storey modular building adjacent to Lissenden Gardens is also considered to be life expired. The 1970's Octagonal building, although not life expired has ongoing maintenance issues with the air conditioning system. The buildings to be demolished as part of the project on the two school sites are shown below.



*Figure 1: Extent of the Proposed Demolition Works*

- 4.13 The removal of these buildings enables the provision of a new single storey dining building adjacent to the rear of the Performing Arts building along with the provision of two new multi-use games areas.
- 4.14 To the south end of the main school building, a new sports hall building is proposed which would be the equivalent of three storeys in height. It is a four court badminton Sports Hall with fitness studio and Activity Hall. It would extend forward of the building line of the existing school building into the car parking space. Linking the sports hall building to the main school building would be the Activity Hall and a glazed link. It is a three storey building comprising changing room facilities as well as other activity space and circulation space. Extending westward from the sports hall would be a new building (The Ribbon) providing science laboratories and a suite of

general teaching spaces. These vary in size from study spaces for 15 students, seminar spaces for 25 and classrooms for 30. Three large multi-use teaching spaces 'commons' are provided. These spaces can accommodate two classrooms or a year group of 180 students for assembly purposes.

- 4.15 In the existing building some of the spaces are being remodelled to provide a similar range of teaching spaces. The idea behind providing a range of differently sized spaces is to make the school both flexible and adaptable; allowing multiple activities to take place simultaneously and to allow for future developments and explorations in pedagogy.
- 4.16 This building would be two storeys in height at its northern elevation, and three storeys in height at its southern elevation. It is Passivhaus design. It is also anticipated that this new science building will incorporate a green roof element. Areas around the buildings would be landscaped for student use. This building is built over and around the existing single storey courtyard building containing Design and Technology.
- 4.17 A new dining space and kitchen are provided within the proposed Dining pavilion which is complemented by a second dining room on the lower ground floor of the Morant building and by smaller scale kiosks and juice bars being spread throughout the school.

### **La Swap Building**

- 4.18 It is proposed that a single storey building, housing accommodation for the Sixth Form Centre would be located between the PHS main frontage and Highgate Road. The Sixth form building is a facility for the La Swap consortium of schools. It would be set back from the street frontage within the existing treed area. The proposed single storey LAS building sits as a pavilion to the front of the 2007 Performing Arts building. It is clad with dark grey render panels with a green wall to the south and east facades, the green wall planting is supported by a stainless steel trellis. This type of green wall has the least maintenance requirements of the various green wall systems available which was felt to be important for a School building. A green roof is also proposed; through the use of the green wall and roof the building further enhances the green character and biodiversity of the area.
- 4.19 The use of these materials ensures that the building doesn't try to compete with the brickwork of the Morant building but instead has it's own contemporary language appropriate for the context.
- 4.20 The building is articulated by the fenestration. Direct windows facing onto Highgate Road have been avoided; instead the building steps along the south and east facades

with glazing in the returns, which fold over onto the roof creating rooflights that bring daylight into the centre of the building.

- 4.21 The north and west facades to the classrooms face onto the school site and here the cladding is the rendered cladding with full height vertical glazing.
- 4.22 The new building has been designed as a low energy development, with targets set out for energy usage in the buildings. This includes targeting an overall 40% reduction in carbon dioxide emissions above and beyond the requirements stipulated in the current version of Part L of the Building Regulations. This reduction will be achieved through the application of good practice design energy efficient measures.

### **Landscaping Proposals**

- 4.23 A comprehensive landscaping scheme is proposed that would enhance biodiversity on the Site through the inclusion of new planting, as well as the incorporation of green roofs into a number of the buildings. The landscaping proposals would include the removal of the existing close boarded wooden fence along the Highgate Road thereby opening up the Site; it would include new surfacing of the area around the La Swap Centre. It would also include additional planting at the frontage of the site to Highgate Road as part of the La Swap proposals.
- 4.24 The retained Edwardian Morant building adds to the character of the street and associated Dartmouth Park Conservation Area. The 'green, semi-rural' character of the area is defined as being about the boundary treatments and the predominance of hedges, trees and shrubs. The existing close-boarded timber fence is noted in the Dartmouth Park Conservation Appraisal as a negative feature as it restricts views through to the building. To address this it is to be replaced with 2m high 'park' style railings, enhancing the boundary and opening up views to the school site. Additional trees are also to be planted along the Highgate Road boundary with the existing trees retained.
- 4.25 Leading from Highgate Road to the Morant building is the new main pedestrian entrance. The existing green space and mature trees between the car park and the La Swap is retained. This green space will be partially seeded with a meadow planting mix and some areas of planting to increase biodiversity. An avenue of trees runs alongside the new entranceway defining the route.
- 4.26 Ramped access with handrails creates complaint access to the entry plaza to the front of the Morant building. The La Swap Sixth form building is settled into the landscape at slightly a lower level than Highgate Road with the exception of the main entrance which is level. Planted and grassed slopes surround the building effectively enclosing the building in green on two sides.

