

7.0 Visuals of Existing and Proposed



Existing - aerial view of the Junior Field and Synthetic Sports Pitch from north-east



*Proposed - aerial view of the Junior Field and Synthetic Sports Pitch from north-east
(artist's impression)*

Visuals of Existing and Proposed



Existing - view from Bishopswood Road (near Sports Centre) looking south



Proposed - view from Bishopswood Road (near Mills Centre) looking south (artist's impression)

Visuals of Existing and Proposed



Existing - view from Bishopswood Road (near Junior School) looking north

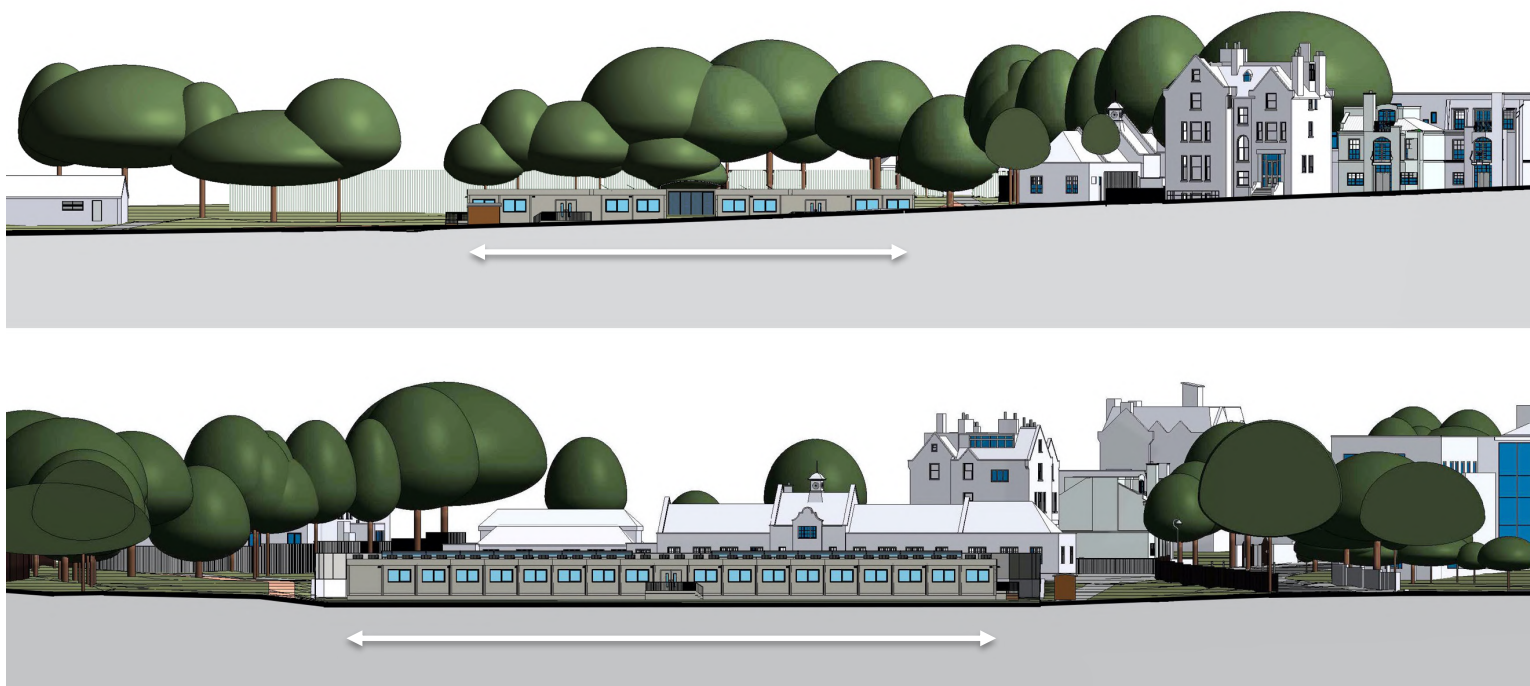


*Proposed - view from Bishopswood Road (near Junior School) looking north
(artist's impression)*

