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Date: 28/03/2018

London Borough of Haringey
Planning, Regeneration and Economy
Level 6
River Park House
Wood Green
N22 8HQ

Via the Planning Portal: Reference: PP-06836898

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT (1990).

APPLICATION FOR PLANNING PERMISSION FOR REPAIR AND REFURBISHMENT OF THE MALLINSON SPORTS CENTRE SWIMMING POOL.

MALLINSON SPORTS CENTRE, HIGHGATE SCHOOL, BISHOPSWOOD ROAD, N6.

On behalf of our client, Highgate School, we write to formally submit a planning application for the repair and refurbishment of the School's existing swimming pool building. This application, which seeks to enable the continued use of an established facility, forms part of the School's wider vision to regenerate the Mallinson Sports Centre (MSC).

Planning permission is sought for:

"Refurbishment of the existing swimming pool building including: the replacement of the existing metal sheet roof and wall cladding, replacement of existing windows, replacement of existing mechanical and electrical plant and any other associated improvement works"

This application is supported by the following information:

- Planning Application Forms and Ownership Certificate A;
- CIL Form;
- Site location plan 1:250; and
- Existing and Proposed Floorplans produced by Ed Toovey Architects;
- A Design and Access Statement (3rd April 2018) produced by Ed Toovey Architects;
- Code of Construction Practice Construction Management Plan – produced by Highgate School;

- M&E Report – produced by Peter Deer and Associates [in Appendix of Design and Access Statement];
- Noise Survey – produced by Peter Deer and Associates

The statutory planning application fee accompanies the application.

To reflect the scale and nature of the development that is proposed, this letter serves as a Planning & Heritage Statement, setting out the background to the proposals and to identify any relevant planning policy considerations.

The School's Estate Strategy

Originally constructed in 1969, the existing swimming pool hall has been closed since June 2017 due to building defects and the degradation of the fabric within the existing barrisol ceiling.

The swimming pool is one part of a vital sports facility for Highgate School and its community partners.

The School is currently actively developing a strategy to undertake works which will replace and rejuvenate building assets within the MSC complex. These works will enhance the architectural aesthetics of the buildings which are recognised as detractors to the Conservation Area within which the site sits. Further, the regeneration plans will improve accessibility to the MSC and provide for additional facilities that will enhance the School's Sport and Exercise (SpEx) curriculum.

Whilst the School is still in the early stages of developing these plans, it is a priority to re-provide appropriate swimming facilities as a matter of urgency. This will ensure that both the School and other community users, which include St. Michaels Primary School and the general public, are not left without a swimming pool facility for any longer than is absolutely necessary.

Therefore, this application is brought forward to undertake repair and refurbishment works that will reinstate the use of the swimming pool building by September 2019. As set out within the Design and Access Statement, future proposals will be designed to knit into the refurbished swimming pool hall.

All works which are proposed by this application constitute essential maintenance which would not normally be development as defined at Section 55 of the Town and Country Planning Act (1990).

However, the School is seizing this opportunity to offer as many additional benefits as possible. Therefore, improvements are proposed to the overall appearance of the building and a revised M&E strategy is proposed to increase the energy performance of the building. Accordingly, as the works will result in a material change to the appearance of the building, planning permission is sought.

Consultation and Supplementary Planning Document

As established earlier, the reinstatement of the swimming pool hall forms an integral part of the School's overall estate strategy. This strategy has recently been shared with parents, the local community and LB Haringey through a comprehensive consultation event which took place in March 2018.

In partnership with the LB Haringey's Planning Policy team, the School has also embarked on the preparation of a detailed Supplementary Planning Document which will inform its future development projects elsewhere within the School's estate.

Proposed Development

The proposed development is for the repair and refurbishment of the existing swimming pool building. There are no additional structures proposed, nor will additional floorspace be provided as a result of this application. The footprint of building remains as existing.

Further, whilst the existing roof structure has reached the end of its useful life and requires complete replacement, the fundamental structure of the building remains sounds. The proposal therefore seeks to retain as much of this structure as possible.

