



Planning Statement

Location: Alexandra Park Secondary School, Bidwell
Gardens, London, N11 2AZ

Proposal: Erection of three-storey extension to sixth form
building

Prepared for: Alexandra Park Secondary School

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1 Introduction

This Planning Statement has been prepared by Edgars on behalf of Alexandra Park Secondary School, henceforth referred to as 'the applicant'. It relates to a planning application for the *Erection of three-storey side extension to provide additional sixth form accommodation (Use Class F1) including access, landscaping, biodiversity enhancements, drainage, cycle parking, renewable energy and sustainability measures* at Alexandra Park Secondary School, Bidwell Gardens, London, N11 2AZ.

1.1 The document is structured as follows:

- Section 2 introduces the site and its context;
- Section 3 set out the School's needs case;
- Section 4 describes the proposed development;
- Section 5 summarises previous pre-application consultation;
- Section 6 identifies key planning policies;
- Section 7 assesses the key planning considerations; and
- Section 8 concludes the statement and demonstrates how the proposal accords with the development plan and national policy.

1.2 The following documents are provided as part of this application:

- Design & Access Statement
- Tree survey, protection plan, AIA and Arboricultural Method Statement
- Preliminary Ecological Assessment and Bat Roost Assessment
- Biodiversity Net Gain Statement
- Sustainability Statement
- BREEAM New Construction 2018 Pre-Assessment Tracker, Shell and Core
- Energy Statement
 - GLA Carbon reporting spreadsheet
 - Thermal Model Overheating Assessment
 - BRUKL assessments
- Flood Risk Assessment
- Surface and foul drainage strategy
- Transport Assessment
- Construction Logistics Plan (to follow)
- Noise technical note
- Air quality technical note
- Ground Investigation report



1.3 The application is also accompanied by the following drawings:

Table 1: Drawing List	
Drawing Title	Number
Existing Overall Site Plan	0010
Existing Detailed Site Plan	0011
Existing Floor Plans and Elevations	0015
Proposed Overall Site Plan	0050
Proposed Detailed Site Plan	0051
Proposed Floor Plans Sheet 1 of 2	0055
Proposed Floor Plans Sheet 2 of 2	0056
Proposed Elevations	0060
Proposed Sections	0065
Proposed Visualisations View 1	0090
Proposed Visualisations View 2	0091
Proposed Visualisations View 3	0092

1.4 These development proposals have been submitted following two pre-application submissions and meetings with Officers at LB Haringey. Following the second meeting, Officers were of the opinion that, on balance, the scheme was supportable in principle. This application builds on that positive pre-application feedback and responds in full to Officer's comments and requirements in respect of design, sustainability and other relevant policy considerations.



2 Site and Surrounding Area

- 2.1 Alexandra Park School is a co-educational academy secondary school with a sixth form for pupils aged 11-18. The School has a strong reputation – particularly for its sixth form provision – and is currently rated as Ofsted Outstanding.
- 2.2 The School is located within the Muswell Hill area of Haringey. The main site entrance into the School is from Rhodes Avenue where it shares an access drive with the adjacent primary school (Figure 1). There is a further emergency access point from Bidwell Gardens to the north-east of the site. The school campus is bounded on the east and south-east by the Albert Road Recreation Ground, Rhodes Avenue Primary School to the south, Muswell Hill Golf Club and parking to the south-west and west, and Muswell Hill Golf Course to the north/north-west.
- 2.3 The campus itself has five main buildings, hard courts and astro pitch, as shown on the accompanying Existing Overall Site Plan. The School uses the adjacent recreation ground for their sports pitches. Car parking (25 spaces) is provided along the western site boundary.

Application site

- 2.4 The site of the proposed sixth form building is located to the rear (north) of the School site, directly adjacent to the existing sixth form centre. Access into the site would be from Rhodes Avenue, through the School grounds.
- 2.5 The site currently comprises an area of hardstanding (circulation space) and a small portion of existing informal, grassed recreation space within the School's grounds (Figure 2). The site is separated from the adjoining golf course to the north and the allotments to the east by a close boarded timber fence with mature hedgerow/trees beyond. The existing outdoor space is currently enclosed to the south by a timber fence with a partly defunct, gappy beech hedge which follows the line of the existing sixth form building and would be removed as part of the development proposals. The site also contains two trees – a witch hazel (T6) and a semi-mature mountain ash (T7) (see Arboricultural reporting for more details).



Figure 1: Site Location (application site indicated by red line/arrow)



Figure 2: Views into the application site looking north

2.6 In terms of specific site constraints and designations:

- Part (but not all) of the site is located within MOL (Figure 3)

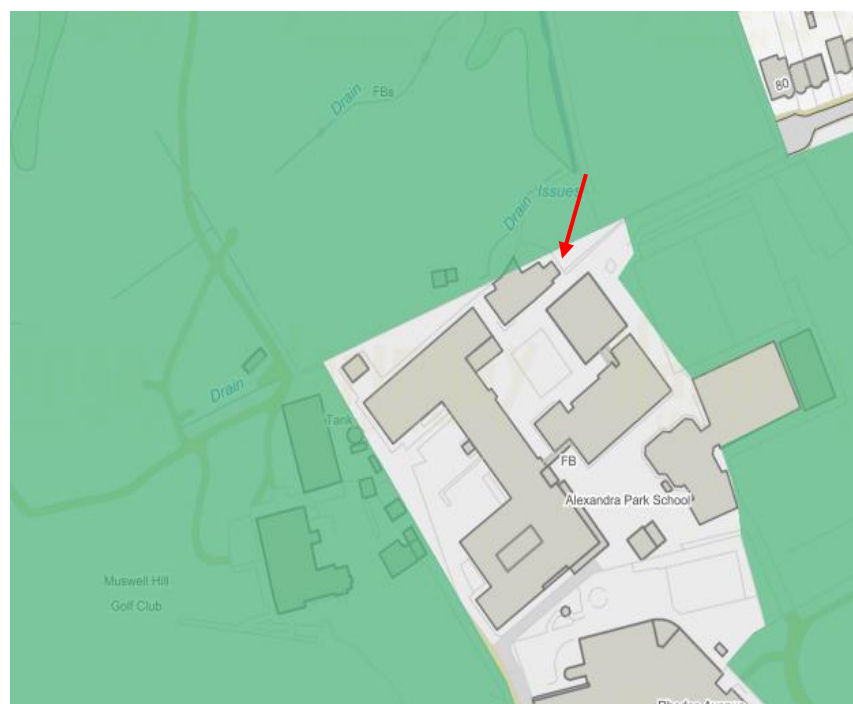


Figure 3: MOL designation (site indicated by red arrow)



- The site is not located within a designated area of open space as identified on the Local Plan proposals map, nor is it part of a Green Chain
- The site is not located within a Conservation Area, nor are there any listed buildings in the immediate vicinity
- The site is not subject to any ecological designations
- The site is within flood zone 1.
- There are no public rights of way running through or near the site

Planning History

- 2.7 The School's most recent planning history is provided in **Appendix 1**. Consent for the existing sixth form centre was granted in 2008 (ref. HGY/2008/1937). Most recent development proposals include an artificial grass pitch and gym extension in 2017 and 2016 respectively, and extension of the existing science block in 2020 (ref. HGY/2020/0110).



3 Needs Case

- 3.1 The following sections describe why there is a need for the School to provide additional educational space in response to existing and forecasted growth and to address existing shortfalls in its accommodation and teaching facilities.

Forecasted Growth

- 3.2 Currently, Alexandra Park School operates with a Published Admission Number (PAN) of 550 sixth-form students (total published pupil roll across all year groups is 1,810 for 2023/24). However, they have been operating at above this number since 2019. The sixth form intake for the current academic year is 695, with LEA projections forecasting 750 from 2025 onwards (**Table 1**).

Table 2: Past, present and forecast sixth form roll						
2020	2021	2022	2023	2024	2025	2026
692	697	658	695	700	750	750

- 3.3 The proposed expansion at Alexandra Park School is supported by the Local Education Authority (LEA), as confirmed in the attached letter of support (**Appendix 2**) and the LEA's Pupil Places and Projections Document 2022 (PPPD).
- 3.4 According to the PPPD, in 2021, out of a total of 1,262 students studying in Year 12 across the borough, 319 students (31%) were attending Alexandra Park School. The substantial number of students in the borough choosing Alexandra Park School for their Year 12 studies highlights its popularity and reputation for excellence. The School's recent Outstanding rating (March 2023) by Ofsted further underscores the need for expanded facilities to accommodate the growing demand.
- 3.5 The PPPD also acknowledges that generally schools with sixth forms in the borough are either full or reaching capacity, which is borne out in the statistics for Alexandra Park School (Table 1). The notable increase in student enrolment which has already taken place highlights the urgent requirement for expansion to ensure that the School can adequately meet existing, committed demand in accordance with the LEA's pupil planning across the borough. Further expansion of the School's sixth form roll to 750 is being driven by the projected rise in demand for post-16 places between now and 2030 [ONS Population Projections by Local Authority District 2024].

Role of Alexandra Park School

- 3.6 The accompanying letter of support from the LEA also highlights the following in respect of its support for the expansion of the School's sixth form:
- Allowing more pupils within the borough to access and benefit from an outstanding education, thereby reducing the gap between disadvantaged and non-disadvantaged students.
 - Narrowing the gap between the most and least affluent areas of the borough by reducing the number of students travelling out of the borough for post-16 studies; those leaving the borough tend to make less progress.



- Expansion of the School's sixth form responds to one of the LEA's key priorities to increase the number places available for Haringey students enabling more young people to benefit from high quality post-16 education; the School has a particularly strong record in significantly impacting on the prospects of some of those from the most deprived backgrounds through its combined academic and vocational subject offer.

Spatial deficiencies

- 3.7 A review of the school's existing site against Building Bulletin 103 ("BB103"), see the Design & Access Statement for full details, has highlighted a number of shortfalls, both in respect of existing pupil numbers and forecasted increases. The analysis reveals that the school lacks sufficient teaching and non-teaching areas to accommodate its current student population. Moreover, if the School were to expand from its current number of sixth form students to 750 as per the LEA's forecasts, the deficit would be even greater.
- 3.8 Addressing the space deficit is crucial to meet the growing needs of Alexandra Park School and creating an optimal learning environment. An analysis of the existing teaching space in relation to current pupil numbers and the target areas specified by BB103 highlights significant deficiencies. In summary:

Internal Area Analysis: The school currently has a total gross internal floor area of 13,358m². This is 897m² less than the target area specified by Building Bulletin 103 for an 8FE PAN with a 660-place sixth form¹, and 2,750m² less than the maximum recommended area for an 8FE PAN with a 750-place sixth form.