Visuals of Proposed

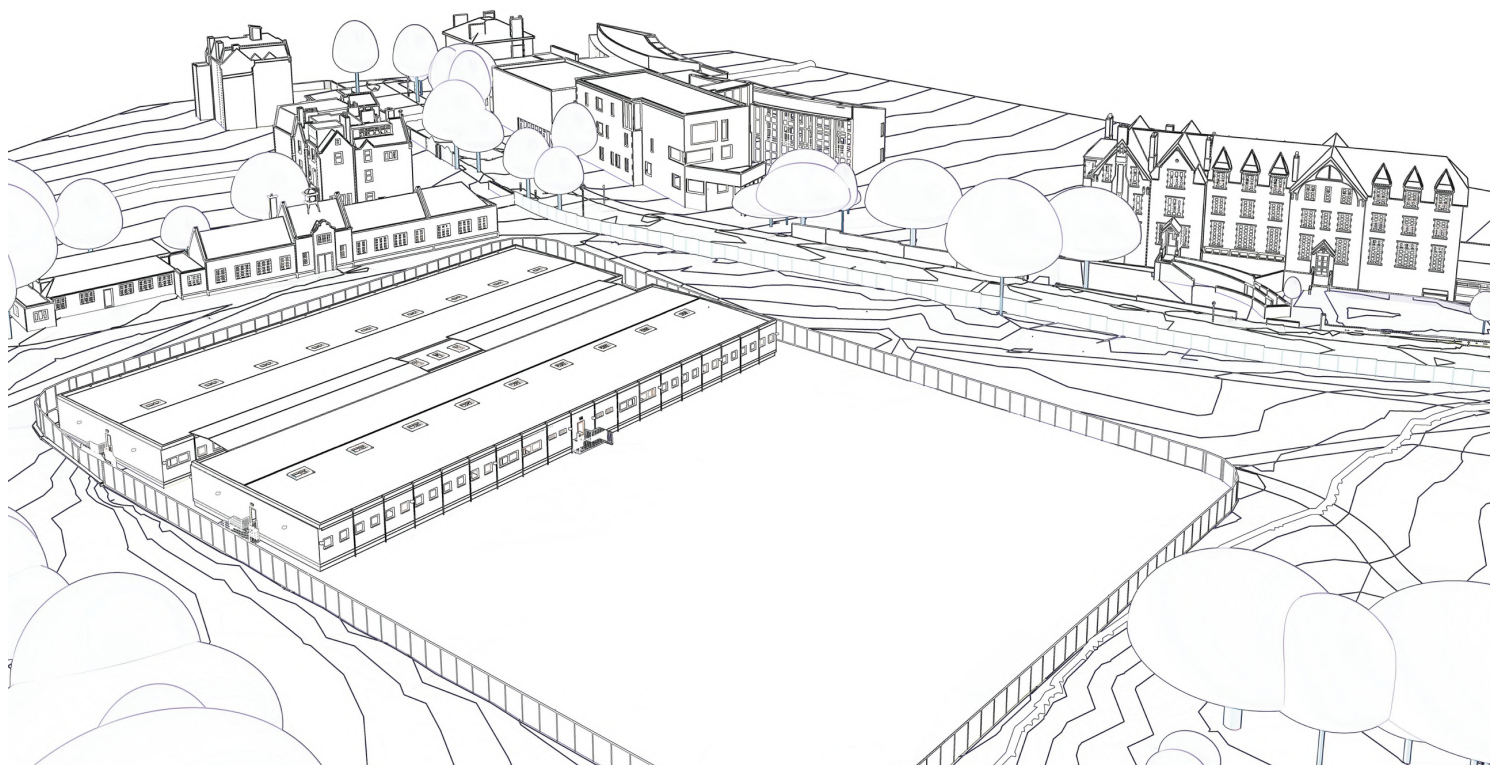
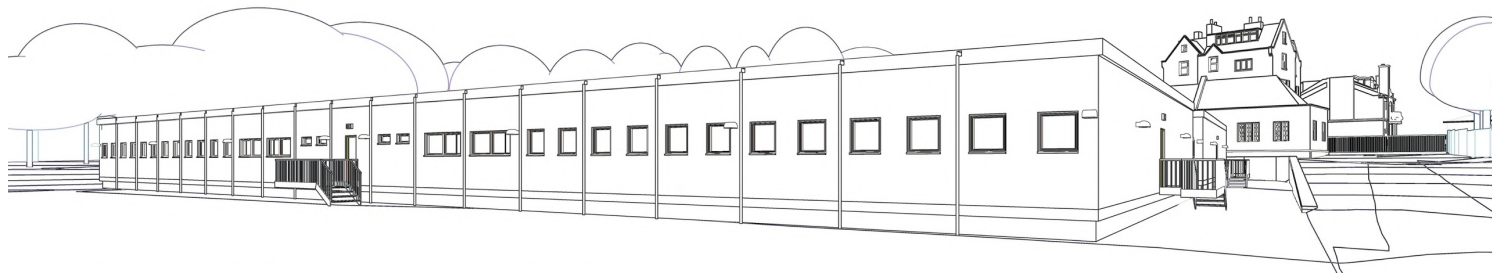


Artist's concept sketch of the central covered circulation and amenity space



Proposed - sectional elevation of site looking East (above) and looking South (below)

Visuals of Proposed



Wireframe 3D views showing proposed low-profile building within context

8.0 Accessibility and Inclusivity

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8.1 Accessibility

The temporary building will be fully wheelchair accessible and Part M compliant. It is a single storey building with internal floors level throughout.