4.27 Green walls and a green roof encase the building further integrating the building into the landscape. A raised grassed area provides a flat surface in the gently sloping site, The first step up from ground level is permeable grass paving (grasslock) providing an all weather surface, and the next step up is lawn with a few boulders for informal seating. Concrete edges provide seating opportunities and social areas for student and staff. Please refer to the Design and Access Statement for further information on this.



## **5. CONSULTATION**

- 5.1 This planning application is accompanied by a Statement of Community Involvement. The Statement outlines the process and outcomes of the consultation that has taken place with School groups, Governors, staff, parents as well as local residents.
- 5.2 Although feasibility studies had been produced as part of the Building Schools for the Future (BSF), the consultations on the CIP scheme began in late 2013. Throughout 2014 community groups, residents groups and councillors were consulted through meetings and workshops. This continues throughout the process right up to the submission of the planning application.
- 5.3 In addition to this a pre-application process has been carried out with the local planning authority and a Planning Performance Agreement has been put in place.
- 5.4 The scheme changed as a result of these consultations in a number of areas, but of significance are the siting and design of LaSwap adjacent to Highgate Road and the design of the Ribbon Building, closest to Lissenden Gardens.
- 5.5 The Statement of Community Involvement describes the process and design changes in detail. The reader is directed to that document which accompanies the planning application.

## **6. PLANNING POLICY CONTEXT**

- 6.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010 and the London Plan. As such, the previous UDP policies from 2006 are now obsolete (with the exception of policy LUI, which is still relevant).
- 6.2 The proposal would be assessed against Core Strategy policies CS5 (Managing the impact of growth and development); CS10 (Supporting community facilities and services); 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; CS19 (Delivering and monitoring the Core Strategy).
- 6.3 Relevant Development Management DPD Policies include policy DPI5 (Community and Leisure Facilities), policy DPI6 (The transport implications of development); DPI7 (Walking, cycling and public transport); DPI8 (Parking standards and limiting the availability of car parking); DP22 (Promoting sustainable design and construction);

DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours).

- 6.4 Other additional relevant documents include Camden's Planning Guidance (CPG) 2011/2013 and the Dartmouth Park Conservation Area appraisal and management strategy (2009).
- 6.5 Relevant planning policies are considered in detail in the following section.

### **National Policy Context**

- 6.6 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. The purpose of the planning system is to contribute to the achievement of sustainable development and the entire thrust of the NPPF is that there is a presumption in favour of sustainable development. The NPPF identifies a set of 12 core land use planning principles that should underpin both plan making and decision taking.

- 6.7 Paragraph 37 of the NPPF states that:

*"Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities."*

- 6.8 Paragraph 72 goes on to state that:

*"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools;*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted."*

- 6.9 In respect of heritage assets, paragraph 137 states that *"Local planning authorities should look for opportunities for new development ... within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."*

- 6.10 The National Planning Practice Guidance sets out a suite of information relating to all aspects of planning and planning decisions. Of particular relevance for this

application is information relating to design and Open space, sports and recreation facilities, public rights of way and local green space.

### **The London Plan (2011)**

- 6.11 The London Plan 2011 sets out the overall spatial framework for development across London up until 2031. It indicates the amounts and types of development required over the next 20 years across London as a whole. A revised London Plan was published in July 2011; this replaces the previous version adopted in February 2008.
- 6.12 Policy 2.2 (London and the Wider Metropolitan Area) states that the Mayor will seek to ensure that *“appropriate resources, particularly for ... other infrastructure (including open space, health, education and other services) are made available to secure the optimum development of the growth areas and corridors as a whole and those parts which lie within London”*.

#### *Education Facilities*

- 6.13 Developments for education facilities must have regard to Policies 3.16 and 3.18. Policy 3.16 (Protection and Enhancement of Social Infrastructure) states that development proposals that provide high quality social infrastructure will be supported in light of local and strategic needs assessments. Facilities should be accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport. Wherever possible, the multiple use of premises should be encouraged. Policy 3.18 (Education Facilities) states that:
- *“Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged.*
  - *In particular, proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations.*
  - *Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.*
  - *Development proposals that encourage co-location of services between schools and colleges and other provision should be encouraged in order to maximise land use, reduce costs and develop the extended school or college’s offer.”*

### *Sustainable Design and Construction*

- 6.14 In respect of sustainability, development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy: Be lean: use less energy; be clean: supply energy efficiently; and, be green: use renewable energy (Policy 5.2 Minimising Carbon Dioxide Emissions). The targets for carbon dioxide emissions are for an improvement of 40% on 2010 Building regulations between 2013-2016. Major developments will be required to provide a detailed energy assessment to demonstrate how these targets will be met.
- 6.15 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process (Policy 5.3 Sustainable Design and Construction). Furthermore, development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems (Policy 5.6 Decentralised Energy in Development Proposals).
- 6.16 Renewable energy generation is a key principle to be adopted by new developments, and within the framework of the energy hierarchy (see Policy 5.2), major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible (Policy 5.7 Renewable Energy)
- 6.17 Other policies in the London Plan require the integration of green infrastructure in development proposals (Policy 5.10 Urban Greening), the inclusion of green roofs, walls and site planting where feasible (Policy 5.11 Green Roofs And Development Site Environs). Policy 5.12 (Flood Risk Management) requires proposed to comply with the Government's flood risk assessment management requirements.