External Area Analysis: The existing school site, which covers an area of 25,189m², falls short of the recommended site area for an 8FE PAN with a 660-place sixth-form by 76,061m², and for an 8FE PAN with a 750-place sixth form by 82,311m². One of the main reasons for this shortfall which can be typical of a school located within an urban setting is that Alexandra Park School does not have its own playing fields but does have access to the adjacent recreation ground. The recommended P.E space requirement for a school of this size is in the region of 66,892m². The schools' ability to use the adjacent playing fields reduces the existing external shortfall considerably.

- 3.9 Considering the existing deficit, The BB103 analysis has identified that the school would have the following accommodation shortfalls should the school expand to a 750 place sixth form:
- 9 no. seminar classrooms (41m²)
 - General teaching classrooms are undersized by 210m² equivalent to almost 4 no. classrooms
 - Sixth form social space undersized by approx. 125m²

¹ 660 being correct at the time of BB103 assessment (sixth form pupil roll has since risen to 695)



- Dining room undersized by approx. 230m²
 - Kitchen undersized by 73m².
 - Pupil toilets are undersized by 169m²
- 3.10 Further deficits were also identified in relation to science, DT, reprographics, office, storage and changing space were also identified, although these were not considered to be essential at the present time, some of which (e.g., science) can and are being addressed through timetabling and other measures.
- 3.11 While it is understood that not all the BB103 area deficits can be addressed within the current project's funding and scope, the focus is on providing dedicated sixth form teaching, study and social areas to alleviate the strain on shared accommodation for both 11-16 and post-16 students.
- 3.12 By consolidating the sixth form space in one location, the School not only addresses the existing deficiencies in teaching space but also enhances overall efficiency and effectiveness in utilising its current facilities. The School is dedicated to optimising its resources and creating an environment that supports the educational goals and aspirations of all its students.
- 3.13 A more detailed summary of the BB103 assessment and shortfalls is provided in the Design & Access Statement.

Summary

- 3.14 In summary:
- The School is already operating with a significantly larger sixth form vs. its published admission number (PAN).
 - LEA future place planning has already identified a greater number of sixth form students attending the school vs. the PAN and assumed a further increase to 750 in line with ONS forecasts.
 - Expansion of the School aligns with the LEA's strategic objectives, namely improving access to high-quality post-16 education, narrowing the attainment gap and reducing the number of students leaving the borough for their sixth form studies.
 - A review of the school's facilities vs. BB103 has identified that there are significant deficiencies in respect of spatial provision in the context of the current pupil role, exacerbated by planned sixth form expansion.
 - Proposals to expand the school's sixth form centre represent an efficient means to address these deficiencies by relieving pressure on existing classrooms and shared accommodation for 11-16 and post-16 students.



4 Proposed Development

Options Appraisal

- 4.1 In response to Officer's initial pre-application feedback on an earlier scheme in December 2022, a design review of possible development options to meet the identified need was undertaken to demonstrate that the proposed development was the optimum solution and to minimise potential impacts on MOL. The exercise resulted in a revised preferred option (Option 3 in the appraisal) which, while in the same location as an earlier design, reduced overall encroachment into MOL by ~200m². The development proposals submitted for approval as part of this application are based on Option 3, with further detailed technical and design refinement.
- 4.2 A summary of the options appraisal process and outcomes is provided in **Appendix 3**.

Proposed Development

- 4.3 This application seeks planning permission for:

Erection of three-storey side extension to provide additional sixth form accommodation (Use Class F1) including access, landscaping, biodiversity enhancements, drainage, cycle parking, renewable energy and sustainability measures

at Alexandra Park Secondary School, Bidwell Gardens, London, N11 2AZ.



Figure 4: Extract from the Proposed Site Plan

*Use*

- 4.4 The School is in educational use (Use Class F1) and the proposed sixth form extension would be for the same purpose.

Amount

- 4.5 The development footprint is 262.7m² (excluding overhang). Total GIFA of the extension is 802.38m².

Layout

- 4.6 The proposals comprise a single three-storey extension adjoining the eastern side of the existing sixth form building. At ground floor the extension provides a new main entrance with access to a new sixth form social space. A new staircase and passenger lift provide access to the first and second floors which make provision for 8 no. seminar/classrooms with staff office and toilets. At second floor the new extension provides a roof terrace which will offer additional outdoor amenity space. To the rear of the building the upper floors have been designed to create an overhang that will provide a covered outdoor dining area within the existing outdoor amenity space.

Scale

- 4.7 The proposed development comprises a three-storey extension to the existing two-storey sixth form building. The footprint of the extension will ensure that it is proportionate to the existing building, forming a logical complement. The extension is also considerably smaller in scale and height than the existing four-storey buildings immediately to the south and west which form a backdrop to the new extension.

Materials and appearance

- 4.8 The proposed materials palette reflects the existing school buildings in order to integrate the new extension into the wider school campus while creating a more defined identity for the sixth form department. The design aesthetic follows the general approach of other more recent developments at the School, using light coloured render as the predominant walling material. Grey/blue engineering brickwork is proposed at ground floor level to provide a long lasting and robust material suitable for a school site. The design is accentuated by a limited use of bright yellow cladding panels to differentiate and identify the new sixth form building.
- 4.9 At ground floor full height glazing will provide an active frontage to animate the building, providing views into and out of the new social space. The main entrance is designed and accentuated by a bright yellow goalpost surround to provide focus and legibility.
- 4.10 At upper floors the rhythm and facade design is dictated by the repeated classroom layout. The classrooms include full height glazed panels to maximise daylight using solar control glass, with integrated inward opening louvre panels to provide a large amount of free opening area for natural ventilation.



Figure 5: Visual of the proposed development

Landscaping

- 4.11 The extension will connect to the existing outdoor amenity area at the rear of the building, part of which will be redesigned to provide an outdoor dining space which will maximise the value and use of this area. The remainder of this area will be maintained as existing grassed amenity space. The landscaping proposals include further improvements such as a new path from the wider campus which will integrate the area more successfully into the school site than is currently the case.
- 4.12 Additional tree planting has also been incorporated within the area immediately adjacent to the new extension (three trees and new hedgerow) and across the wider school site, where five new oak trees will be planted to the south of the existing 14 astro pitches. An area of meadow grassland will also be created in this part of the site as part of the collective biodiversity net gain, as shown on the Proposed Overall Site Plan.

Access

- 4.13 Pedestrian and vehicular access into the wider school site will remain as existing. The proposed extension includes a new entrance at ground floor level which will form a focal point for the School's sixth form centre, with staircase and passenger lift access to the upper floors.
- 4.14 Level access will be provided to all ground floor areas. The building will be wheelchair accessible throughout with a passenger lift providing access to the upper floors. The external levels and outdoor dining space will be accessible with a level threshold. Disabled WCs will be provided in accordance with Building Regulations.
- 4.15 An external staircase has also been provided to the east of the building to allow for adequate means of escape.



- 4.16 Provision has also been made within the proposals for 28 covered cycle parking spaces located close to an existing entrance into the School and adjacent to the sports pitches.
- 4.17 Refuse and emergency access will remain as existing.



5 Pre-Application Consultation

- 5.1 Pre-application advice was sought from Officers in December 2022 and again in July 2023 on the basis of a revised scheme in response to Officer's initial advice. Officers' key concern in December 2022 related to the encroachment of the proposed building into MOL which would require further justification in accordance with planning policy. The July 2023 scheme addressed this concern by providing further evidence of need and details of an assessment of nine alternative options (Appendix 3) which had resulted in a revised design which had reduced the degree of encroachment into MOL from by ~200m².
- 5.2 On the basis of this revised scheme, Officers' July 2023 advice concluded that the proposed option was likely the most suitable way of securing the additional accommodation, that the proposals could be considered to meet policy exemptions in relation to MOL and that *"On balance, the benefits resulting from the additional places for sixth formers would outweigh harm to the open space MOL."*
- 5.3 **Table 3** summarises key points from Officers' written feedback and how these have been addressed as part of the planning submission.

**Table 3: Summary of Pre-application feedback**

Policy area	Feedback	Response
Development within MOL	Any submission should include a Statement of Need; details of alternative options assessment and evidence of how harm to MOL has been minimised and outweighed by the benefits to the school and educational provision.	A Statement of Need is provided in Section 3 of this Statement. Details of alternative options considered are provided in Appendix 3. A balancing exercise of encroachment/harm to MOL vs. benefits has been undertaken in Section 7.
	Exemptions to MOL policy do apply, notably that limited extensions and infill on previously developed land are permitted where there is no greater impact on openness.	These exceptions and how they apply to the scheme are explored in Section 7.
	Full submission should include the full floor area details as provided previously with both internal and external areas clearly detailed.	Please see Section 4 and the Design & Access Statement.
Design	Overall size and design are considered acceptable with materials matching the existing building. Continuation of the existing building line is considered an improvement Rear window views onto the golf course are welcome for the well-being of the building users. New and extended external staircase and use of roof terrace are considered acceptable, subject to consultation.	These have all been retained in the development proposals.
	Options to consider include: - A more prominent new entrance, amplified by signage and/ or size, and to address accessibility. - Canopy - Scope to improve the windows facing the Golf course in the existing building.	The new entrance will be concealed from wider public views within the site by the existing four storey building immediately in front of it. It has however been emphasised and made more prominent within the design through use of differentiated colours and materials (glazing and yellow cladding). There is no scope for a canopy, but the building does include an overhang.



		No changes to windows in the existing building are proposed at this time owing to budgetary constraints. Windows in the new extension provide views onto the golf course.
	Overheating mitigation should be incorporated into the design upfront, inc. louvres (fins) on the west side of rear windows to mitigate against afternoon sunshine.	This has been achieved – please see Design & Access Statement, Section 4.
Ecology	Submission should include an assessment of the existing value of existing MOL land, i.e. level of biodiversity value and how its loss is being mitigated.	Please see accompanying PEA and BNG assessment
Neighbouring Amenity	No issues regarding neighbouring adjoining amenities, subject to a Construction Management Plan to consider impact during construction and public consultation outcome.	Any potential impacts are likely to be limited to the construction phase and can be satisfactorily managed via a CMP.
Highways	Proposal will result in an uplift in (formal) pupil numbers by 200, and in the previous pre application, it was detailed that an additional 9 staff would service the increased pupil numbers.	While the pupil increase directly attributable to the proposed development is 90 (+4 staff) a TA has been prepared and submitted with the application.
	A Transportation Assessment will be required, to detail the transportation characteristics of the proposal, any particular impacts and appropriate mitigation, and how the development will work in transportation terms on a day to day basis. TA should consider access, parking (car and cycle), active travel measures/routes to the site, delivery and service arrangements, and the build out. A school Travel Plan will also need to be implemented if not in place already.	There is already an up to date Travel Plan in place and further measures are suggested within the TA to encourage sustainable travel to and from the site. Provision has been made within the development for an additional 28 covered cycle parking spaces.
Sustainability and Energy	Development proposals must minimise overheating risk, reduce energy demand in line with London Plan SI2 and Local Plan policy SP4. Proposals should also be BREEAM Very Good as a minimum. Future planning application should include: - Energy Statement, including the modelling outputs	All these reporting requirements have been provided as part of the submission. The proposals achieve a BREEAM very good standard, as well as carbon reductions against Part L of 37%. 20% on-site renewable energy has also been incorporated into the scheme.