Both main entrances will be served by level decking which ramps down at both ends to meet the existing Synthetic Sports Pitch level which is flat.

The Synthetic Sports Pitch site can be accessed via existing graded pathways within the Junior Field site and also directly by vehicle. Although there won't be a general provision for staff parking on site, there will be a disabled parking bay available near the drop-off area with level access to the main entrance to the Synthetic Sports Pitch site.

Washrooms provision will provide for disabled toilets, both for users and for staff as well as fully accessible shower rooms.

Haringey Building Control have been consulted on preliminary layouts, access provisions, including disabled and vehicle emergency access, to ensure the right approach and compliance are accomplished with Part M of the current Building Regulations and the Equality Act.

8.2 Traffic, Transport and Cycling

There will be no impact on local transport networks or local air quality as a result of this decanting proposal, as there is no proposed increase in pupil numbers for this project. The temporary building will be used by Senior School pupils who will continue to register at Senior School facilities accessible from North Road including the temporary building accessible on foot via the existing St Michael's School path. There will therefore be no significant change in the current school run drop-off movements, and no overall increase in congestion and emissions as a result.

The School, in recent years, implemented effective measures to minimize the effects of its transport operations on the local community and environment.

Most notably, a few years ago, it appointed a Transport & Sustainability Manager whose main role is to promote sustainable and responsible travel.

As a result, fewer Senior School pupils travel by car showing a notable rise in public transport for which the School was awarded "Top School for Public Transport 2018" at City Hall.

The School's Travel Plan was subsequently accredited and maintained a GOLD Level STARS (Sustainable Travel, Active, Responsible, Safe) by Haringey Council and Transport for London.

A separate Transport Statement, prepared by TPA Ltd (Transport and Planning Associates), accompanies this planning application.

8.3 Fire Strategy

The single-storey modular building will have fire exits straight onto the sports field. A simple linear layout with 3.5m wide corridors and eight exits evenly distributed within the floor layout ensures distances to fire exits are short. A preliminary consultation with Building Control in January 2019 confirmed that the layout and fire exit strategy are straightforward and non-problematic. The design will meet the Building Regulations and the London Plan 2021.

Fire Brigade access will be available via the Richards Music Centre gate, south of the site, as well as along the frontage to Bishopswood Road.

8.4 Refuse Collection

Access for the maintenance and servicing of the building will be via the existing gate on Bishopswood Road and internal driveway and path. Deliveries will continue to be at the Mills Centre Reception and refuse collection at the existing bin-store building by the Mills Centre, accessed regularly by a waste collection company, just across the road from the Junior Field site.

The School has a waste management regime and sustainability policy document for their whole estate, which is always under review and improvement. The policy has organizational targets to achieve year on year increases in recycling as proportion of waste, continuous year-on-year reductions in waste arising per FTE staff and students, and a reduction in printer paper consumption per pupil/staff headcount year on year.

The School has a contract with a private company for waste collection from all their bin storage locations on a regular basis. Waste from offices and classrooms is separated at source into Dry Mixed Recyclables (DMR) and General Waste (GW). DMR are collected via green bins. The School's cleaning contractor collects the content from the green bins. These are emptied into 6*DMR 1100L paladins at Mills Centre. General Waste is collected into bins throughout the school, collected by the contractor and these are taken to the existing bin store by the Pre-Prep school.

General waste is then collected under by Haringey contracted out to Veolia. The School has limited visibility of the waste stream once it leaves the school but Haringey waste is generally sent to NLWA at Edmonton for further sorting, for "energy from waste", or to Landfill.

Dry Mixed Recyclables are collected by Veolia and then taken for treatment and sorting by them. The School is establishing the way that DMR is treated and disposed of by Veolia in order to improve knowledge of downstream destination of waste to identify whether the School can amend relationship with waste contractors for further improvements.

9.0 Sustainability

9.1 Sustainability in Design

- The modular construction methodology is considered to be the most sustainable solution to the problem of providing temporary facilities for a period of up to ten years, as most of the elements, materials and resources of the building will be re-used subsequently
- Modular construction is insulated to a good level with use of double-glazed windows
- Typically U-values are: walls 0.32, windows 2.0 and roofs 0.25
- It can have up to 90% less vehicle movements on a modular construction site therefore significantly reducing emissions, noise and local road disruptions
- It can have up to 90% less wastage than traditional build methods (less to landfill)
- Use of LED lighting design and best use of natural light are the standard
- Modular construction is designed to minimise future maintenance with the careful selection of materials and quality controlled / off-site production methods
- The choice of pre vinyl wall board finishes minimises greatly any wet trades on site and therefore water usage and materials wastage
- Any timbers used should be from a certified and sustainable source
- The use of modular buildings at end of project doesn't require a demolition but simply removal and re-use elsewhere saving up to 90% of embodied energy
- Maximum passive ventilation approach by design
- Modular building suppliers tend to be accredited with ISO 1400 Environmental policy
- Potential use of "Jack-Pad" foundations, made of recycled materials, allows full re-use and recycling at the end of their life
- Jack-Pad foundations require minimal ground preparation and excavation
- Internal spaces are generally naturally ventilated by operable windows - approximate air tightness of construction is between 2 and 3 on average
- HVAC and electric resistance heaters are to be used for heating
- Provision of an extensive low angle PV array (photovoltaic) will be installed on the roof to ensure the building energy emission complies with current GLA and LPA emissions reduction targets