### *Transport*

- 6.18 Policy 6.3 of the London Plan relates to assessing the effects of transport and seeks to ensure that development considers the impact on transport capacity on the transport network and does not adversely affect the safety. Table 6.2 sets out the parking standards to be applied to all developments. Policy 6.9 and Table 6.3 seeks to provide secure integrated accessible cycle parking in line with the minimum standards.

### *Design*

- 6.19 Policy 7.1 relates to design and states that new development should be designed to ensure that layout, tenure and mix of uses interface with surrounding land and improve access to infrastructure. Development should enable people to live healthy

lives and new buildings should help reinforce the character, legibility, permeability and accessibility of the neighbourhood.

- 6.20 Policy 7.4 seeks to ensure new buildings streets and open spaces provide a high quality design while Policy 7.6 relates to architecture and seeks to ensure buildings are of the highest architectural quality.
- 6.21 In respect of open space, Policy 2.18 (Green Infrastructure: The Network of Open and Green Spaces) seeks the enhancement of London's green infrastructure and the incorporation of aspects of green infrastructure into development proposals.
- 6.22 Policy 7.17 (Metropolitan Open Land) states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. Policy 7.18 (Protecting Local Open Space and Addressing Local Deficiency) states that the loss of local protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate.

#### *Heritage*

- 6.23 Policy 7.8 (Heritage Assets and Archaeology) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

## **7. PLANNING ASSESSMENT**

7.1 The main issues for consideration are:

- Principle of Development and the Demolition of the existing buildings.
- Design of new/replacement buildings – visual amenity and heritage.
- Residential Amenity.
- Landscaping and Greening the Site.
- Transport.
- Sustainability.
- Water and Surface Water Runoff

### **Principle of Education Development**

#### *Policy Context*

- 7.2 The provision of educational facilities is supported by planning policy at National and Local level. In particular, Policy CS5 (Managing the impact of growth and development) requires that (b) development provides infrastructure and facilities needed to support Camden's population, (d) protects and enhances the Borough's environment and heritage and (f) seeks to ensure that development contributes toward strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.
- 7.3 Policy CS10 (Supporting community facilities and services) seeks to provide community facilities and services for Camden's communities. The policy states that the council will (f) support the retention and enhancement of existing community facilities and (g) facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.
- 7.4 Policy DPI5 (Community and leisure uses) seeks to meet demand in the Borough for these facilities and will protect existing community facilities. New community and leisure uses must be (g) close or accessible to the community they serve and (h) accessible by a range of transport modes, in particular walking, cycling and public transport. New community facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises.
- 7.5 London Plan Policy 7.17 (Metropolitan Open Land) states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will

only be acceptable where they maintain the openness of MOL. The proposal removes the Heath building which sits on the boundary of the MOL. The MOL is not accessible to the public in this area. In the proposed development the openness of the MOL will be greatly enhanced as the new building presents a gable towards the Heath instead of the long façade of the Heath Building. The green spaces within the site will also be readily viewed from the Heath increasing further the sense of openness. No new buildings will be placed on the MOL area of the site. New multi-games courts and an area of outdoor play will be within the boundary of the MOL. This is considered an acceptable use of this small part of the MOL.

- 7.6 Local Plan Policy CS15 (Protecting and improving our parks and open spaces and encouraging Biodiversity) states that the Council will protect and improve Camden's parks and open spaces including Metropolitan Open Land. The MOL is only affected in so far as part of the multi-games area and outdoor play area. The sense of openness will be enhanced.
- 7.7 All Local Plan policies support the provision of enhanced education facilities to meet the needs of the Borough's population. The proposed development will improve the educational facilities and bring the school buildings and environs up to standard.
- 7.8 The proposed development will include provision for out of school hours uses. Notably this will be the sports hall of PHS but could also include La Swap as a community venue. Its location at the front of the site means that this could be used as a stand alone venue independent of the main school building for community uses.
- 7.9 WES GIFA is currently 6,394m<sup>2</sup> which is significantly lower than BB98 which recommends a GIFA area of 8,330m<sup>2</sup> and the opportunities are considered limited to address this shortfall due to the limited site area available.

## **Demolition of the existing buildings**

### *Policy Context*

- 7.10 Policy DP25 (b) states that, in order to maintain the character of Camden's conservation areas, the Council will: "only permit development within conservation areas that preserves and enhances the character and appearance of the area". Part (c) goes on to state that the Council will "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."

