



Officer Report

Application Number:	HGY/2023/1546
Application Type:	Full planning permission
Address:	Park View Secondary School, Langham Road, Tottenham, London, N15 3RB
Proposal:	Erection of a double storey modular temporary building to be used for 13 classrooms, one office, toilet facilities & two staircases. Existing adjacent containers to be relocated to allow for modular building.
Case Officer:	Sarah Madondo
Valid Date:	02/07/2023
Applicant:	Mr David Lee
Agent:	Mr - Fulkers Bailey Russell

RECOMMENDATION

Approve with Conditions

Proposed Development

Erection of a double storey modular temporary building to be used for 13 classrooms, one office, toilet facilities & two staircases. Existing adjacent containers to be relocated to allow for modular building.

Site and Surroundings

The Park View Academy is located on Langham Road. The site is situated between Langham Road to the south-west, Downhill's Recreation Ground to the north-east and behind the shop buildings of West Green Road, to the south. The surrounding area is predominantly low rise residential, retail and some light industrial facilities. On the same site is the West Green Learning Centre a community facility to which the school has access.

Principle of Development

Paragraph 92 of NPPF states that the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural building, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

Policy SP16 states that the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

Policy DM49 seeks to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.

The application for the erection of a double storey modular temporary building to be used for 13 classrooms, one office and toilet facilities. Park View School.

Following an inspection of teaching Block A at Park View School by an external structural engineer, Reinforced Autoclaved Aerated Concrete (RAAC) was discovered forming part of the structural slab of the roof. On the 14th of April 2023 due to the risk of failure and collapse of this building element it was recommended that the top floor of the building, consisting of 14 classrooms and office space, immediately be vacated. It has been confirmed by the structural engineer that the other floors of the building can be safely used by students and staff. A curriculum and space analysis has been undertaken and it has been determined that the school requires temporary accommodation including 13 classrooms, 1 shared office and 4 toilets until the structural issue can be remediated. Without this temporary accommodation the school would be forced to teach students remotely from home.'

As a result major refurbishment works are required to secure the structural stability of the school building a temporary building this temporary building would provide teaching space for up to three years and once the building works have been completed, the temporary building would be removed. A condition would be imposed for the building to be removed after 3 years.

Siting and Design

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

This area of the site is already partly enclosed by school buildings. The temporary building would be sited next to the sports centre and would be enclosed by the main school building. The siting of such a temporary building is considered acceptable mindful of the context here and is of acceptable design quality. The classroom structures will be finished in grey cladding and as such will blend in with other buildings within the school site.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings

and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Given that the temporary building is enclosed by the main school building/sports centre and that residential properties are a substantial distance away, it is considered that there is no impact to the neighbouring properties given where the temporary building would be sited.

Transportation consideration

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The Council's Transportation team has been consulted and advises that there will be no additional transportation demands or movements would be generated by these temporary arrangements as such there is no objections from transportation to this application.

Conclusion

The proposed development will be of educational value to the children of the school and the wider community, with the harm caused to the neighbouring properties and temporary in nature and outweighed by the educational benefit. Given the above this application is recommended for APPROVAL.

Conditions:

- 1 The permission hereby granted shall endure for a period of 36 months from the date of this consent within which period, unless with the express approval of the Local Planning Authority, this part of the site shall have been cleared including the removal of the structure in question and reinstated back to its original state.

Reason: In order to enable the Local Planning Authority to review and assess the use, which is not acceptable as a permanent development, following experience after a period of operation.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.