A separate Energy Statement report, prepared by the Sustainability and Environmental Consultancy firm PDA Ltd accompanies this planning application.

9.2 Building Services

A temporary utilities intake cabinet installed just outside and in the proximity of the Synthetic Sports Pitch western boundary will be the main connection point for the modular building. New connections will be made to existing foul drains running directly across the Synthetic Sports Pitch.

The building will be heated electrically with the use of air-heat source pumps. Natural ventilation will be encouraged and generally the use of mechanical ventilation will be limited apart from individual split units in the IT comms and key technical rooms.

A separate Utilities Assessment report, prepared by the Sustainability and Environmental Consultancy firm PDA Ltd accompanies this planning application.

9.3 Urban Drainage and Attenuation

The temporary building will contain toilets for pupils and staff. A foul drainage connection will be made, in consultation with Thames Water, into the existing foul sewer running beneath the Synthetic Sports Pitch. The exact position of the existing manholes, which are concealed just beneath the synthetic grass, is marked on brass plates along the edge of the pitch.

Surface water from the roof will fall within the existing Synthetic Sports Pitch and will be managed through the existing rainwater management system of the engineered base which has storage capacity. Careful design of the roof drainage outlets will be made to ensure the water run-off from the roof is evenly distributed over the Synthetic

10.0 Technical Characteristics

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10.1 Amount

Summary areas:

- o Total GEA: (excluding canopy) = 2,473 m²
- o Total GIA: (excluding canopy) = 2,460 m²
- o External areas within the Red Line planning site: 4,140 m²
(including temporary path)

10.2 Crime Prevention

The development will be designed to “Secure by Design” standards. The windows and building access and security services will provide high security around the building. The building will be located within two tiers of secured high-fenced areas and perimeter security lighting, CCTV, access control, security alarm systems and 24/7 security patrols will ensure further and robust security at all times.

10.3 Archaeology

The temporary building will sit entirely within the existing Synthetic Sports Pitch. The installation will not require excavation and will not affect any potential archaeological strata.

A desktop study, not deemed necessary for this application, was prepared for the main applications for the Mallinson Sports Centre and Richards Music Centre and covers, for any reference, also the Junior Field site.

10.4 Trees and Ecology

The temporary building will sit entirely within the existing Synthetic Sports Pitch. The installation will not require any excavation and will not affect any trees or hedges. The temporary pathway will be made up of synthetic grass installed on a simple base on the existing playing field in similar fashion to the existing pathways. Both areas are not considered to have any significant biodiversity and the temporary facility is not deemed to have any impact on the site's ecology.

A desktop Preliminary Ecological Appraisal, not deemed necessary for this application, was prepared for the main applications for the Mallinson Sports Centre and Richards Music Centre and covers, for any reference, also the Junior Field site.

10.5 Amenity

The decant facility has negligible impact on neighbouring properties, as it is temporary, it sits well within School grounds and away from boundaries. The low- profile single storey building, at a distance from residential properties and nested within the sunken portion of the existing Synthetic Sports Pitch, causes no overshadowing to neighbours.

10.6 Noise Impact

Applied Acoustic Design (AAD) have completed an Environmental Sound Survey which has been submitted in support of this application. This survey was undertaken to establish the prevailing background sound levels at the site with respect to the installation of new building services plant equipment. The nearest appropriate assessment locations are the adjacent residential premises on Highgate close, to the south of the proposed development site.

Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142, to be achieved at the worst affected window of the nearest appropriate assessment location. This is to allow for flexibility in design for the plant.

A full plant sound emission assessment will be completed to discharge any planning conditions regarding sound.

It is considered that acceptable noise levels can be achieved and the applicant would agree to a suitably worded condition.

10.7 Flood Risk

The site is not known to have any flooding problems and the Environment Agency map does not show high flood risk on the Junior Field site. The proposed development lies in Flood Zone 1.

The temporary accommodation building is to be constructed on support pillars above the permeable surface of the synthetic playing field. The rainwater down pipes will be located at regular intervals and will direct the rainwater from the roof of the temporary building onto the existing permeable sports pitch surface. As the rainwater catchment area remains as existing and there will be no loss of existing permeable surface due to the elevated building, the impact to surface water drainage will be minimal.