### *Assessment*

- 7.11 At WES the existing buildings are set-back from the main road and sit behind the Hampstead Heaths' Parliament Hill site offices and tennis courts. The School can be viewed from Hampstead Heath, however it is well screened by the surrounding trees. The main facade is only viewed once you are inside the School gates.
- 7.12 In addition, the proposals seek to demolish the WES West Courtyard Extension (block C). The building currently provides insufficient space and prevents the efficient use of the site for education purposes. The location of this building, internal to the site, means that it does not add to the character of the conservation area and, therefore, its loss is in accordance with the principles of Policy DP25.
- 7.13 PHS includes a more extensive demolition programme. It is recognised that the Morant Building provides the school with the historic frontage to Highgate Road. Although all the buildings of both schools are within the Conservation Area, they are recognised for their cultural and social contribution to the character of the conservation area rather than the architectural significance. Although the buildings of the Heath Building, sports hall and drama block, which are to be demolished, are not noted as being negative factors, they are not positive either. Their removal and replacement with purpose built and attractive new buildings will preserve and enhance the architectural character of the area. A detailed assessment of the viability and desirability of refurbishing the Heath Building was also undertaken and it was decided that the cost, disruption and value in doing so, including the sustainability requirements, did not outweigh its benefit in being demolished and the accommodation provided elsewhere.

### **Design of new/replacement buildings**

#### *Policy context*

- 7.14 CS14 (Promoting high quality places and conserving our heritage) (a) requires development of the highest standard of design that respects local context and character, (c) promotes high quality landscaping and (d) seeks high standards of access in all buildings and places.
- 7.15 Policy DP24 (Securing high quality design) requires all developments 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, (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.

*Assessment - Overall Design*

- 7.16 A number of aspects of the proposals enhance the setting of the site and the conservation area. Removing the timber close boarded fence will be removed and new park style railing introduced, enhanced with additional landscape. The historic Morant Building will be better revealed and the frontage will now be visible from Highgate Road. This will be set back behind a new landscape area. Direct access from Highgate Road to the Morant Building will be achieved for the first time.
- 7.17 The LaSwap building has been carefully designed to sit within the open character of the frontage to the site. It is a single storey building made from contrasting materials to that of both the Morant building and the recent green copper clad Performing Arts building behind. There will be a strong sense of an active school site, engaging with its public frontage instead of being set back behind a high fence.
- 7.18 In addition, the existing Heath building currently blocks any views of the Heath from the rest of the site, the re-development reinstates these views and therefore the connection from the Morant building on the site to the Heath and vice versa.
- 7.19 The Ribbon Building to the south has been designed with the constraint of the DT building below. The curve follows the line of the DT building, but proposes a new block to the south of this. It is a three storey element clad in copper with a strong emphasis to its horizontal flow of the façade with a rhythm of fenestration to respond to the more vertical emphasis of the Cleveland Mansions adjacent. It is a modern building seeking to sit within the conservation area, within a school building site and being viewed from the MOL.
- 7.20 Alternative designs have been considered but all have disadvantages that impact the school, its ability to provide good quality accommodation and cost. Moving the building further north would require greater excavation, would leave some accommodation below ground so not usable for teaching, and would overshadow the existing Morant building accommodation affecting the ability of the school to run classes and exams for example.
- 7.21 Creating a three storey building above the DT building would overshadow the Morant building classroom and would require further modifications to the Morant Building wings to allow a junction between these buildings to be facilitate.
- 7.22 The Ribbon building is on a different orientation to the existing Heath building. It allows additional views of the Heath from the properties to the eastern side of Lissenden Gardens at Cleveland Mansions. The Ribbon Building is set further back

than the existing line of the Heath building at the western end. The Ribbon Building is lower than the existing Heath Building at this point.

- 7.23 The extension to the WES school and the covered courtyard will greatly improve the accommodation available. The extension is designed to sit comfortably with the design of the existing east wing, but is clearly a contemporary piece. The courtyard roof will be highly visible from within the school but will almost be imperceptible from outside. The roof is designed as a lightweight covering to an external space. No heating is provided in the space it is intended as an outside but covered space. The height of the roof is set by the need to span between the buildings, which are of varying heights, and respond to the tallest of the buildings. The roof therefore protrudes slightly above the current roof line.
- 7.24 Overall, the proposals create a strong identity for the site and enhance the setting of the site from many view points.

*Assessment - Visual Amenity*

- 7.25 Views of the Site are gained from Highgate Road to the east, Lissenden Gardens to the south and from Parliament Hill Park/Hampstead Heath to the west and north.
- 7.26 Views from the east and south would be confined to properties immediately to the east of Highgate Road and immediately south of the Site at Lissenden Gardens. This is due to the scale of the built form fronting onto Highgate Road blocking views other than oblique views from other areas. The nature of the built form and the extent of existing trees at the southern boundary mean that views into the Site are mostly limited to those from buildings immediately to the south. The raising topography of the land to the west and north along with the more open site boundary means longer distance views are available from Parliament Hill Fields and Hampstead Heath.
- 7.27 However, in longer views the nature of the buildings would form part of the wider developed nature of the views. The buildings proposed are the same of a similar massing and height as those that currently exist and which would be retained and so while different in layout and design they would not significantly alter longer views of the Site.
- 7.28 The shorter views from Lissenden Gardens to the south would be changed. The apartments of Lissenden Gardens face towards each other but have views to the north towards and in some instances over the site. Living rooms on the eastern side of Lissenden Gardens face towards the Heath and here their view will be wider than it is currently, as the new Ribbon Building is set further back and north than the existing Heath Building. The views from the kitchen and bedrooms will change for

the five flats that currently look directly north over the site. Instead of seeing the play area and back of the Morant Building they will now see the Ribbon Building façade. Other views from the properties to the west side of Lissenden Gardens are oblique and the building is set further back than the existing Heath Building. The view for these residents across the site and the girls playing areas to the back of the Morant Building will change.