The extent of the works proposed are set out in detail within the Design and Access Statement produced by Ed Toovey Architects. In summary:

- The existing natural clay brick of the building will be retained, additional insulation is proposed with a durable standing seam zinc cladding system installed above the brickwork.
- The roof structure will be replaced, and a new membrane and zinc coated aluminium roof sheeting with integrated roof lights installed.
- The existing plant will be comprehensively replaced, resulting in a significant reduction in the existing flue height from 9.5m (7.5m from the maximum ridge) to 4m (1.7m from the maximum ridge). To facilitate this change, additional louvres and vents are introduced and/or relocated.
- The existing high-level metal windows on the north elevation will be replaced with metal polyester powder coated double glazed windows, within the same openings.

The Site and Surrounding Area

The swimming pool building is located to the north side of Bishopswood Road and has a central location within the School's Bishopswood Campus. It has as a footprint of some 820 sq.m and provides a 25m, six lane swimming pool with spectator seating.

The swimming pool building forms part of the wider Mallinson Sports Centre (MSC) which provides the schools main sports facilities incorporating a sports hall, a gym, associated sports studio space, changing rooms, toilets, reception and administrative staff rooms.

The swimming pool building was constructed in the 1969 with the main sports complex following in the 1980s. At the time of construction, the School was a 'boys only' school.

The existing building comprises a concrete and steel superstructure frame, with natural clay brickwork and metal sheet roofing. The existing building is dominated by a tall chimney of some 9.5m which provides for a boiler flue.

Site designations

The MSC, including the swimming pool building, is located within the Highgate Conservation Area. Whilst the application does not propose additional floorspace, for the avoidance of doubt, it falls outside of Metropolitan Open Land. The Site Allocations DPD identifies that the site is within allocation SA41 (Highgate School).

Planning History

There are a considerable number of planning and listed building consent applications that relate to the School buildings and facilities. The relevant applications that relate specifically to the swimming pool building and the MSC are as follows:

- On the 5 June 2015 planning permission (ref HGY/2015/1029) was granted for the “Refurbishment and extension of the Mallinson Sport Centre, including part single and part double storey extension to the front and a part one storey extension and two storey rear infill extension, as well as internal and external alterations”.
- On the 12 March 2015 advertising consent (ref HGY/2015/0156) was granted for the “Display of freestanding sign to stand on grassed area in front of the Mallinson Sports Centre”;
- On the 8 May 2014 planning permission (ref HGY/2014/0759) was granted for the “Replacement of corroded railings with black steel posts, stays and railings. Replacement gates omitting 2nr redundant sets of gates”; and
- In 1967 planning permission (ref 1967/0050) was granted for the construction of the swimming pool.

Planning Analysis

As set out in planning guidance, to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

Accordingly, the development plan for the site comprises of:

- The London Plan (2015);
- Haringey Local Plan: Strategic Policies (2017)
- Haringey Local Plan: Development Management Policies DPD (2017);
- Haringey Local Plan: Site Allocations DPD (2017); and
- The Highgate Neighbourhood Plan (2017).

When considering material considerations, the principal documents include:

- The National Planning Policy Framework (2012); and
- The Highgate Conservation Area Character Appraisal and Management Plan (2013).

At the time of writing, the work has been commenced on the replacement London Plan (Dec 2017) and a revised National Planning Policy Framework (Feb 2018). Given the embryonic stage of both these documents, no further consideration has been given to them in accordance with paragraph 216 of the National Planning Policy Framework (2012).

Principle of use

The refurbishment of the existing building brings the swimming pool facilities back into beneficial use, secures the long-term use of the swimming pool and provides the opportunity to improve the physical appearance and operational efficiency of the building. In all these respects, the principle of development is wholly acceptable in planning terms.

The School is recognised for its SpEx achievements and these refurbishment works help ensure that this high-quality sports and recreation facilities can continue to be provided at the School.

Further, the reinstatement of access to the swimming pool building will allow the benefits of the facility to be realised by Highgate’s partner schools and by the general public who benefited from access to the building prior to its closure in June 2017.