A separate Flood Risks Assessment report, prepared by the Sustainability and Environmental Consultancy firm PDA Ltd accompanies this planning application.

10.8 Construction - Modular Buildings

A good quality proprietary modular construction is considered the most advantageous for the School's temporary needs. It provides an excellent standard of internal accommodation. The exterior appearance, materials and colour of the selected modular system provide a good finish.

Modular units provide a sustainable form of construction for temporary buildings, as the parts can be generally re-used minimising the wastage of resources. Furthermore modular off-site construction generally produces greater air tightness and construction quality within a controlled workshop environment.

The speed of erection means that the disruption to this site and to neighbours is minimised both in terms of vehicle movement, contractor activity and time spent on site.

A large part of the installation is achieved by dry-construction factory-made connections, minimising dust and disturbance to site. Simple rubber bases or jackpads can be quickly positioned on site to support the modular building units without the need for extensive foundation excavations and onsite construction of concrete or steel foundations.

Construction access can be made via the existing gates into the Junior Field off Bishopswood Road. The gates and fencing will be temporarily removed during installation and removal of the modular buildings to allow better access for construction.

10.9 Construction Management Plan

An outline Construction Management Plan report is included with the planning application as a separate document.

The Construction Management Plan is a design stage document. When the Main Contractor is appointed they will be required to adopt the main measures particularly with regard to School requirements and safety, but will be responsible for updating and amending the CMP to meet their own construction methodology, method statements and plan of work, health and safety coordination according to the CDM 2015 regulations, proposed working arrangements and agreed programme. Further logistical information can then be supplied to the Council as required.

Working hours are typically to be as Haringey informative for construction work which will be audible at the site boundary, restricted to the following hours:

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

Early approaches to the Local Authority will explore what medium term parking restrictions might be implemented to improve vehicle movements and the safety of pupils and road users.

The location of site cabins and welfare will be determined by the Contractor in accordance with their working methodology and CDM Regulations 2015.

Calculations on vehicle and skip numbers, and all other necessary detail for the Council, will be provided by the Contractor after appointment.

The programme period is based on the current design and will be subject to fluctuation. There will be works that can be approached with more vigour during periods of school closures and the final programme should take benefit of those occasions as far as possible. Care should be taken however not to rely too heavily on holidays, as long delays can accrue if time slots are missed.

11.0 Summary and Conclusions

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11.1 Analysis of Sites

The School looked very carefully at all possible options within its campuses to find the best site for the temporary accommodation. The overall aim was to keep the educational experience as close to normal for pupils, particularly in terms of access to the numerous Senior School facilities distributed between the top and bottom sites minimising travel time as much as possible.

The following eight sites have been analysed in terms of the needs and area requirements, the operational and construction requirements, and the operational impact on other sections of the School:

Site	Analysis	Decision
Senior School Chapel Quad	The site could host only part of the space requirements in a three-storey building. It would be too prominent with a strong visual impact on the two listed buildings	Not feasible only considered for shorter term staff common room marquee and mobile toilets unit
Senior School Science Quad	Most of the site will be occupied as site access and contractor's compound for the Science Block refurbishment. The Quad is also a main central circulation node	Not feasible
Senior School Garner Quad	Part of the site will be occupied as contractor's compound for the Science Block refurbishment. The Quad is also a main pupils' amenity space	Not feasible only considered for shorter term mobile toilet units
Senior School Parade Ground	Part of the re-landscaping works and contractor's compound for the Dyne House site project	Not feasible
Junior Field on grass field strip	Narrow site could host only part of the space requirements in a three storey building. It would be too prominent with a strong visual impact on the public amenity area. Difficult access and excavations for foundations along mature trees make this option not feasible	Not feasible

Junior Field on Synthetic Sports Pitch	Ideally located en route and between campuses. Large site can host all teaching space requirements on a single storey building. Existing engineered base requires no foundations. Direct vehicle access for servicing and disabled access.	Accepted
Orchard & Tatham's Fields (near Mallinson Sports Centre)	Sites at the top of a hill are difficult to access and in the immediate proximity of neighbours' properties. Too remote for pupils travel time between campuses. Sloping sites and extensive excavations for foundations near mature trees make this option not feasible. No direct vehicle access for servicing and disabled access	Not Feasible
Senior Field West On grass field	Too remote for pupils travel time between campuses. Location of the "First Club" football pitch which was reinstated following the removal of the temporary Junior School	

11.2 Conclusions

The clear conclusion from the sites analysis is that the southern half section of the Synthetic Sports Pitch on the Junior Field is the only viable and feasible site for the temporary accommodation.

The provision of temporary facilities is a necessity driven by the pressing need for the School to bring its current facilities to modern and higher standards and implement the capital projects programme to refurbish and redevelop the Science Block, Dyne House and Richards Music Centre sites.