- 7.29 Views from Highgate Road across the Site would be improved greatly by the removal of the existing boundary fence. The La Swap Centre building would interrupt newly created views of the Parliament Hill School but this would be within a landscape setting that retains many of the existing trees and augments the views with additional planting and landscape. The proposed materials for the building including green roof and planting against the walls would also soften the views of the new building. Overall the setting of the schools as a whole would be improved with clearer views across much of the Site.

*Assessment - Heritage*

- 7.30 The Site is within the Dartmouth Park Conservation Area and a Heritage Statement has been prepared to accompany the application. Parliament Hill School is not a listed building, but it does have special local significance. The main building dates from 1914 and is a generic design produced by the LCC that has been altered and added to over the last 100 years. A series of additional facilities have been built on the site from time to time to ensure that the teaching facilities remain up to date and fit for purpose. These additions are all in different styles that reflect the period when they were commissioned. Collectively they have transformed the nature of the school grounds in the immediate vicinity of the school but significantly the general nature of the school campus is such that the site is still dominated by tall mature trees and the overall impact on the conservation area and the Heath has not been significant.
- 7.31 The significance of the Dartmouth Park Conservation Area and in particular the significance of the impacts of the proposed development has been assessed.
- 7.32 The degree of change, while quite extensive, is comparable to other changes to the conservation area experienced over time. It is a degree of change envisaged and encouraged by national guidance and English Heritage.
- 7.33 The NPPF accepts that economic and social change (i.e. change to school layout driven by social and economic considerations) should be considered equally with physical change.

- 7.34 The character of the Highgate Road is only marginally affected by the new 6<sup>th</sup> form LaSwap building and in detail it is improved by removing the fence and replacing it with new railings and enhanced landscape. There is no evidence of harm.

### **Residential Amenity**

- 7.35 Policy CS5 (Managing the impact of growth and development) requires that (e) developments fully consider the impact on occupiers and neighbours.
- 7.36 Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to protect the amenity and quality of life of occupiers and neighbours by considering (a) visual privacy and overlooking, (b) overshadowing and outlook. In addition, developments will be required to provide (h) an acceptable standard of accommodation, provide facilities (i) for the storage, recycling and disposal of waste and (j) for bicycle storage and (k) outdoor space for private or communal amenity space, wherever practical.

### *Assessment*

- 7.37 The Schools sit within sizeable grounds, therefore while the school are dominant sites in the local area the existing buildings and the proposed new buildings would have limited impact on the adjacent properties as required by Policy DP26. Opportunities for overlooking are limited and where these do occur the proposals have been designed to address privacy and outlook.
- 7.38 Furthermore, the heights of the proposed development on the site have been kept to a scale appropriate to the location as a whole and to ensure that overshadowing and impact on outlook is minimised.
- 7.39 However, the constraints of the site itself and existing buildings but also the considerable constraint of keeping the school operational during construction without large quantities of temporary accommodation, means that the Ribbon Building sits above the existing DT building. At its narrowest point the building is approximately 14 metres from the rear northern corner of Cleveland Mansions. The Sports Hall is 19 metres from the rear of the northern most apartments of Cleveland Mansions but is generally more than 20 metres from any windows.
- 7.40 Sunlight and daylight studies as well as over shadowing have been undertaken and report that there is no unacceptable impact. In terms of outlook and privacy the design of the building is such that privacy to Cleveland Mansions is maintained through the use of deep set windows and screens.
- 7.41 As existing the area between the DT building and the boundary wall with Lissenden Gardens is used for circulation and informal play. In the proposed the circulation

happens within the building or to the north and there is no play area proposed to the south. This should mean less noise disturbance between the two. Additional tree and landscape planting is proposed along the boundary with Lissenden Gardens to further soften this edge.

### **Landscaping and Greening the Site**

- 7.42 There are a number of significant trees in and around the site, particularly on the boundary with Highgate Road. Given its status as a bio-diversity corridor, this green corridor will be further enhanced as part of the proposals for the school. The trees are protected by virtue of being within a Conservation Area and there have been several discussions with the arboriculturist and conservation officer at the Local Authority. The proposals are accompanied by an Arboricultural Report outlining how the established trees on site will be protected through the course of the works.
- 7.43 Opportunities to enhance the greening of the site and its bio-diversity are being taken. A green roof is proposed for the new sixth form building, as well as planting against the walls of the 6<sup>th</sup> form building, the dining block and the Sports Hall. A similar roof is proposed for the Ribbon Building. New landscape areas are also proposed within the site and adjacent to the MOL where the Heath Building will be removed. Further opportunities for increasing the biodiversity value of the area, particularly given that a bio-diversity corridor runs along the edge of the site will be taken. This is also link to the educational programmes being carried out by the school. Section 7 of the Design and Access Statement contains the details of the landscape.