Consequently, the development proposed, accords with Strategic Policies SP 14 'Health and Wellbeing', SP15 'Culture and leisure' and SP 16 'Community facilities' of the Haringey Local Plan. Further, the development benefits from the direct support of London Plan Policy 3.19 'Sports Facilities', which clearly establishes support for development that will increase or enhance the provision of sports and recreation facilities.

Design

Strategic Policy SP 11 'Design' states that development should *“enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use”*.

The proposed repair and refurbishment seeks to respond to each point raised by the strategic policy. The building will be of a high quality, will be more attractive than the existing and will be demonstrably more efficient in energy terms.

Policy DM1 'Delivering High Quality Design' requires developments to achieve a high standard of design and supports proposals that relate positively to neighbouring structures and make a positive contribution improving the character and amenity of the local area.

In this regard, it is noted that there is no change in the building's area, footprint, form, or massing.

There is a minimal 500mm increase in the maximum ridge height of the building due to the build-up of the roof which is designed to meet significantly updated building regulations. These changes are required to ensure that the building accords with modern-day standards and controls and do not result in any material impact on the character of the development.

The principle visible change from the locality will be the replacement of the roof and upper wall cladding. The materials that have been selected are intended to improve upon those which are existing in terms of appearance, durability and maintenance demand. In this regard, it is considered that the choice of material and colour will reduce the prominence of the building as a result of the darker, matt finish which is less reflective and more in keeping with the surrounding built environment.

The proposed replacement roof cladding has pronounced joints that break up the expanse of the roof and ensures greater lifespan of the material. In addition, it is proposed to install integrated roof lights on the south side of the replacement roof to enable greater penetration of natural light into the building. These rooflights will not be seen from neighbouring residential properties on Broadlands Road and will not be openable.

Samples of all the materials that are proposed will be available to view on site by appointment, during the Officer inspection.

Finally, the replacement of the building M&E systems will require the replacement of the existing boiler flue (reducing it by five metres in height). Three additional roof louvre turrets and a vertical wall louvre are required to enable plant to perform efficiently. These louvres fall below the maximum ridge height of the replacement roof.

In light of the above, it is considered that the proposed repair and refurbishment works, are wholly in accordance with Policies SP 11 and DM1 of the Haringey Local Plan.

Development within the Conservation Area

It is recognised that the School's estate is located within the Highgate Conservation Area and is consequently a sensitive area with regards to heritage and conservation. Local planning policy aims to ensure that the conservation of heritage assets, their setting and their wider historic environment are preserved (Policy SP 12).

Policy DM 9 'Management of the Historic Environment' supports development that sustains and enhances the significance of heritage assets and their setting. Proposals for alterations should be considered in respect of the criteria set out in Policy DM 9E.

The MSC does not currently contribute positively to the Conservation Area. Furthermore, it is identified in the Highgate Conservation Area Appraisal as being a negative contributor and a building that detracts from the environment of the Conservation Area, particularly in relation to the existing roof to the swimming pool, which is proposed to be replaced.

The Conservation Area Appraisal states that there are a '*number of buildings connected with the School which detract from the environment especially the sports centre swimming pool and other facilities south side of the road opposite the Mills Centre and the Junior School. These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained*'. It is suffering from general wear and tear.

As stated in the design section the scale and massing of the building remains largely unchanged as a result of the works proposed. The colour and tone of the cladding has been selected to reduce the dominance of the structure and to ensure that the building's appearance does not deteriorate with weathering over time.

It is considered that the proposed changes to the external material represent a significant improvement to the appearance of the building and accordingly it does not impact upon the character and the appearance of the conservation area.

Sustainability

The existing building was constructed in 1969 and the existing swimming pool plant is largely original, with the exception of the boiler and pumps which were replaced some 15 years ago. Accordingly, the entire plant system is no longer fit for purpose and proposed to be replaced.

In addition, the existing building makes limited use of natural lighting and as such artificial lighting is heavily adopted. Whilst the lighting systems have been more regularly maintained, the existing system still falls significantly short of modern standards in terms of performance and energy efficiency. It will therefore also be replaced.