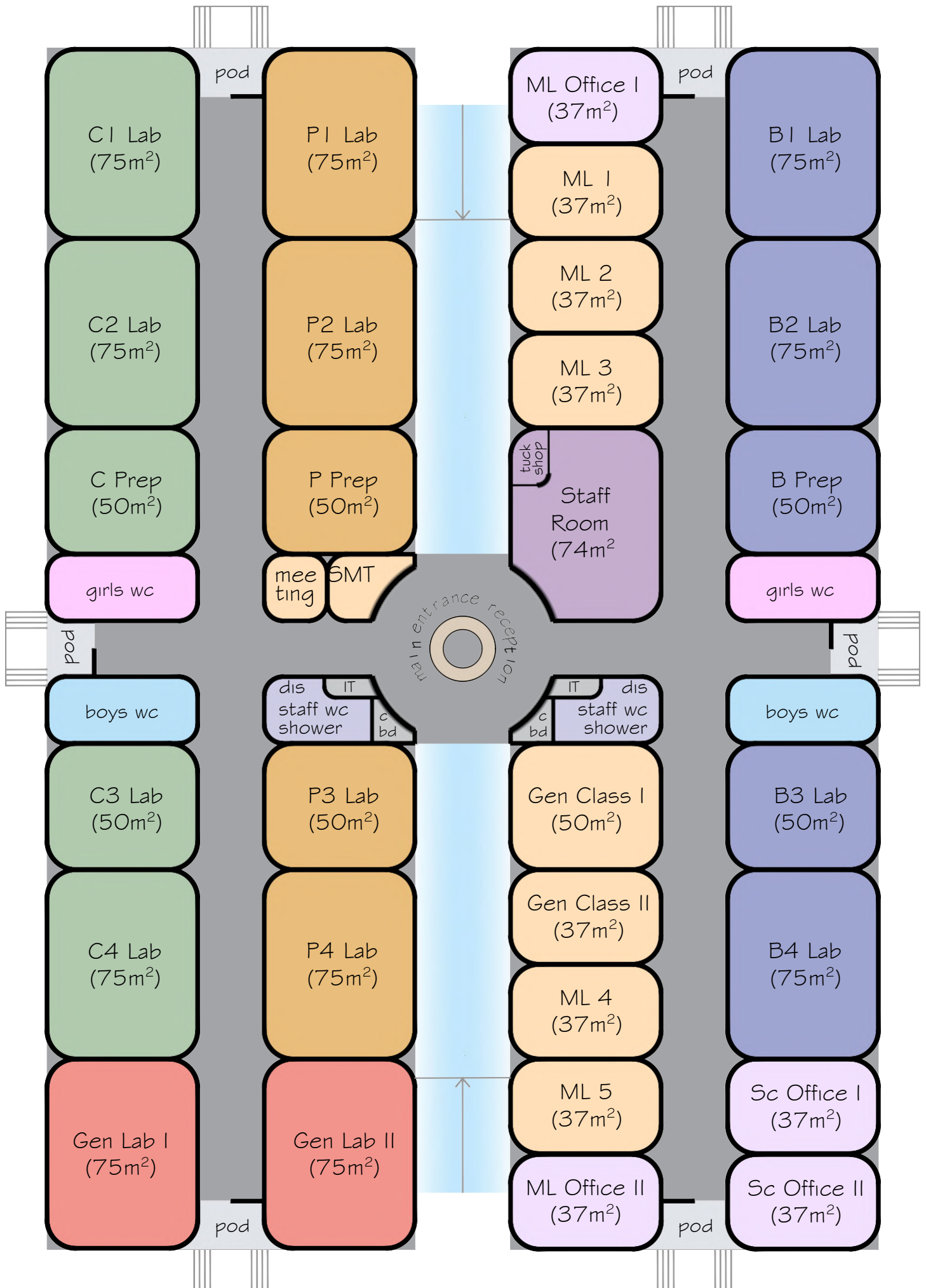
The proposals put forward represent a carefully considered, contextual and sustainable strategy which minimizes the disruption in the area by providing a single solution to cater for the decanting requirements in a rolling programme for these projects over an extended period.

The facility, once no longer needed will "vanish" and the area will be reinstated as the School demonstrated with the Temporary Junior School complex (used between 2014 and 2016) which is now back to a pristine First Team football pitch.

