

Mallinson Sports Centre - [HGY/2023/0338](#)

APPENDIX

1 Questions from Highgate Conservation Area Advisory Committee at 26.3.23 and Emails to R McN Mar 20th and emails to John McRory on 14th April

Specific questions

In order to understand the impact on the neighbour at no. 27 Broadlands Road we would be very grateful if the applicant could provide transverse sections through the site showing the enclosure and materials to the service areas adjacent to the rear garden of that property and to The Orchard..

[J McR Response, 14th Mar: Thanks for this and we will send on your request to the applicants.]

I noticed in the link James Argles sent to me that there was an image on page 46 showing the combined sites of Richards and Mallinson with the MOL between. I haven't found in the applications site plans of these two sites ,as existing and as proposed. Elevations to Bishopswood showing both sites would also be essential.

Please could you ask the applicant to submit these drawings as soon as possible."

[J McR response, 14th April: I will send on to the applicants for their comments / action. Tania and James copied in, Robbie for info.]

Generic questions

1. We see the programme for the works is set out in the Formal Screening Opinion application. Any questions we may have on that document will follow.
2. We realise that programme could be subject to change. How will any change to the programme be dealt with re. CEMPs, traffic and transport issues?
3. Have you resolved with Highgate School how these planning applications will be dealt with if the works do not commence before the planning permission expiry dates?
4. The SPD gave the School the choice of either BREEAM Good or Excellent. Have you resolved which level of BREEAM should be achieved in the light of changes in higher level policies and revisions to government targets? 20.3.23 We have not looked at all the applications yet but we note that Dyne House is expected to be BREEAM Good. This is disappointing.
5. The School may have provided information about current EPC certificates but, if not, would it be reasonable to request that information? It would appear that there is no EPC for the Island site, for example.

8a We consider CEMPs should not be left to Condition because of the potential disruption to Highgate being very severe.

8b We note the consultation documents are also fuzzy.

[R McN response, 30th March: Can you clarify which consultation documents are fuzzy? Do you mean documents on the portal?]

13. Please could all Pre-apps be published with the application documents

[R McN response 30th March: The case officers will add any relevant pre-application notes to the portal shortly.]

7. The QRP reports in, for example, the Science block application are illegible. As loaded they are too small to read; when magnified they are fuzzy. This would probably apply to their other applications.

[R McN response, 30th March: Can you clarify which consultation documents are fuzzy? Do you mean documents on the portal?]

14. Please could all QRP reports be published with the application documents

[R McN response, Mar 30th: I've asked the case officer to add the relevant QRP reports so they are more legible.] This was done, with thanks.

15. Please could Highgate School provide a table showing the DfE space per pupil by age/subject requirements and the space per pupil being proposed across all these applications by age/subject.

23. Does the DfE maximum number of students include:

- Pre-Prep?
- Junior School?

24. What are the current pupil numbers in:

- Pre-Prep?
- Junior School?
- Senior School including Sixth Form?
- Sixth Form only?

25. What are the pupil numbers designed for in 2033 in:

- Pre-Prep?
- Junior School?
- Senior School including Sixth Form?

Sixth Form only?

17. We wish to have an understanding of how registration of pupils at different times of the day works.

18. Is there an application for an artificial pitch on Tatham's Field ?

9. A neighbour has approached us about determination levels: -One point (among others) that concerns me deeply is that the Science Block and Dyne House/Island Site applications are shown on the Haringey Council portal as "Determination Level - Delegated Decision". Other applications (eg Richards Music Centre, Mallinson Sports Centre) are shown as "Determination Level - Under Review".

Can we, and they, be assured that all the applications will go to Committee simultaneously?

20.3.23 We have not checked for updates but can we assume all applications will be dealt with simultaneously and in the same way?

[R McN response 30th March: In terms of the determination level, this is automated by our digital database based on the scale of the proposals. The determination will need consultation with the Chair of planning sub committee for the application which do not exceed the relevant thresholds. We are also reviewing our committee programme at the moment to understand if we can report all of these application simultaneously. So I cannot clarify this point at the moment.]

Closing date for comments

We very much appreciate the extension you have provided but we are realising that, even with that extension, we will find it impossible to complete the work involved with these applications, especially with Easter in between. An additional two weeks may be sufficient.

(Mar 29th) Would it be reasonable to extend the deadline for comments to three weeks after we receive replies to these, and any further, comments?

[R McN response 30th March: Once we have responses from the applicant to your points we will confirm on updating the consultation date.]

2 BREEAM and BRUKL

HGY/2023/0338: MALLINSON

Highgate Conservation Area Advisory Committee notes the GLA and Building Regulations now require submission of a BRUKL at planning stage

Text copied from 'Highgate School MSC 4 Phases Energy Assessment' submitted with Application

SP 4 Working towards a Low Carbon Haringey Over the local Plan's life, reducing energy use in buildings and working towards a low-carbon borough will be one of Haringey's key challenges. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

1) 1. In line with the London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction, and occupation by incorporating the following measures:

a) From 2011 onwards, all new residential Development will achieve a minimum 25% reduction in total (regulated) CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards and should aim to achieve Level 6. All new residential Development shall be zero carbon from 2016 onwards; and

b) From 2011 onwards, all new non-residential Development shall be built to at least BREEAM "very good" standard and aim to achieve BREEAM "excellent" or the current

nationally agreed standard. All new non-residential Development shall be zero carbon from 2019.

2) 2. The Council will promote low- and zero-carbon energy generation through the following measures:

- a) Requiring all developments to assess, identify and implement, where viable, site-wide, and area-wide decentralised energy facilities, including the potential to link into a wider network;
- b) Establishing local networks of decentralised heat and energy facilities by requiring developers to prioritise connection to existing or planned networks where feasible;
- c) Working with neighbouring boroughs and other partners to explore ways of implementing sub-regional decentralised energy networks, including the potential in the Upper Lee Valley Opportunity Area; and
- d) Where viable, all new developments are required to reduce predicted carbon dioxide emissions by 20% from on-site renewable energy regeneration, including connections to local sources of decentralised renewable energy.

The GLA Carbon reporting tool calculates the electricity carbon emission using a fixed factor. The new building regulation considers the seasonal variability of the grid-supplied use of renewable wind energy. It applies the monthly variable factor as shown in Table 8 2021 new month carbon emission factor (June 2022). The GLA method increases the carbon above the BRUKL report and substantially increases the carbon offset payment compared with the building regulation method. The GLA carbon reporting tool 2022 and the Be Seen reporting tool. It is provided as separate documents.

The design team will consider design flexibility as the BREEAM assessment process requirement.

- For example, adding a mezzanine floor to the sports halls could create additional classroom space. The sports hall is already designed as a multifunction space.
- For example, a sporting arena to have alternative uses for performance and theatre arts, school gatherings and assemblies and an examination room.
- The north block floorspace is essentially an open plan structure and can be subdivided to suit alternative uses. Gyms and studios can be easily repurposed.

BREEAM: the only mention of BREEAM is in the introduction to the paragraph above. BREEAM targets do not appear to have been set.

BRUKL : Application appears to meet GLA criteria but HGY/2023/0331 Formal Screening Opinion flags up issue of noise from air source heat pumps for neighbour at no. 27 Broadlands Road.

MISSING INFORMATION: - BREEAM