	- GLA carbon emission reporting spreadsheet - Biodiversity Net Gain statement - Urban Greening Factor Statement - Dynamic Thermal Model Overheating Assessment (CIBSE TM52) - Sustainability Statement - BREEAM Pre-Assessment	
Drainage and flooding	Any revised proposal will need to include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy and relevant policies.	An FRA and surface and foul water drainage strategy has been submitted with the application.
Air quality, noise, vibration and contamination	The whole of the borough is an air quality management area (AQMA) for both NO2 and PM10. Noise/vibration and air quality studies would be expected with any full planning application. Given the current and historical use of the site, a land contamination survey must also be undertaken and submitted with any forthcoming planning application.	Please see noise and air quality technical notes, both of which conclude that there are unlikely to be any significant impacts. Site testing has been undertaken and appropriate mitigation provided.
Trees and landscaping	Tree protection measures will be required to any adjoining trees. A landscaping strategy for hard and soft landscaping should be submitted.	Please see Arboricultural Method Statement Landscaping proposals are described in the Design & Access Statement and detailed on the proposed site plans.



6 Planning Policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. This is echoed in paragraph 2 of the National Planning Policy Framework (NPPF), last updated in September 2023, which is itself a material consideration.

6.2 The Development Plan comprises the following:

- Strategic Policies 2013 (with alterations 2017); and
- Development Management Plan DPD (adopted 2017).

6.3 Also of relevance are the following SPDs:

- Planning Obligations (2018); and
- Sustainable Design and Construction (2013).

National Planning Policy Framework (NPPF)

6.4 The relevant chapters and paragraph numbers of the National Planning Policy Framework (2023), henceforth referred to as the “NPPF”, are listed in the Table 4.

Table 4: National Planning Policy Framework	
Chapter	Paragraph Numbers
2. Achieving sustainable development	8
8. Promoting healthy and safe communities	95
9. Promoting sustainable transport	111, 112
12. Achieving well-designed places	126, 130
13. Protecting Green Belt land	139, 149, 147
14. Meeting the challenge of climate change, flooding and coastal change	154, 157, 169
15. Conserving and enhancing the natural environment	174, 185



London Plan 2021

6.5 The Local Plan policies relevant to this application are listed in Table 5.

Table 5: London Plan Policies	
Policy Number	Policy Title
GG1	Building strong and inclusive communities
GG2	Making the best use of land
D4	Delivering good design
D5	Inclusive design
D14	Noise
S1	Developing London's Social Infrastructure
S3	Education and childcare facilities
G3	Metropolitan Open Land
G6	Biodiversity and access to nature
G7	Trees and woodlands
SI1	Improving air quality
SI2	Minimising greenhouse gas emissions
SI4	Managing heat risk
SI12	Flood risk management
SI13	Sustainable drainage
T3	Transport capacity, connectivity and safeguarding
T4	Assessing and mitigating transport impacts – CMPs
T5	Cycling
T6	Car parking

Haringey Local Plan

6.6 Local Plan policies relevant to this application are listed in Tables 6 and 7.

Table 6: Local Plan Strategic Policies	
Policy Number	Policy Title
SP0	Presumption in Favour of Sustainable Development
SP4	Working towards a Low Carbon Haringey
SP5	Water Management and Flooding
SP7	Transport
SP11	Design



Table 6: Local Plan Strategic Policies	
Policy Number	Policy Title
SP13	Open Space and Biodiversity

Table 7: Local Plan Development Management Policies	
Policy Number	Policy Title
DM1	Delivering High Quality Design
DM2	Accessible and Safe Environments
DM4	Provision and Design of Waste Management Facilities
DM20	Sustainable Design, Layout and Construction
DM21	Open Space and Green Grid
DM23	Environmental Protection
DM24	Managing and Reducing Flood Risk
DM25	Sustainable Drainage Systems
DM31	Sustainable Transport
DM32	Parking



7 Planning Considerations

7.1 Having regard to the proposed development, together with the site context, relevant planning history and planning policy, the key planning considerations for this proposal are:

- Principle of Development
 - Education
 - Metropolitan Open Land
- Design
- Sustainability & energy
- Amenity
- Pollution
- Transport
- Flood Risk and drainage
- Ecology and trees

7.2 These matters are considered in turn below.

Principle of Development

Promoting Education

- 7.3 NPPF paragraph 95 emphasises the importance of making sure that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities are directed to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. This includes giving great weight to the need to create, expand or alter schools through decisions on applications; and working with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 7.4 Policy GG1 of the London Plan emphasises inclusive and sustainable development to create strong and inclusive communities. It sets expectations for early and inclusive engagement with stakeholders, provision of quality community spaces and infrastructure, promotion of economic opportunities, and the creation of accessible and inclusive environments.
- 7.5 Policy S1 of the London Plan focuses on the development of social infrastructure in London. It highlights the importance of needs assessments, collaboration, and support for high-quality, inclusive social infrastructure.
- 7.6 Policy S3 of the London Plan specifically addresses education and childcare facilities. In line with the NPPF, it aims to ensure an adequate supply of high-quality education and childcare facilities to meet demand and offer educational choice, emphasising the identification of suitable sites, accessibility, inclusive design, shared use of services, and preservation of existing facilities.



- 7.7 Haringey's Local Plan policy SP16 also states that the Council will work with its partners to ensure appropriate improvement and enhancements of community facilities.
- 7.8 The proposed expansion at Alexandra Park School aligns with the expectations of London Plan policies GG1, S1 and S3 and Local Plan policy SP16. The development proposals address the pressing need for additional capacity to accommodate the existing and forecasted number of students seeking enrolment at the School. The School has been rated outstanding by Ofsted but there exist significant spatial deficiencies across the campus which this project seeks to address, thereby improving the quality of the School's facilities.
- 7.9 The support from the Local Education Authority demonstrates collaborative efforts and a shared commitment to providing improved educational opportunities for students in Haringey. The proposals seek to address existing socio-economic challenges by retaining more students within the borough, enhancing educational outcomes for all, and reducing disparities in post-16 education across the area by improving both access and educational choice for students living in the borough.
- 7.10 As well as meeting an identified need within the borough, the proposals also chime with challenges identified at a strategic level within the London Plan, including the growing need for school expansion and new facility provision to meet the increasing demand and significant need for school places across the city (paragraph 11.1.34). In particular there is a predicted increase in demand for FE provision, driven by the growing number of 16–19-year-olds and the requirement for young people to remain in learning until they are 18 (paragraph 5.3.9).
- 7.11 The proposals for expanding Alexandra Park School meet the expectations and requirements of London Plan policies GG1, S1 and S3 and Local Plan policy SP16. The project addresses a clearly evidenced need for increased sixth form capacity, will provide accessible, inclusive and high quality facilities and aligns with the strategic objectives of the LEA. Importantly, the proposals have also been developed in discussion with Officers at Haringey to identify and resolve key issues prior to submission. As such, the NPPF directs that 'great weight' should be given to the need to create, expand or alter schools through decisions on applications.

Development in Metropolitan Open Land

- 7.12 Local Plan policy SP13 states that new development must protect and enhance MOL. Policy G3 of the London Plan states that Metropolitan Open Land (MOL) is afforded the same level of protection as Green Belt land. It requires MOL to be safeguarded from inappropriate development and as such is protected in accordance with national policy tests that apply to Green Belt.
- 7.13 Paragraph 149 of the NPPF restricts the construction of new buildings in the Green Belt except under certain circumstances. New buildings that do not meet the exceptions set out in policy should be regarded as inappropriate development and only approved in very special circumstances (NPPF paragraph 147).
- 7.14 Among the exceptions listed in the NPPF is paragraph 149(c) – the extension or alteration of a building provided that it does not result in disproportionate additions over and above the original building (i.e., as it existed on 1st July 1948 or if constructed after that date, as built originally). Historic maps show a building on the site in 1970, and more recognisably in 1980, although the built form on the site at that time differs from that which is present today. Alexandra Park School itself was established in 1999.



Figure 6: Historic site images & maps

7.15 While providing a definition of ‘original building’, the NPPF is silent on what constitutes a proportionate extension, this being a matter for planning judgement based on the specifics of each proposal. In forming a judgement on what constitutes a proportionate extension, we have reviewed relevant appeal cases which have provided the following insights:

- While not necessarily being part of the ‘original’ building, other established parts of a building as it exists today can legitimately be considered when forming an opinion on proportionality.



- Consideration should be given to buildings already in situ and how any proposed extension relates to them in terms of scale and context.
- The wider development context and building setting should also inform judgements over whether or not an extension would appear disproportionate.
- Implications of the Tandridge DC vs. SOCG (2015) case for wider Green Belt policy in acknowledging that the definition of 'building' as defined by the TCPA 1990 should not necessarily be read as excluding more than one building, providing as a matter of planning judgment they can *sensibly be considered together*.
- *'Whether or not an extension is disproportionate cannot only be concerned with its footprint in relation to the original building. Other factors such as mass, bulk, height, design must also be taken into account of this question is to be fully answered. The question is incapable of being answered if proportionality is to be assessed (against some earlier building that no longer exists).'*²

7.16 While the School's planning history illustrates that there have been various expansions and alterations on the site since the current School opened (and indeed before that), it is nonetheless considered that the proposed expansion of the existing sixth form building is a proportionate extension to the existing campus, comprising 263m² footprint within the context of an existing campus footprint of 6,249m² (i.e., 4% of existing footprint).