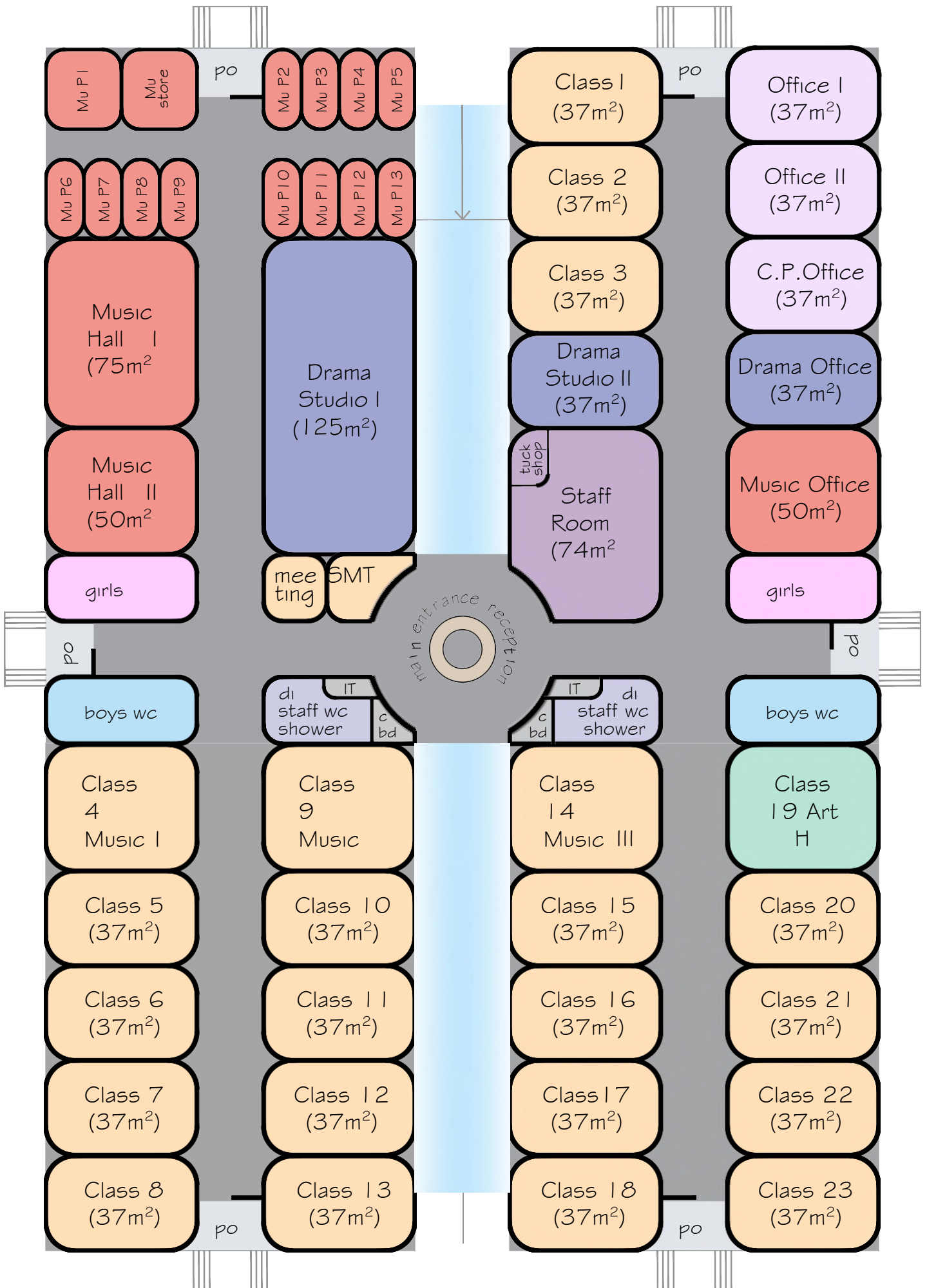
Appendix A

INTERNAL LAYOUTS DURING DECANTING STAGES

LAYOUT DURING SCIENCE BLOCK DECANT



LAYOUT DURING DYNE HOUSE AND RICHARDS MUSIC CENTRE DECANT



Appendix B

SCHEDULE OF ACCOMMODATION

SCIENCE BLOCK DECANT - SCHEDULE OF EXISTING AND PROPOSED AREAS

existing room use and timetable code		existing (m ²)	proposed timetable code	proposed (m ²)
Biology				
1	B1	121	AB1	75
2	B2	54	AB2	75
3	B3	123	AB3	50
4	B4	73	AB4	75
Physics				
5	P1	72	AP1	75
6	P2	81	AP2	75
7	P3	39	AP3	50
8	P4	53	AP4	75
Chemistry				
9	C1	93	AC1	75
10	C2	109	AC2	75
11	C3	61	AC3	50
12	C4	53	AC4	75
General Labs				
13	SBR3	63	ASBR3	75
14	SBR5	63	ASBR5	75
General Classrooms				
15	SBR2 (mainly MFL)	40	ASBR2	37
16	SBR4 (mainly MFL)	53	ASBR4	37
17	SBR6 (mainly MFL)	46	ASBR6	37
18	SBR7 (mainly MFL)	44	ASBR7	37
19	SBR8 (mainly MFL)	42	ASBR8	37
20	SBR10 (mainly MFL)	11	ASBR10	11
21	-	0	Gen Class I	37
22	-	0	Gen Class II	50
	SBR11 (not included)	10		0
Offices and staff facilities				
	B Prep I	27		50
	B Office	21		25
	P Prep I	47		50
	P Prep 2	20		0
	P Office	20		25
	C Prep I	42		50
	C Prep 2 / store	71		0
	C Office	18		25
	SBR9 French Office	25		37
	SBR1 MFL Office	44		37
	New SMT Office	0		11
	Staff Room (incl tuck shop window)	0		74