### **Transport**

#### *Policy context*

- 7.44 Policy CS11 (Promoting sustainable and efficient travel) of the Core Strategy and Policy DPI6 of the Development Policies seek to ensure that development is properly integrated into the transport network and is supported by adequate walking, cycling and public transport links.
- 7.45 Policy DPI5 (Community and leisure uses) seeks to meet demand in the Borough for these facilities and will protect existing community facilities. New community and leisure uses must be (g) close or accessible to the community they serve and (h) accessible by a range of transport modes, in particular walking, cycling and public transport.
- 7.46 Policy DPI7 (Walking, cycling and public transport) requires developments to 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.

- 7.47 Policy DPI8 (Parking standards and limiting the availability of car parking) requires developments to provide the minimum necessary car parking provision and cycle parking in accordance with the standards in Appendix 2. Policy DPI9 (Managing the impact of parking) seeks to ensure that the creation of additional car parking spaces will not have negative impacts on parking, highways or the environment.

#### *Assessment*

- 7.48 The proposal is in accordance with the above planning policies. There will be no change to the number of pupils or staff at the school and the local transport network is well able to cope with the transport movements. There are a variety of ways that the pupils can travel to the school, with vast majority living within about a mile of the school, and walking to school. Less than half the staff drive to school. There has been a transport assessment and it is submitted with the planning application.
- 7.49 In the proposal, the car parking remains the same at 70 spaces total but is organised in a much better and attractive way on the site. The cycle parking facilities will be much improved with the current provision of 40 spaces rising to 240. After hours community use of sports facilities can also be accommodated.
- 7.50 All servicing and refuse can take place within the site. There will be a school travel plan as part of the legal agreement

#### **Sustainability**

- 7.51 Policy CS5 (Managing the impact of growth and development) requires that developments (c) provide sustainable buildings and spaces of the highest quality. Policy CS13 (Tackling climate change through promoting higher environmental Standards) requires all developments to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards by (a) ensuring patterns of land use that minimise the need to travel by car and help support local energy networks; (b) promoting the efficient use of land and buildings; (c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing the energy hierarchy and (d) ensuring buildings and spaces are designed to cope with, and minimise the effects of climate change.
- 7.52 Policy DP22 (Promoting sustainable design and construction) requires development to incorporate sustainable design and construction measures including (b) the incorporation of green or brown roofs and green walls wherever suitable and (e) expecting non-domestic developments over 500sqm to achieve “very good” in

BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.

#### *Assessment*

- 7.53 The proposed scheme has been designed from the outset to be sustainable and energy efficient. The scheme has been developed using the energy hierarchy and passive design measures enabling the applicant to achieve the high carbon reduction targets stated in the Sustainability Statement that accompanies the planning application.
- 7.54 This is demonstrated through the BREEAM and Passivhaus standards that have been committed to. The new build elements meet the planning guidance for carbon reduction, and the scheme incorporates carbon reduction works to the existing buildings.
- 7.55 Sustainability has also been addressed in reducing in-use carbon, reducing water usage, to be built using sustainable materials, adaptable to future climate change and provide a positive contribution to the community.

### **Water and surface water flooding**

#### *Policy context*

- 7.56 Policy CS13 (Tackling climate change through promoting higher environmental Standards) seeks to make Camden a water efficient borough and minimise the potential for surface water flooding by (g) protecting our existing drinking water and foul water infrastructure, (h) making sure development incorporates efficient water and foul water infrastructure and (i) requiring development to avoid harm to the water environment, water quality or drainage systems and prevents or mitigates local surface water and down-stream flooding.
- 7.57 Policy DP23 (Water) requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding.

*Assessment*

- 7.58 The application proposes the use of a SUDS system, with attenuation tanks, brown/green roofs and permeable pavement to limit the amount of surface water runoff.



## **8. CONCLUSION**

- 8.1 Parliament Hill and William Ellis Schools consist of buildings dating from 1906 to more recent 21st century additions. Improvements to both sites are now required not only for maintenance of the fabric of the buildings, but also to ensure adequate accommodation is available to meet the changing needs of the secondary curriculum. The school buildings on this site are a key contributor to the success of the educational provision in the Highgate community and while they still facilitate good standards of teaching and learning, they do not represent an educational environment fit for the developing curriculum.
- 8.2 The need for repairs, remodelling and rebuilding to enhance and extend the educational buildings is a longstanding priority for Camden Council, and both schools were set to benefit from government funding through the Building Schools for the Future programme. Cancellation of this programme in July 2010 resulted in the withdrawal of the central government funding offer, and the projects were halted at the Design Brief stage.
- 8.3 Significant investment is still required to overcome issues with facilities that are tired, and in some instances life-expired. In 2012 alternative funding for school improvement works was identified through Camden's Community Investment Plan (CIP). These funds are based on the level of works required to address priority condition and suitability issues. Following confirmation of this funding, the educational visions & design briefs were reviewed and updated for both schools as a starting point for the design process.
- 8.4 Both schools are under-sized when compared to government guidelines, and are unable to provide the recommended number and size of teaching spaces – particularly with regard to provision for practical subjects such as science, music, food technology and PE. There is a clear intent to increase collaboration on sixth form provision and develop closer working across both sites. The location and design of new facilities needs to support this fundamental objective.
- 8.5 The scheme and its design have taken account of the residential context, the character of the area and the heritage of the site and surroundings, the availability of land around the school sites, the age and condition of the existing buildings and the need to avoid temporary accommodation and disruption to pupils. All of this needs to be achieved without closing the school. Planning Policy at the national and local level supports the provision of new and improved educational facilities.
- 8.6 William Ellis School will be refurbished and remodelled. A new small two storey addition is proposed. However, the development only succeeds if the current 6<sup>th</sup> form provision is found a new home. Providing 6<sup>th</sup> form in a new shared facility close to the School will enable much needed space to be made available for other teaching and learning. There are proposed to be no increase in pupil numbers. A new