7.17 In terms of the scale of the building proposed and its immediate context, the proposed extension is proportionate in scale to the existing sixth form building while being significantly lower in height than other key buildings on the campus and in the vicinity of the site (namely the science building (Block B) immediately to the south and the main School building to the west, both of which are four storeys, as shown on the Site Plan and accompanying visuals). Its location within the site and proximity to existing buildings will also mean that the new extension is always 'read' within the context of the School campus collectively, where it appears as a very modest and proportionate extension to the existing collection of buildings.

² Quoting the Inspector at Home Farm Cottage, Surrey, APP/Y3615/A/08/2070892



Figure 7: Proposed extension shown with taller buildings to side and rear

- 7.18 Also relevant is NPPF exception 149(g) – limited infilling or the partial or complete redevelopment of previously developed land, which the NPPF defines as land “...which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed)...”.
- 7.19 The classification of university and college campuses as previously developed land was considered by both the Planning Inspectorate and Secretary of State (SoS) in their decision regarding an appeal by Oxford Brookes University in relation to their Wheatley Campus³. Drawing on previous similar cases, the SoS agreed with the Inspector that an area of the appeal site comprising sports pitches and circulation space should be considered previously developed land (PDL) on the basis that they fell within the curtilage of the Wheatley campus buildings and could therefore be considered against what was NPPF paragraph 145(g) (now 149) at the time the appeal decision was made.
- 7.20 In making their judgement, the Inspector noted that *‘These pitches and the circulation areas around them clearly perform an important functional purpose related to the campus buildings’* (paragraph 13.24). On the same basis, it is considered that the site of the proposed extension (comprising circulation space/hardstanding and part of an informal recreation area within the curtilage and wider campus of Alexandra Park School) should be considered as previously developed land and therefore appropriate development, subject to an assessment of its impact on openness.

Impact on openness

- 7.21 As per national guidance, impact on openness needs to be considered in respect of both spatial and visual impact. In spatial terms, the proposals would introduce a very modest amount of additional

³ Appeal ref APP/Q3115/W/19/3230827



development within MOL. Of the 263m² new building footprint⁴ only 106m² sits within the 565m² parcel of MOL within the school site which is itself part of a much larger area of MOL beyond the School campus (Figure 8). This degree of encroachment could not be reduced any further owing to site constraints and the need to align with the existing sixth form building line, as supported by Officers at pre-application stage.



Figure 8: The application site sits on the margins of a very large area of MOL and would represent an inconsequential loss / negligible encroachment

- 7.22 By making use of land that is partially enclosed and already dominated by built form, the proposal will not have any measurable spatial impact on MOL; a conclusion reinforced by the fact that it will

⁴ Slight increase in footprint from pre-application submission relates to technical design development and compliance with Part L



have no impact on the fundamental role and purpose of MOL. This particular section of MOL has been physically separated and fenced off from that surrounding it (golf course) and now clearly functions as part of the school campus as a relatively small area of enclosed outdoor space.

- 7.23 Furthermore, the area does not contribute to the criteria identified in the London Plan that would result in the designation of land as MOL – namely:
- 1) it does not contribute to the physical structure of London by being clearly distinguishable from the built-up area, being more closely related to the school buildings than the golf course adjacent
 - 2) it does not include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 - 3) it does not contain features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
 - 4) the development site comprises a very small portion of MOL which is already physically separated from the adjoining golf course and does not itself function as a node or link in the wider green infrastructure network.
- 7.24 A recent appeal decision has clarified the relationship between the spatial and visual aspects of openness and how they should be considered in respect of assessing potential harm to openness arising from a development proposal. In forming their view of proposals at Chiltern Hill Field⁵ the Inspector made it clear that the spatial impact of a proposal (by virtue of the introduction of a building where there currently is none) is not on its own sufficient to harm openness, with visual impact or perception being an important factor that could effectively reduce or eliminate the effect of a development on openness.
- 7.25 In respect of visual impact, the new sixth form block will be seen and experienced from the setting of the wider school campus; particularly when viewed from the golf course where the extension will be seen within the backdrop of existing school buildings, some of which are four storeys in height. From the south, east and west there will be no visual impact as wider views of the new extension (and MOL beyond) will be largely obscured by existing built form.
- 7.26 The extension itself is modest in size and sits lower in height compared to the existing buildings to the south east/west, as illustrated on the proposed visualisations. Its architectural form and design – which incorporates a flat roof, simple geometric mass and simple materials palette in keeping with surrounding buildings – will also ensure that it can be easily assimilated into the existing site and its visual impact minimised.
- 7.27 A significant part of the MOL within the site boundary will also be retained as existing as informal recreational space. As such, it is not anticipated that the extension will introduce any new visual

⁵ Appeal reference APP/P0240/W/23/3316421



impact or affect the existing perception of openness from beyond the site above that already associated with the existing school buildings.



Figure 9: Views into the site are already dominated by existing buildings (existing sixth form building in the foreground, indicated by red arrow, science block shown in orange)

Very Special Circumstances

- 7.28 On the basis of the above assessment, it is considered that the proposals accord with national policy exceptions relating to development in the Green Belt/MOL, namely that they are a proportionate extension and constitute the redevelopment of previously developed land that will have no greater impact on openness than existing development. As such, they are considered to be in accordance with London Plan policy G3 and Local Plan policy SP13.
- 7.29 However, should Officers consider the proposed development to be inappropriate development, the level of harm associated with them is limited to that associated with its assessment as inappropriate development, in the absence of any further spatial or visual harm arising from the physical development itself.
- 7.30 This limited level of harm is considered to be outweighed by the very special circumstances associated with the proposals:
- A thorough options appraisal was undertaken to inform the proposals (**Appendix 3**) which concluded that the proposed development was the best option from those considered in respect of cost, deliverability, operational requirements, design and long-term masterplanning of the site; options considered outside of the MOL did not perform so well and several were fundamentally flawed in meeting the primary development objectives of the project.
 - The findings of this assessment were shared with Officers during the pre-application process. On the basis of this assessment, Officers agreed that on balance, the preferred option (which has since formed the basis of this planning application) was, on balance, the most suitable way of securing the additional accommodation.
 - The proposals represent an efficient solution in respect of addressing existing spatial deficits across the School campus to meet existing need, including issues of overcrowding and shortcomings against existing standards set out in BB103.



- There is an evidenced need for additional sixth form places, both at city and borough level; the provision for which relies on/assumes an increased sixth form capacity at the School, as evidenced in the School Place Planning Report 2022.
- The proposals have been endorsed by the LEA; proposals for the expansion of the School have been developed in partnership with the LEA who consider that it responds to a number of identified needs and strategic priorities in the provision of sixth form places across the borough.
- Provision of additional sixth form places at the School will improve choice and access to education within the borough thereby addressing the inequalities that currently exist between the relatively more deprived and affluent parts of the borough.
- Supporting educational excellence: the school is ranked as Ofsted outstanding; by increasing the number of sixth form places available, more young people will have access to the highest quality educational offer.
- There will also be positive impacts across the wider network of schools in the borough. The school is a strong role model for the development of key skills for the future, working with other schools to increase uptake of STEM subjects through their lead role for the STEM Learning North and East London Science Learning Partnership (SLP).
- The proposals represent a high-quality design solution that will considerably improve teaching facilities and spaces at the School.
- The proposal creates a separate standalone facility which could, in the future, serve as a hub for community activities, fostering partnerships with local organisations, and promoting a sense of community involvement in educational initiatives.

7.31 It is considered that the benefits associated with the scheme outweigh the limited harm associated with an encroachment into 106m² of MOL on a site that has already been physically separated from the wider MOL, is already experienced as part of the wider School campus and consequently performs no useful function in respect of the role and purpose of MOL. As such, the proposals are considered to be in accordance with paragraph 139 of the NPPF, London Plan Policy G3 and Local Plan policy SP13. As noted by Officers in their pre-application feedback, *'both London Plan and Local Plan policies place a high emphasis on accommodating educational need. It therefore seems that the case for very special circumstances could be justified'*.

Design

- 7.32 NPPF paragraph 126 emphasises the role of good design in delivering sustainable development and creating better places to live and work. Further design principles are set out in paragraph 130, including the need to deliver good architecture that is sympathetic to local character and setting, optimising the potential of sites to accommodate development and creating places that are safe, inclusive and accessible.
- 7.33 London Plan policy D4 sets out a framework for how good design will be delivered through policies in the London Plan, decisions and processes. In line with the principles set out in the London Plan, Local Plan policies SP11 and DM1 expect development to enhance the built environment by creating



high quality, sustainable, accessible and safe places and buildings. Policy DM1 sets out further Design Standards in respect of the character of development, landscaping, privacy and amenity.

- 7.34 The building's architectural form (flat roof and simple mass) and use of light-coloured render reflects the general design aesthetic and character of existing buildings on site and will ensure that the new extension successfully integrates into its setting.
- 7.35 As noted in the accompanying Design & Access Statement the proposed extension offers an opportunity to improve the design quality of buildings across the School site generally, and specifically in respect of creating a stronger identity for the sixth form centre, where the existing sixth form building is somewhat bland and uninspiring. This will be achieved through the creation of a new entrance which will provide a focal point to the building, while the use of contrasting colour cladding panels and grey/blue brickwork at ground floor will add interest to the building. Provision of full height glazing will further activate the frontage while making the best of views out over the golf course.
- 7.36 In accordance with London Plan D5 and Local Plan policies DM1 and DM2 the building will be fully accessible to all with level access provided into and throughout the building. A passenger lift will provide access to the upper floors and the building will be wheelchair accessible throughout. Provision has also been made for emergency evacuation via a new external staircase to the east of the building.
- 7.37 As noted by Officers in their pre-application feedback, the overall size and design of the extension were considered acceptable; continuation of the existing building line was considered to be an improvement while rear-view windows onto the golf course were encouraged for the wellbeing of the building's users. The external terrace and staircase were also considered by Officers to be acceptable while the creation of a more prominent entrance was encouraged. Further details of how the proposals align with the design principles set out in London and Local Plan policies are provided in the accompanying Design & Access Statement.

Sustainability and Energy

- 7.38 NPPF paragraphs 154 and 157 encourage new developments to minimise energy consumption, avoid increased vulnerability to the impacts of climate change and reduce greenhouse gas emissions. Local Plan policy SP4 requires non-residential development to be at least BREEAM "very good" and zero carbon from 2019. Where viable, developments are also expected to achieve a reduction in predicted carbon dioxide emissions of 20% from on-site renewable energy generation.
- 7.39 London Plan policy SI 2 sets out requirements for major development. While the proposals fall below the threshold for major development⁶, consideration has nonetheless been given to the policy requirement for achieving net zero carbon and a minimum onsite reduction of 35% beyond Building Regulations Part L.