existing room use and timetable code	existing (m ²)	proposed timetable code	proposed (m2)
Main Entrance - Reception	0		80
Storage, toilets, IT comms			
Dis/staff shower wc 1(4 wcs)	0		16
Dis/staff shower wc 2(4 wcs)	0		16
Girls wc 1 (8 wcs)	0		26
Girls wc 2 (8 wcs)	0		26
Boys wc 1 (8 wcs)	0		26
Boys wc 2 (8 wcs)	0		26
IT Comms North	0		2.6
IT Comms South	0		2.6
Cleaner's Cbd 1	0		3.2
Cleaner's Cbd 2	0		3.2
Total net area	1639		1870

Gross area			
circulation and plant netx 25%	-		468
partitions net x 6.5%	-		122
Total GFA	2965		2460

DYNE HOUSE DECANT - SCHEDULE OF EXISTING AND PROPOSED AREAS

existing room use and timetable code		existing (m ²)	proposed timetable code	proposed (m ²)
DH and PG Classrooms				
1	MUI4 Music	20	AMUI4	37
2	MUI5 Music Keyboards	20	AMUI5	37
3	MUI6 Music Mac Suite	39	AMUI6	50
4	DH21	32	ADH21	37
5	DH22	31	ADH22	37
6	DH23	32	ADH23	37
7	DH24	28	ADH24	37
8	DH25	32	ADH25	37
9	DH31 Music Keyboards	53	ADH31	50
10	DH32 Music	51	ADH32	50
11	DH33 Music	28	ADH33	37
12	DH35	41	ADH35	37
13	DH41	53	ADH41	37
14	DH42	51	ADH42	37
15	DH43 Art History Library	55	ADH43	50
16	DH44	30	ADH44	37
17	DH45	32	ADH45	37
18	PG1	49	APG1	37
19	PG2	33	APG2	37
20	PG3	33	APG3	37
21	DS2 (PG4) Drama Studio II	69	ADS2	37
22	PG5 Learning Support	20	APG5	37
23	DS1 Drama Studio I	145	ADSI	125
24	DHA Music Hall I	76	ADHA	75
25	RRR Music Hall II	85	ARRR	50
26	-	0	Extra Class I	37
27	-	0	Extra Class II	37
Music				
	Music Practice 1	9		15.5
	Music Practice 2	5		7.5
	Music Practice 3	7		7.5
	Music Practice 4	7		7.5
	Music Practice 5	7		7.5
	Music Practice 6	7		7.5
	Music Practice 7	6		7.5
	Music Practice 8	8		7.5
	Music Practice 9	8		7.5
	Music Practice 10	5		7.5
	Music Practice 11	4		7.5
	Music Practice 12	6		7.5
	Music Practice 13	0		7.5
	Music Store	6		15.5
	Music Office I	15		50
	Music Office II	7		0
	Music Office III	10		0
	Music Dir Office	0		0

existing room use and timetable code	existing (m²)	proposed timetable code	proposed (m2)
Drama			
Drama Office I	15		37
Drama Office II	10		0
Drama Dir Office	10		0
Offices and staff facilities			
Office Learning Support	18		0
Office Ms Evans	10		0
Office Ms Evans, Mr Miller, Mr Pullan	17		37
Office 8 Comm. Partn.	28		37
Office 9 Comm. Partn. Dir.	10		0
Staff Room (incl tuck shop window)	0		74
Main Entrance - Reception	90		80
Meeting/small seminar I	0		11
New SMT Office	0		11
Storage, toilets, IT comms			
Dis/staff shower wc 1 (4 wcs)	0		16
Dis/staff shower wc 2 (4 wcs)	0		16
Girls wc 1 (8 wcs)	0		26
Girls wc 2 (8 wcs)	0		26
Boys wc 1 (8 wcs)	0		26
Boys wc 2 (8 wcs)	0		26
IT Comms North	0		2.6
IT Comms South	0		2.6
Cleaner's Cbd 1	0		3.2
Cleaner's Cbd 2	0		3.2
Total net on Astro	1463		1796

Gross area			
circulation and plant net x 30%	-		538
partitions net x 7%	-		126
Total GFA	3320		2460