covered outside space, replacing the courtyard buildings will create flexible and attractive covered outdoor space.

- 8.7 Parliament Hill School is similarly constrained. The school leases land from the City of London for the area of MOL to the west. The existing buildings on site such as the hall, heath building and octagonal building as well as the new Performing Arts and DT building heavily constrain the sites available to provide new buildings. The strategy here seeks to re-use the location of the DT building for the teaching block, allowing the demolition of the dining hall and octagonal building and the Heath Building and providing new dining hall facilities. To achieve this a new sixth form building is proposed to the frontage of PHS.
- 8.8 The design seeks to respond to the various context around the edges of the site. WES proposes a modest intervention but is set to be a contemporary addition to the school.
- 8.9 To the West of the PHS the removal of the Heath building will dramatically change the relationship of the Heath to the Morant building and the school. The school will also benefit from wider views from deep within the site to the Heath. It will partially reinstate the historic relationship.
- 8.10 To the North the schools make better neighbours with one another. The South of PHS sees a new building, carefully designed to sit against the residential areas of Lissenden Gardens. There is no loss of sunlight or overshadowing of the existing residents from the new Ribbon building. The proposal remains more than a storey lower than the adjacent Cleveland Mansions and allows circulation of pupils to take place inside the building or to the north, reducing the noise and disturbance from children close to the boundary.
- 8.11 The materials selected are robust, high quality and good to last, including brick to the new teaching building at the William Ellis School, appropriate for the scale of the building as a modern extension to the current school campus, fronting the Heath.
- 8.12 Copper cladding to the new teaching building at the Parliament Hill School, defining the building as a mature contemporary addition within the context of the Parliament Hill School and the adjacent Lissenden Gardens.
- 8.13 'Green' planting on stainless steel trellis on a rendered/panelised backing wall to the LaSwap building, dining building and Sports Hall, relating the new buildings to the green character of the site.
- 8.14 In order to release the maximum site area for learning, games and social activities, whilst minimising disruption to the Parliament Hill School and the need for temporary accommodation, the new teaching wing is located over and directly adjacent to the existing single storey Design Technology building. Designed to

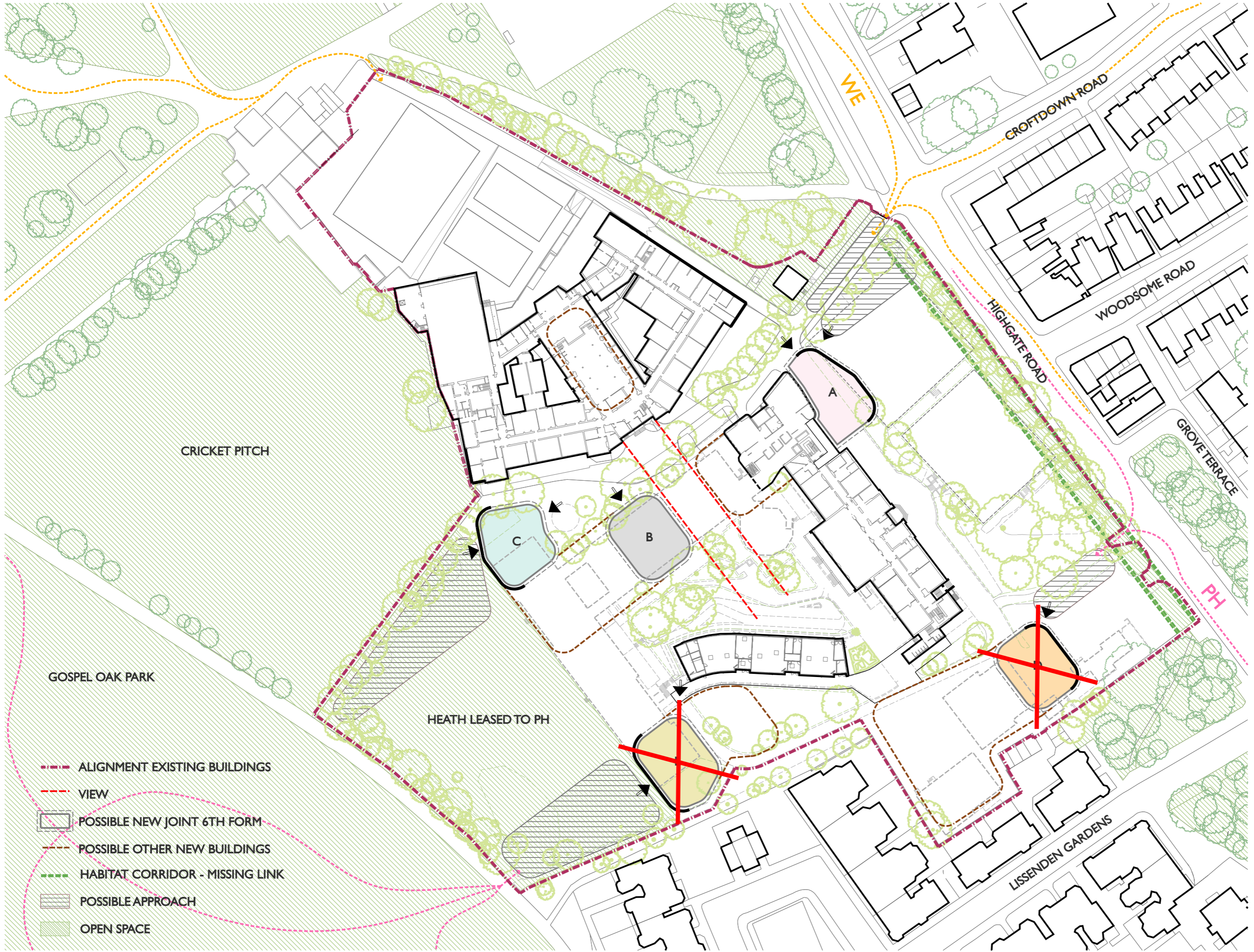
Passivhaus standards, the triple glazed windows are set back in the south facing external walls and partially screened with perforated copper panels, to provide privacy, glare protection, avoid solar gain in the summer and create a high quality acoustic separation between inside and outside. Located to the North of Lissenden Gardens, this solution complies with standards and requirements of sunlight and daylight to the residential properties.