⁶ 802m² GIFA



- 7.40 Local Plan policy DM20 provides further guidance on sustainable design, construction and layout, encouraging development proposals to follow the energy hierarchy, address issues of potential overheating and making careful choices in building materials. Expectations in respect of overheating specifically are set out in London Plan policy SI 4.
- 7.41 The proposals have been developed following the principles of the energy hierarchy. In accordance with Local Plan policies SP4 and SI 2, the extension will exceed the minimum policy requirement (35%) and achieve a 37% carbon reduction on the Building Regulations Part L 2021 baseline, as outlined in the accompanying Energy Statement which describes the proposals with reference to the energy hierarchy.
- 7.42 The building's design follows the cooling hierarchy as set out in London Plan policy SI 4 and an overheating assessment has been carried out which demonstrates that the spaces within the new building meet the relevant overheating criteria. Particularly careful consideration has been given to the design of the building and use of glazing to balance heat loss, heat gain and daylight without the need for mechanical cooling. The building also includes Natural Ventilation Heat Recovery Units (NVHR) within teaching spaces and a Mechanical Ventilation Heat Recovery (MVHR) in the larger social space. Classrooms include manual opening louvred panels to admit large amounts of free area for summer time ventilation.
- 7.43 Within the building itself low energy lighting will be utilised while building materials will comprise sustainable natural, non-toxic, high recycled content, low embodied materials wherever possible using the BRE Green Guide. The accompanying BREEAM shell and core assessment demonstrates that the building will meet 'very good' standard as per Local Plan policy SP4.
- 7.44 Further in line with Local Plan policy SP4, the proposals will also deliver 20% of the building's energy requirements through renewable energy technologies, including roof mounted solar and air source heat pumps.
- 7.45 Other sustainability measures that have been incorporated into the design in accordance with Local Plan policy DM20 include sustainable drainage and biodiversity enhancements (see paragraphs 7.70 and 7.73 of this Statement and accompanying reporting).
- 7.46 Overall, the proposals and accompanying reporting demonstrate that the development will meet policy requirements in respect of energy efficiency, on-site renewable energy generation, overheating and incorporation of sustainable design principles in line with London Plan policies SI 2, SI 4 and Local Plan policies SP4 and DM20.

Amenity

- 7.47 NPPF paragraph 185 emphasises the importance of making sure that development is appropriate to its location taking into account likely effects of pollution as well as impacts arising from the development.
- 7.48 Local Plan policy DM1 requires development proposals to ensure a high standard of privacy and amenity for the development's users and neighbours. Factors that should be taken into consideration include provision of sufficient daylight, sunlight and open aspect, avoiding issues of overlooking and loss of privacy and addressing issues of vibration, noise, fumes, odour and light pollution.



- 7.49 The site is located within the existing school campus and away from any sensitive receptors. As such and acknowledged in Officers' pre-application response, there are unlikely to be any impacts arising from the development on the amenity of neighbouring properties, and impacts arising from construction can be managed through a Construction Management Plan, if necessary.

Amenity for building occupiers

- 7.50 The proposed building design includes full-height glazing at ground and upper floors which will provide adequate daylight and sunlight. The classrooms include full height glazed panels to maximise daylight using solar control glass, with integrated inward opening louvre panels to provide a large amount of free opening area for natural ventilation. Louvre panels above the glazing will accommodate the Natural Ventilation Heat Recovery Units (NVHR) that will provide ventilation to the teaching spaces. As part of the environmental modelling and analysis, an overheating analysis and thermal modelling has been undertaken to ensure that the classrooms will provide a compliant and comfortable internal environment.
- 7.51 The scheme also includes landscaping details for the existing area of amenity space to the north of the building, which will be relandscaped to improve its appearance, amenity value and utility for School pupils.
- 7.52 Overall, the building has been designed to ensure a high standard of amenity for its future occupiers, in accordance with Local Plan policy DM1.

Pollution

Air quality

- 7.53 London Plan policy SI1 and Local Plan Policy DM23 specifically address issues of air quality by ensuring that new developments are designed to improve or mitigate impacts on or arising from poor air quality.
- 7.54 A technical note considering potential air quality issues arising during construction and operation has been prepared by Redmore Environmental. The assessment finds that impacts arising from construction can be adequately mitigated and as such are not significant. Likewise, impacts arising from the operational development are also considered to be not significant and no further assessment is required in accordance with industry guidelines. As such, the proposals are considered to accord with London Plan policy D14 and Local Plan policy DM23.

Noise

- 7.55 London Plan policy D14 and Local Plan Policy DM23 sets out expectations in respect of managing and mitigating potential noise impacts arising from or within the vicinity of new development.
- 7.56 A screening assessment for potential noise impacts arising from the development on the nearest residential receptors located off Bidwell Gardens has been prepared by Professional Consult. The findings of this assessment are that the rated level of noise arising from the development (specifically the ASHPs) will fall below the adopted typical daytime background sound level. Consequently, it is considered that noise from the development will be sufficiently low to accord with the 'No Observed Adverse Effect Level' and as such noise should not be deemed to be a determining factor in the



granting of planning permission for the proposed development. As such, the proposals are considered to accord with London Plan policy D14 and Local Plan policy DM23.

Contamination

- 7.57 Local Plan policy DM23 expects developments to demonstrate that any risks associated with contamination can be adequately addressed. Proposals on land that is potentially contaminated are required to submit a preliminary assessment to identify the level of risk and, where necessary appropriate management and/or remediation.
- 7.58 Preliminary assessment and site testing has been undertaken which has found that the site is generally uncontaminated apart from a localised area. Suitable mitigation and remediation measures will be put in place during construction to mitigate any risks in accordance with the requirements of Local Plan Policy DM23.

Transport

- 7.59 NPPF paragraph 111 directs that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety. Applications are expected to prioritise pedestrians and cyclists, address the needs of those with reduced mobility, create places that are safe and secure and make provision for deliveries and emergency access (paragraph 112).
- 7.60 Both the London Plan policy T4 and Local Plan policies SP4, SP7 and DM31 place an emphasis on sustainable transport and promoting the use of public transport, walking and cycling. Thresholds for Transport Assessments and Travel Plans are explained in policy DM31 with reference to Transport for London thresholds.
- 7.61 Local Plan policy DM32 also expects developments to meet car and cycle parking standards as set out in London Plan policies T5 and T6. Local Plan policy DM2 addresses the need to ensure that new development can be used safely, easily and with dignity by all, and that existing pedestrian and cycling routes are protected and/or improved to ensure that they are safe and accessible. Requirements for satisfactory refuse collection arrangements are set out in Local Plan policy DM4.
- 7.62 Based on Transport for London's (TfL) thresholds, a Transport Assessment (TA) and Travel Plan (TP) would only be required for developments (as per non-residential developments, row 15 of the TfL guidance) over 1,000sqm. The TfL guidance only references TA and TP triggers in respect of student numbers in relation to boarding schools where the threshold is >150 students.
- 7.63 In terms of increased student and staff numbers resulting from the development, the TA makes it clear that while the PAN for the sixth form is 550, the School has been operating with 660 or more sixth-form students for the last four academic years. On that basis, the pupil and staff rise directly attributable to the proposed development is only 90 pupils and four staff. Nevertheless, a TA has been provided which considers both the 200 pupil increase (+9 staff) above the PAN of 550 and the 90 (+4 staff) pupil increase associated directly with the development.

Travel Plan & Sustainable Travel

- 7.64 The TA reports that the School site is highly accessible via good quality footpaths, footways and cycle routes and that overall it is in an accessible location. Analysis of likely trip generation



undertaken as part of the TA shows that the majority of trips to and from the school made by additional sixth form students and staff will be made either on foot, bicycle or by public transport.

- 7.65 The School already has a gold-accredited TP in place that has been submitted to TfL STARS platform, and which was last updated in March 2023 (i.e., it covers the current pupil roll, inc. 660 sixth form students). The existing TP has been effective in maintaining and increasing the percentage of students and staff walking and cycling to school, as well as the number using public transport.
- 7.66 While the pupil increase directly attributable to the development and the increase in floorspace itself fall below TfL Travel Plan thresholds, the accompanying TA includes a suite of measures that could be incorporated into the existing Travel Plan when it is next updated, to reinforce the sustainable ethos that has already been adopted by the School, and in accordance with policy principles set out in London Plan policy T4 and Local Plan policies SP4, SP7, DM2 and DM31.

Cycle and Car Parking

- 7.67 The proposals include provision of 28 covered cycle spaces, which has been based on the requirement that would be generated by the increase in staff (9) and students (200) above the official PAN in accordance with London Plan policy T5 and Local Plan policy DM23. No further car parking is proposed owing to the very modest increase in demand for staff car parking resulting from the proposals and in reflection of the School's highly sustainable location and the corresponding objectives of its TP. A parking survey recently undertaken at the School also indicates that there is already some parking capacity on-site on certain days of the week.

Local Highway Impacts

- 7.68 The TA includes an assessment of the likely highway impacts arising from the proposals, both on the basis of a 200 pupil uplift and a 90 pupil uplift. In both scenarios, the assessment concludes that the increase in pupil and staff numbers is unlikely to have significant impact on the local highway network, in accordance with NPPF paragraph 111, London Plan T4 and Local Plan policy DM31.
- 7.69 Existing arrangements for refuse collection and emergency access will remain as existing and are unaffected by the development proposals.

Flood Risk and Drainage

- 7.70 London Plan policy SI 12 and Local Plan policies SP5 and DM24 set out the requirements for Flood Risk Assessments (FRA) and the general expectation that new development should ensure that flood risk is suitably managed and mitigated. While the development proposals do not meet the criteria for FRAs in flood zone 1 (only required for sites over 1ha), an FRA has nonetheless been submitted with the application.
- 7.71 In line with NPPF paragraph 169, London Plan policy SI 13 and Local Plan policies SP5 and DM25, developments are expected to incorporate sustainable drainage systems in accordance with the drainage hierarchy and ensure that runoff rates are attenuated to greenfield run-off rates, with run-off managed as close to source as possible.
- 7.72 A surface and foul drainage strategy has been submitted with this application. Foul drainage will be managed by connecting to the existing system on site using a pumped system. Surface water will be



managed using SUDS strategies whereby both rainwater and surface water will be attenuated to the rear of the development using a combination of permeable paving and crates which will restrict flows to greenfield run off rates (including a 40% allowance for climate change) as required by policies SI 13, SP5 and DM25. Other options for on-site SUDS are limited by ground conditions which comprise underlying clay and made up ground with insufficient infiltration for soakaways. The proposed SUDS measures (filter drains and permeable paving) will also improve site water quality by providing filtration for pollutants, in line with the objectives of London and Local Plan policies SI 13 and DM25.