It is a fundamental principle of the proposed repair and refurbishment to demonstrably improve the performance of the building. In this regard, the works is wholly in accordance with Policy DM 21, which establishes that the Council will support "*appropriate measures to sustainably retrofit existing homes and non-residential buildings*". Further, the approach that is being taken by the School reflects the London Plan's requirement to 'be lean' as set out at Policy 5.2.

Finally, the improvements proposed will significantly improve the internal environmental conditions of the building and therefore increase its longevity whilst minimising maintenance requirements.

Further consideration of the M&E Strategy and the benefits that ensue, are set out in detail within the M&E Report prepared by Peter Deer and Associates.

Construction Management Plan

In order to mitigate and manage any effect of proposed construction works, a Code of Construction Practice has been prepared by the School to set standards for the management of the MSC and its immediate context whilst construction is in operation. This document exists to guide contractors on the development of a detailed Construction Management Plans and Construction Logistics Plans which will be required to be approved by the Council prior to work commencing.

The Code provides details of standards that are required in order to protect and safeguard Children, Staff and Visitors on the School's estate. It also exists to provide protection to the general public effected by the works proposed.

Noise and vibration

A 48 hour noise survey has been undertaken by Emtec Products Limited. This document seeks to establish the baseline background noise levels at the site and to consider the impact of the replacement of plant at the swimming pool.

The document establishes the noise levels that the plant should seek to achieve through mitigation.

At paragraph 5.1 of the report, the results of the survey that was undertaken between 27th and 29th March 2018 are set out. From this, it is concluded at paragraph 5.3 that the plant should not exceed 23.6dBA or 36.5dBA during daytime hours of 07:00-23:00.

The report concludes on the plant that has been specified and sets out that mitigation is required to make the scheme acceptable. The necessary mitigation is to be provided in full and the Applicant would welcome a suitably worded planning condition to ensure this is within the Council's control.

Accordingly, following the appropriate mitigation, it is concluded that the development will comply with planning policy (as set out within the Sustainable Design and Construction SPD (2013)) in this regard.

Conclusion

Highgate School has submitted an application for planning permission to allow for the repair and refurbishment of the existing swimming pool building, which forms part of the School's Mallinson Sport Centre (MSC).

As it is not currently fit for purpose, the swimming pool has been closed since June 2017 due to the need for significant maintenance and the degradation of the existing roof. The proposed works will allow for it to be reopened by September 2019.

Since the closure of the swimming pool, the School has been considering options for the regeneration of the Pool and has determined to retain the existing swimming pool as part of the wider regeneration of the MSC. Indeed, this is the most efficient and sustainable option for re-providing a swimming pool on site.

However, to enable the use of the swimming pool to recommence at the earliest opportunity, and to ensure that opportunities for partner schools and the local public are restored, it is proposed to undertake essential maintenance works now. These works will include the replacement of the existing roof, replacement of the external cladding and a complete replacement of the building and swimming pool M&E systems.

Ordinarily, as repair operations, such works would not be development in accordance with the Town and Country Planning Act (1990). However, as the site is within a Conservation Area, and as a result of

external manifestation of the repair works, it is considered robust to consider the works as development. Accordingly planning permission is being sought.

On behalf of the School, we have therefore set out within this letter that the proposed works are wholly in accordance with the development plan and that they offer fundamental benefits for the School, the local community and the Conservation Area within which the site sits. These benefits include:

- The development will bring back in to use an existing swimming pool facility which was used by the School itself, its local community partners and the general public.
- The development will significantly increase the operational efficiency of the swimming pool plant. It will do so without creating any additional impacts as a result of noise or vibration.
- The development will increase opportunity for natural light to penetrate the building, therefore reducing lighting demand.
- The development will significantly improve the thermal efficiency of the upper walls and roofs.
- The development will improve the visual appearance of the swimming pool building. It will reduce the height of the existing boiler flue and will provide a much higher quality of external materials.

In light of these benefits, and as the development is in accordance with the statutory development plan. It is respectfully requested that planning permission be granted without delay.

Please don't hesitate to get in contact if you require any clarifications.

Yours sincerely,



Jonathan Bainbridge
Associate, Planning