- 8.15 New sports facilities are located at the frontage of Highgate Road, facilitating good community access out of school hours.
- 8.16 A new Dining building is located at the footprint of the existing dining hall and also defines the setting of the main entrance to the William Ellis School.
- 8.17 The location of the LaSwap building at Highgate Road ensures a strong civic presence for the LaSwap in the community. The stepped massing and design of the external envelope refers to the open character of the site, defined by boundary treatments of hedges, shrubs, planting and trees. Windows are set back in the reveals of the stepped massing, emphasizing the solid green walling of the building whilst still maintaining a level of passive supervision. The LaSwap building is provided with a green roof to further address the 'green' character of the site.
- 8.18 The Heritage Statement has concluded that there is no evidence of harm to the character of the conservation area and that the buildings proposed, design as modern interventions into the area will preserve and enhance the character of the area. The schools are significant part of the social, economic and physical character of the area. Reinforcing their position reinforces the character of the area.
- 8.19 The new facilities will enhance community use. The Sports Hall and MUGA in particular will be valuable outside of school hours facilities, open to the local community. LaSwap located at the frontage can be opened for community use independently of the main school campus.
- 8.20 The proposals encourage sustainable design and use. Less than 50% of the staff drive to the school, while over 80% of the pupils walk or use public transport. Cycle provision will be dramatically increased, no new car parking spaces are proposed.
- 8.21 The bio-diversity of the Site will be improved through new planting and green / brown roof provision. A significant change to the boundary with Highgate Road will occur. The existing closed boarded timber and high metal fencing will be replaced with park-style railings, a new entrance to the Morant Building from Highgate Road and extensive greening of the boundary and the area to the front of the Morant Building. For the first time in many years, the Morant Building will be visible by people on Highgate Road, making a significant improvement to the look and feel of the area.

**Appendix I**  
**Shared sixth form / 'La Swap' location**  
**Options A-E**

**Appendix 2**  
**Shared sixth form / 'La Swap' location**  
**Options B, B2, C & F**

END



- - - ALIGNMENT EXISTING BUILDINGS
- - - VIEW
- POSSIBLE NEW JOINT 6TH FORM
- POSSIBLE OTHER NEW BUILDINGS
- HABITAT CORRIDOR - MISSING LINK
- POSSIBLE APPROACH
- OPEN SPACE

Project  
**PARLIAMENT HILL SCHOOL**  
 Highgate Road NWS 1RL  
 Drawing Title

# 6TH FORM PH&WE

Project Number  
**513**

Drawing Number

Scale @ A3

Status

Revision

Date

Revision Notes

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25.06.13



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






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GOSPEL OAK PARK

CRICKET PITCH

HEATH LEASED TO PH

-  EXTERNAL 6TH FORM AREA
-  POSSIBLE REVISED BOUNDARY
-  BOUNDARY
-  ALIGNMENT EXISTING BUILDINGS
-  VIEW
-  POSSIBLE NEW JOINT 6TH FORM
-  POSSIBLE OTHER NEW BUILDINGS
-  HABITAT CORRIDOR - MISSING LINK
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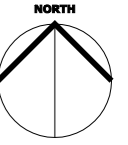
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