Ecology & Trees

- 7.73 NPPF paragraph 174 directs that planning decisions should contribute to and enhance the local environment by minimising impacts on and providing opportunities for net gains in biodiversity. This is echoed in London Plan policy G6 and Local Plan policies SP13, DM20 and DM21 which aim to maximise opportunities to secure enhancements and biodiversity net gain.
- 7.74 A Preliminary Ecological Appraisal and Bat Roost Assessment have been undertaken by Arbtech Consulting and accompanies this planning application. The PEA identifies that the development will result in the limited loss of a small area of low-value modified grassland, a species poor defunct hedgerow and low grade trees. Impacts on protected habitats and species are likely to be inconsequential/no impact and proportionate mitigation measures and opportunities for enhancement are identified in Section 4 of the PEA.
- 7.75 A biodiversity net gain assessment has also been carried out, findings from which are included with the application. Owing to the constraints of the development site itself, biodiversity enhancement opportunities have been identified within the context of the whole school campus (within the application blue line) in order to deliver more meaningful enhancements that integrate with the landscaping approach across the School as a whole. Biodiversity enhancement measures shown on the Proposed Overall Site Plan include:
- Additional tree planting (3 no.) along the northern boundary of the development site and along the southern boundary of the School campus (5 no.), adjacent to the sports pitches as part of sitewide landscaping plans;
 - Native hedgerow planting to the rear of the site;
 - Creation of a grass meadow area to the south of the sports pitches; and
 - 3 no. bug hotels along site boundary.
- 7.76 Overall, these measures will deliver a 17.5% net gain in habitat units and a 242.95% net gain in linear units, in accordance with London Plan policy G6 and Local Plan policies SP13, DM20 and DM21 and exceeding the standard expectation of 10% net gain.

Trees

- 7.77 London Plan policy G7 and Local Plan policies SP13 and DM1 expect new development to protect and maintain existing trees, as well as identifying opportunities for new trees where appropriate. The accompanying AIA identifies that two Category C trees (T6 witch hazel and T7 mountain ash) and a small part of group G4 (also category C) will need to be removed to facilitate the development. These



losses will be mitigated through the planting of additional trees and hedgerow within the application site and elsewhere on the School campus, as identified on the Proposed Overall Site Plan and resulting in a net gain in trees across the site as a result of the proposals. Measures to protect other trees during construction are set out in the Arboricultural Method Statement.



8 Conclusions

8.1 This Planning Statement has been submitted in support of a planning application for

Erection of three-storey side extension to provide additional sixth form accommodation (Use Class F1) including access, landscaping, biodiversity enhancements, drainage, cycle parking, renewable energy and sustainability measures

at Alexandra Park Secondary School, Bidwell Gardens, London, N11 2AZ.

- 8.2 The proposals have been submitted following extensive pre-application consultation with Officers. The development proposals submitted for approval represent the culmination of a comprehensive options appraisal exercise where alternative development solutions were fully explored to identify a solution which meets the School's needs while minimising encroachment into MOL. Officers' pre-application feedback acknowledged that the proposal represented the most appropriate solution.
- 8.3 London and Local Plan policies seek to avoid development in MOL which is afforded the same protection as Green Belt. This Planning Statement has put forward a case evidencing how the proposals meet two of the exceptions to inappropriate development, namely proportionate extensions and redevelopment of previously developed land where it will have no greater impact on openness. The drawings and visualisations submitted with the application demonstrate that there will be no visual harm to existing levels of openness owing to the siting and scale of the new extension within the context of existing school buildings. On that basis, the proposals are considered to be appropriate development in accordance with NPPF Chapter 13 and London Plan policy G3 and Local Plan policy SP13. Nevertheless, should Officers conclude otherwise, a range of very special circumstances have been put forward that are considered to outweigh any limited degree of harm associated with the proposals.
- 8.4 Most importantly, the proposals will meet an evidenced educational need which is supported by the LEA and is required to meet future pupil forecasts and place planning. In such circumstances, the NPPF (paragraph 95) attaches great weight to the need to expand and alter schools, urging those involved to work together to resolve key issues prior to the submission of applications (as the applicant and LB Haringey have done through extensive pre-application engagement) and in making decisions on such applications. The proposals also align with the objectives set out in London Plan policies S1 and S3 and Local Plan policy SP16 in terms of ensuring an adequate supply of high-quality educational facilities, promoting choice and equality in access to education and ensuring accessibility through inclusive design.
- 8.5 The application is also accompanied by a suite of technical reporting which address policy requirements in respect of design, energy and sustainability, transport, drainage, ecology and pollution. The reports show that potential impacts of the development have been satisfactorily mitigated in line with the expectations of relevant planning policy. The scheme will also deliver a number of benefits and enhancements which will raise the design standards for new buildings at the School, including BREEAM very good, 37% reduction in carbon vs. Part L, generation of 20% on-site renewable energy, improved outdoor amenity space for pupils, biodiversity enhancements across the wider site and a generous amount of cycle parking.



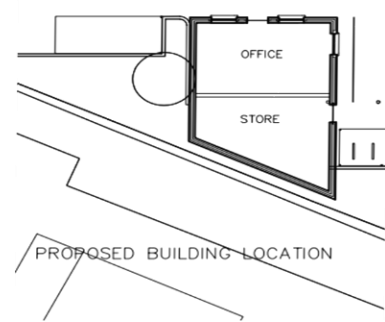
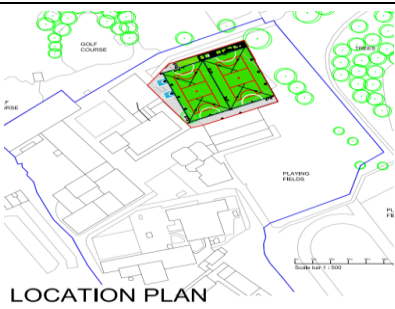
- 8.6 Overall, this Planning Statement and the wider submission demonstrate that the proposals accord with development plan policies and, as such, on the basis of NPPF paragraph 11(c) should be approved without delay.

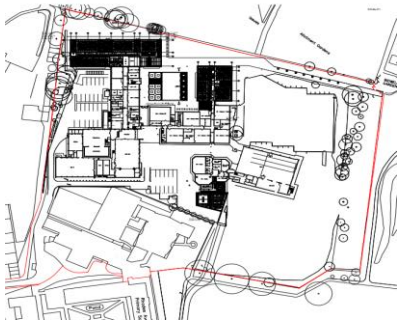
Appendices





Appendix 1. Planning History

Alexandra Park Planning History (post-1999)			
Reference	Location Plan	Description	Decision
HGY/2020/0110		Extension of the existing science building to provide two additional storeys of classrooms.	Approved 01/04/2020
HGY/2017/3674		The construction of a 5 a-side Artificial Grass Pitch.	Approved 26/10/2018
HGY/2016/3632		Erection of two storey flank extension to existing gym following demolition of existing single storey extension.	Approved 02/12/2016
HGY/2013/0857		Erection of single storey security building.	Approved 27/06/2013
HGY/2012/1181		Conversion of existing floodlit playground into 2no. macadam MUGAs, 1no. Cricket practice bay and basketball area.	Approved 22/01/2013

HGY/2012/1295		Erection of single storey flank extension to gym to provide storage.	Approved 21/08/2012
HGY/2011/1089		Erection of single storey modular building to rear of school for use as a Land Foundation classroom.	Approved 03/08/2011
HGY/2008/1937		Erection of a two storey building to provide new sixth form study and common room space, and training space.	Approved 11/12/2008
HGY/2007/1085		Erection of single storey extension to sports hall for storage; installation of new floodlit all-weather pitch with floodlight columns and associated landscaping.	Approved 04/10/2007



Appendix 2. LEA Letter of Support

Schools and Learning

Jane Edwards, Assistant Director



19 May 2023

London Borough of Haringey
Development Management Support
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Dear Haringey Planning Committee

I am writing in support of Alexandra Park School's proposal to redevelop its Sixth Form building to reduce current overcrowding across the school site and allow for a potential modest increase in the number of sixth form places. The development is proposed on the existing school site N11 2AZ and entails the construction of a new teaching block attached to the existing sixth form building. This new building will consist of 3 floors adding approximately 650 square metres of teaching, support and training space. The building will not obscure any existing views and will not generate any increase in traffic as the vast majority of students either walk or take public transport to and from the school.

Background

Alexandra Park School is an outstanding academy where all students make excellent progress from their starting points embodying its vision of *Success for All*. All children and young people at Alexandra Park School make excellent progress and we have been successful in narrowing the gap between disadvantaged and non-disadvantaged students. Academic attainment is well above the national average and the school is top of the secondary school performance tables.

Haringey is one of the country's most deprived Boroughs, with high levels of poverty and diversity particularly in the east of the Borough. In Haringey, children and young people from minority ethnic groups account for 65% of all children living in the area, compared with 21.5% in the country as a whole. Of the total number of children living in the Borough some 31.9% were defined as 'living in poverty'. Despite the Borough's socio-economic challenges Haringey has been delivering on its ambitious regeneration plans to enable residents to share more equitably in London's success.

Across the Borough, in 2021/22 half of its young people left Haringey for post 16 education. In the main, at institutions where they make less progress than their peers who remain in the Borough. This picture is even less equitable when we look at high performing students from the richer and poorer areas of the Borough where of the highest ability cohort at GCSE, over 60% of students at one of our schools in the (more affluent) west of the Borough stay in the area for post 16 studies compared to less than 10% at a school that draws from the least affluent areas.

Planning Application Overview

We know that Alexandra Park School takes sixth form students from all areas of the Borough and we support its development proposal to modify and extend its Sixth Form building to ease its overcrowding across the school. The school's success has meant that it is already operating beyond capacity and has done so for a number of years.

The planned modest increase of places in Alexandra Park School's Sixth Form responds to one of our key priorities which is to increase the number of high quality post-16 provision places available for Haringey students enabling more young people to benefit from high quality post-16 education. Alexandra Park School delivers both excellent results and strong added value, across a range of both academic and vocational subjects, significantly impacting on the prospects of some of those from the most deprived backgrounds.

Consequently, the LBH welcomes and endorses the recent decision of the school to increase its sixth form provision with its roll rising to a total of 750 students in the sixth form by 2024. This endorsement stands alongside the school's recent stakeholder consultation, to parents, Trustees and Governors, the local community, and local educational providers in Barnet, Haringey and Enfield regarding its proposal and which has been favourably received.

The proposed increase in numbers will help meet the present deficit of places at school sixth forms within Haringey. [Haringey School Place planning report 2022]. It also responds to the projected rise in demand for post 16 places between now and 2030 [ONS Population Projections by Local Authority District 2024].

Summary

A successful outcome to this planning application will enable Alexandra Park School to remove the present overcrowding issues, adding much needed teaching spaces and facilities. It will also be a cost effective way to enable a modest expansion of the sixth form roll and continue with its mission to provide outstanding education for Haringey's young people.

The substantial reductions in Local Government funding in recent years have impacted significantly on Haringey. This coupled with the changing relationships between schools and local authorities means there is limited practical or financial support we can offer the school to support expansion. However, we are so strongly supportive of this initiative.

I would be very happy to provide any further information that may be helpful to enable you to determine this planning application.

Yours sincerely



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Appendix 3. Options Appraisal



Options Appraisal

- 1.1 In response to the LPA's pre-application comments in December 2022, a further design review of alternative options within the school site that might meet the School's needs was undertaken. A total of 9 options were subsequently developed, some of which were single phase, others multi-phase within the context of a whole-site masterplan. In working up the design options the following were considered:
 - Potential to demolish and rebuild by optimising the existing footprint.
 - Potential to extend the existing buildings sideways or at roof level.
 - Exploring other low buildings within the site for extension and conversion purposes¹.
- 1.2 The design options were then considered using a bespoke assessment matrix which provided a transparent framework for comparing and evaluating different options based on specific criteria and grouped under the following headings:
 - Construction & Logistics
 - Client / Operational brief
 - Costs
 - Masterplan impacts
 - Planning
 - Design
- 1.3 Each of the 9 options was then assessed using a simple RAG system, with red indicating a lower feasibility score and green the highest score against a particular criterion.
- 1.4 Working closely with the school leadership, a weighting system (1-5) was also applied to prioritise certain criteria in the options appraisal in line with their relative importance to the project and the likely impact of such a criterion on the feasibility or deliverability of a particular option, such as cost, construction timeframe and impact on the wider day to day activities of the school. Overall, the matrix provides a clear and systematic approach to assessing the feasibility and suitability of each option, ultimately aiding in the selection of the most appropriate solution for Alexandra Park School's expansion.
- 1.5 Each of the criteria, and the RAG scoring associated with it are set out at the end of this Appendix.

¹ The LPA also suggested looking at the potential to use the car park more efficiently. It is considered that the School needs to retain existing car parking, and so this was not specifically considered further at this stage, with options focused on making best use of existing buildings and space between/around them

Options Appraisal

1.6 Table 1 summarises each of the 9 options.

Table 1: Design Options		
		
Option 1 New Build Gross Internal Area (GIA) = 786m ²	Option 2 No.2: New Build GIA = 589m ²	Option 3 No.2: New Build GIA = 762m ²
		
Option 4 No.2: New Build GIA = 1,208m ²	Option 5 No.2: GIA = 2,459m ²	Option 6 No.2: GIA = 1,009m ² No.3: GIA = 365m ²

		
Option 7 No.2: GIA = 924m² No.3: GIA= 365m²	Option 8 No.2: GIA = 924m² No.3: GIA = 958m²	Option 9 No.2: GIA = 1,009m² No.3: GIA = 931m²

1.7 **Table 2** summarises the outcome of the options appraisal, the detailed findings from which are illustrated in the matrix provided at the end of this Appendix.

Table 2: Options Appraisal Summary Outcome									
Assessment	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
Construction & Logistics	19	17	18	11	8	9	9	11	11
Construction & Logistics (weighted)	71	62	68	41	29	33	33	41	42
Client / Operational brief	24	13	23	17	21	18	18	18	18
Client / Operational brief (weighted)	86	43	81	67	75	64	64	64	58
Costs	7	7	7	4	3	4	5	3	3
Cost (Weighted)	24	24	24	14	10	14	18	10	10
Masterplan	17	18	17	18	21	13	13	18	18
Masterplan (Weighted)	44	52	47	52	60	36	36	52	49
Planning	9	16	13	18	17	12	13	17	17
Planning (Weighted)	24	50	39	57	56	40	43	56	54
Design	8	6	9	8	11	6	7	10	12
Design (Weighted)	22	16	25	22	27	14	17	26	30
Total	84	77	87	76	81	62	65	77	77
Total (weighted)	271	247	284	253	257	201	211	249	243

*To note - In each row, the highest two figures are shaded in green and the lowest two figures are coloured in red.

- 1.8 Among the options considered unviable, Options 6 and 7 performed the poorest overall with a weighted score 207 and 211 respectively. These options received low scores across various criteria, particularly in design, construction and logistics. One significant challenge faced by both options was related to build logistics and access. The construction logistics and access were particularly problematic due to the substantial amount of demolition involved and the close proximity of the construction sites to the entrance and vehicular access points. Another shared limitation of Options 6 and 7 was the inadequacy of the courtyard space to accommodate the construction of the new building, deliveries, storage and a contractor's compound. This constraint impeded the segregation of construction activities from the day-to-day operations of the school, posing logistical and operational challenges.
- 1.9 Furthermore, both options would result in a considerable loss of external space, which could impact the functionality and aesthetic appeal of the campus. The sequential phasing required by these options added to the complexity of the construction process and would involve significant relocation of facilities and departments. Such extensive relocations could disrupt normal school operations for an extended period. Options 6 and 7 also failed to effectively consolidate the 6th form space, which was a key objective of the project.
- 1.10 Options 2, 8, and 9 had comparable outcomes in the options matrix, scoring between 243 and 249. While they showed similarities in their overall performance, they scored negatively in the client operational brief and cost criteria. This can be attributed to the significant amount of demolition required by these options, resulting in higher costs. These options' relative costliness was a major drawback, making it less feasible within the project's funding constraints.
- 1.11 Furthermore, Option 2 had specific shortcomings in meeting the client's operational brief as it did not consolidate the sixth form provision within a single building. Additionally, it failed to provide adequate floorspace as recommended by BB103, which does not alleviate the space constraints or improve timetabling issues experienced by 11-16 students. Although these options showed promise in some areas, their drawbacks in terms of cost, operational brief, and space utilisation made them less favourable choices.
- 1.12 Option 5, despite having the 3rd highest weighted score of 257, had notable shortcomings in the construction and logistics criteria. The main concern was the significant shortfall of operational floor space during the construction stages. This deficiency could potentially impact the operation of the school while construction activities were ongoing. Additionally, Option 5 had a longer build period compared to other options, which could prolong the disruption caused by construction. Although it proposed a consolidated area of work, it required the substantial rehousing of several departments, introducing additional challenges and potential disruptions to the school's regular functioning. Resultingly, Option 5 also performed very poorly in respect of costs and project budget.

Successful Options and Reasons for Their Viability

- 1.13 Among the evaluated options, Option 1 and Option 3 emerged as the most successful choices, both demonstrating strong alignment with the established criteria and objectives.
- 1.14 Option 1 involves the addition of three floors of accommodation, providing additional 6th form space and a new staircase. It corresponds to the previous pre-application scheme and received high scores in the client/operational brief criteria. However, it is important to note that Option 1 is

entirely located within the Metropolitan Open Land (MOL), and pre-application advice was clear in resisting such development where other options might be available.

- 1.15 Option 3 offers an extension of the existing sixth form building while preserving the majority of the informal external space within the MOL designation. The proposed three-story extension is specifically designed to provide additional accommodation for the 6th form. Overall, Option 3 performed best in the options appraisal focus, based on both RAG and weighted scores, emphasising its strong performance against the most important criteria. Option 3 received particularly high scores against the client/operational brief and the construction & logistics criteria.
- 1.16 It also scored very well in respect of cost efficiency (joint highest) which is crucial in ensuring that the project can remain within budget and therefore be delivered within a realistic timeframe. It also performed relatively strongly from a design and master planning perspective, one of its key strengths being the opportunity to create a focal point and identity for the school's sixth form department while leaving scope for further master planning opportunities and improvements across the wider campus in the longer term.
- 1.17 Other benefits of this option include:
- Single construction area and associated streamlined construction process
 - Easier access and segregation during construction
 - Can be safely built while the school remains open
 - Will allow all sixth form accommodation to be provided in a single building thereby freeing up space elsewhere on campus to address spatial shortfalls
 - Avoids encroachment into external amenity spaces
 - No impact on fire/emergency access
- 1.18 On the basis of the options appraisal, Option 3 was selected as the preferred option.

Assessment Criteria	RAG framework			
	3	2	1	Weighting
Construction & logistics				
Can this be safely built while the school remains open?	School can remain fully open with minimal disruption	Some manageable disruption/partial closure of areas during build	Significant disruption to school operations	5
Degree of logistical challenges (e.g. temporary classrooms, offsite facilities, displaced departments etc)	No/minimal Impact	Some Impacts	Significant Impacts	4
Construction access	Direct & suitable construction access available	Suitable access could be achieved, but some constraints	Access can be provided but significant constraints	3
Segregation of Construction site and/or activities	Construction site logical and relatively well segregated	Some challenges but potentially manageable.	Very challenging and difficult to adequately segregate	4
Extent of demolition and replacement of existing buildings?	No/minimal demolition required	Some demolition, but potentially manageable	Major demolition required	3
Construction timeframe	Short	Medium	Long	4
Multiple developments point	1	2	3+	3
Client/Operational brief				
How much floorspace does this option deliver?	ideal scenario or better	minimum	doesn't achieve minimum	5
Does this option facilitate the consolidation of 6th form students and accommodation on one part of the campus	yes	Some consolidation	no	3
How many faculties/departments will need to temporarily re-housed?	None/Minor	some	significant	3
Does it deliver the space required – to meet existing need?	yes	Yes need in areas other than 6th form	no	5
Does it deliver the space required to meet the demand for additional pupil numbers?	yes	yes, but minimum	no	5
Class timetabling complications / impact on timetable	none/minor	Some	yes - significant	3
Once complete would this option allow the school to have more flexibility in how it uses its space across the whole estate?	yes	some	none	3
Additional benefits in respect of operations / community /sharing facilities	significant	some	none	1
Does this option impact fire access during construction?	no impact	some impact	major impact	3
Costs				
Are the build costs of this option within budget?	yes	marginally over	Significantly over	4
Potential for impact on school running costs during construction	none	low	high	2
Does this option provide value for money invested?	Yes	Average	No	4

Assessment Criteria	RAG framework			
	3	2	1	Weighting
Masterplan impacts				
Will this option require the removal of existing trees?	no	some	significant	1
Is there a loss of soft and hard informal external space?	No	some	Yes	5
Is there a loss of sports space?	No	Some	Yes	5
Is there an impact on Daylight and Sunlight provisions for adjacent buildings?	no	Some	yes	2
Will this option increase the amount of amenity space for the school?	yes	minor	no	3
Opportunity for wider campus improvement	yes	some	no/minimal	2
Is there a loss of car parking?	no	minor	yes	2
Planning				
Visual impact on MOL	none	some	Most	3
Physical encroachment into MOL	none	some	Most	5
Would this constitute over development of the site?	no	minor	yes	1
How much overall planning risk is associated with this option ?	low risk	some risk	higher risk	4
Is this option an efficient use of land?	yes	to a degree	no	3
Does this option increase the school's existing footprint?	no	Minor	yes	3
Design				
Is this option of high quality?	high quality	medium quality	low quality	3
Visual impact	positive	Marginally Improved	negative	3
Does this give a good sense of place?	yes	neutral	no	3
Does this option provide other quantifiable benefits?	yes	Some	no	1

Assessment Criteria	RAG framework				OPTION 1 New 6th form building within MOL	OPTION 2 Extension of existing sixth form building adding an additional 2 storeys of accommodation	OPTION 3 Extension of existing sixth form building adding an additional 1 or 2 storeys of accommodation with a new 4 storey extension			
	3	2	1	Weighting	RAG	Notes	RAG	Notes	RAG	Notes
Construction & logistics										
Can this be safely built while the school remains open?	School can remain fully open with minimal disruption	Some manageable disruption/partial closure of areas during build	Significant disruption to school operations	5	3	Relatively good location for build on edge of school buildings with access from the site entrance to the north east.	2	Relatively good location for build on edge of school buildings but will be more disruptive to the existing 6th form spaces requiring longer periods of closure.	3	Relatively good location for build on edge of school buildings with access from the site entrance to the north east.
Degree of logistical challenges (e.g. temporary classrooms, offsite facilities, displaced departments etc)	No/miminal Impact	Some Impacts	Significant Impacts	4	2	Some impact on existing post 16 spaces during construction	1	Challenging logistics to add two additional floors to an existing building whilst maintaining operation of the existing sixth form. This will be more disruptive requiring longer periods of closure	2	Some impact on existing post 16 spaces during construction
Construction access	Direct & suitable construction access available	Suitable access could be achieved, but some constraints	Access can be provided but significant constraints	3	2	Location of build relatively easier to access and segregate	3	Location of build relatively easier to access and segregate	2	Location of build relatively easier to access and segregate
Segregation of Construction site and/or activities	Construction site logical and relatively well segregated	Some challenges but potentially manageable.	Very challenging and difficult to adequately segregate	4	3	Relatively good as on edge of school buildings	3	Relatively good as on edge of school buildings	3	Relatively good as on edge of school buildings
Extent of demolition and replacement of existing buildings?	No/miminal demolition required	Some demolition, but potentially manageable	Major demolition required	3	3	Minimal demolition required as the proposed is a side extension to the existing Post 16 building	2	Some impacts on existing post 16 spaces	3	Minimal demolition required as the proposed is a side extension to the existing Post 16 building
Construction timeframe	Short	Medium	Long	4	3	Relatively simple new build option	3	More disruptive to existing Post 16 spaces	3	Relatively simple & efficient new build option
Multiple developments point	1	2	3+	3	3	Single construction area	3	Single construction area	2	Single construction area
					19		17		18	
					71		62		68	
Client/Operational brief										
How much floorspace does this option deliver?	ideal scenario or better	minimum	doesn't achieve minimum	5	3	Meets nearly all the recommended BB area requirements for expansion.	1	Limited new floor space will provide significantly less than the requirements for expansion.	2	Site has a degree of limitation to the amount of accommodation that can be provided. Meets the majority BB area requirements for expansion.
Does this option facilitate the consolidation of 6th form students and accommodation on one part of the campus	yes	Some consolidation	no	3	3	The majority of sixth form would be located in a single building	1	Locates some sixth form accommodation together in a single building but does not provide the required amount of space meaning that the 6th form accommodation will remain dispersed across the school campus	3	Locates the majority of sixth form accommodation together in a single building.
How many faculties/departments will need to temporarily re-housed?	None/Minor	some	significant	3	3	Only minor temporary re-housing of post 16 spaces during construction and for longer term in use.	2	The sixth form provision would need to be re-provided elsewhere for a significant amount of time during the build process.	3	Only minor temporary re-housing of post 16 spaces during construction and for longer term in use.
Does it deliver the space required – to meet existing need?	yes	Yes need in areas other than 6th form	no	5	3	Will release rooms currently used by 6th form for 11-16 use to alleviate the current shortfall of accommodation.	1	This is significantly below that recommended for the proposed expansion with a shortfall of 2 no. seminar rooms and no additional 6th form social space is provided which puts pressure on other 11-16 spaces in the school.	3	Will release rooms currently used by 6th form for 11-16 use to alleviate the current shortfall of accommodation.
Does it deliver the space required to meet the demand for additional pupil numbers?	yes	yes, but minimum	no	5	2	Provides reasonable potential for new accommodation needed for expansion	1	Significantly below the BB recommendations and expansion needs	2	Provides reasonable potential for new accommodation needed for expansion
Class timetabling complications / impact on timetable	none/minor	Some	yes - significant	3	3	Some mininal disruption during constructoion	1	The shortfall and dispersal of Post 16 space would impact upon the timetabling of other spaces in school.	3	
Once complete would this option allow the school to have more flexibility in how it uses its space across the whole estate?	yes	some	none	3	3	Will release rooms currently used by 6th form for 11-16 use to alleviate the current shortfall of accommodation.	2		3	Will release rooms currently used by 6th form for 11-16 use to alleviate the current shortfall of accommodation.
Additional benefits in respect of operations / community /sharing facilities	significant	some	none	1	1		1		1	
Does this option impact fire access during construction?	no impact	some impact	major impact	3	3		3		3	
					24		13		23	
					86		43		81	

Assessment Criteria	RAG framework				OPTION 4 New 6th Form building plus replacement accommodation with part demolition of music accommodation (reprovided), New 3/4 storey building, New Entrance sports hall	OPTION 5 New 4 storey building with replacement science labs (2), library/Learning resources, SEN and proposed sixth form accommodation, new entrance potential to relocate entrance. Part demolition of Building B	OPTION 6 Part demolition of Block A, 3/4 storey building, Replacement Activity Studio and changing building with Sixth form seminar rooms on floors above. Permanent visitor entrance and reception from public side.			
	3	2	1	Weighting	RAG	Notes	RAG	Notes	RAG	Notes
Construction & logistics										
Can this be safely built while the school remains open?	School can remain fully open with minimal disruption	Some manageable disruption/partial closure of areas during build	Significant disruption to school operations	5	2	Challenging logistics being located centrally in site and beside key pupil circulation routes	1	Option requires significant demolition and re-building of main buildings in the centre of the site	1	Scheme requires building works in 2 key areas at the entrance into the site and within the courtyard adjacent to main pupil and visitor circulation routes
Degree of logistical challenges (e.g. temporary classrooms, offsite facilities, displaced departments etc)	No/miminal Impact	Some Impacts	Significant Impacts	4	1	Challenging logistics being located centrally in site and beside key pupil circulation routes, and existing demolished spaces would need to be reprovided.	1	Significant shortfall of operational floorspace during construction that would need to be provided elsewhere	2	
Construction access	Direct & suitable construction access available	Suitable access could be achieved, but some constraints	Access can be provided but significant constraints	3	1	Build Logistics and access within courtyard challenging especially for large format building	1	Option requires significant demolition and re-building of main buildings in the centre of the site	1	Build logistics and access challenging especially for demolition and building in close proximity of the site entrance and vehicular access.
Segregation of Construction site and/or activities	Construction site logical and relatively well segregated	Some challenges but potentially manageable.	Very challenging and difficult to adequately segregate	4	1	Challenging logistics being located centrally in site and beside key pupil circulation routes	1	Build Logistics and access challenging especially for large format building centrally located within site	1	Challenging to segregate construction activities and insufficient space within courtyard to build the new building whilst accommodating deliveries, storage and contractors compound.
Extent of demolition and replacement of existing buildings?	No/miminal demolition required	Some demolition, but potentially manageable	Major demolition required	3	2	Fairly significant demolition needed of existing single storey building	1	Option requires significant demolition and re-building of main buildings in the centre of the site	2	
Construction timeframe	Short	Medium	Long	4	2	Longer build phase due to the need to phase the works into demo phase and new build phase	1	Longer build period due to need for demolition and amount of new build required	1	Complicated connections and junctions with existing creating a potential for a longer build time and new to build in 2 sequential phases
Multiple developments point	1	2	3+	3	2	Single construction area but need to locate demolished spaces elsewhere on site	2	Single area of work but need to re-locate demolished areas	1	2 separate building areas
					11		8		9	
					41		29		33	
Client/Operational brief										
How much floorspace does this option deliver?	ideal scenario or better	minimum	doesn't achieve minimum	5	3	Meets nearly all the recommended BB area requirements for expansion.	3	Allows all recommended 6th form accommodation to be provided including 9 no. seminar rooms and deficit social/dining space	2	
Does this option facilitate the consolidation of 6th form students and accommodation on one part of the campus	yes	Some consolidation	no	3	1	Sixth form would be in 2 separate and remote buildings	2	Provides the sixth form space but in 2 remote buildings	1	New building would be remote from current sixth form building
How many faculties/departments will need to temporarily re-housed?	None/Minor	some	significant	3	1	Significant re-provision of existing school accommodation during construction.	1	Significant relocation of faculties/departments that use block B	2	Project would need to be sequentially phased as Activity studio/gym & Drama Studio and changing rooms will be needed during the period of construction.
Does it deliver the space required – to meet existing need?	yes	Yes need in areas other than 6th form	no	5	3	Will release rooms currently used by 6th form for 11-16 use to alleviate the current shortfall of accommodation.	3		3	Would free up other 11-16 spaces used by sixth form
Does it deliver the space required to meet the demand for additional pupil numbers?	yes	yes, but minimum	no	5	3	Provides reasonable potential for new accommodation needed for expansion	3		2	
Class timetabling complications / impact on timetable	none/minor	Some	yes - significant	3	1	Due to need to temporarily provide demolished spaces, many of which are specialist music spaces	1	Due to extent of demolition and need to re-provide areas during construction	2	
Once complete would this option allow the school to have more flexibility in how it uses its space across the whole estate?	yes	some	none	3	2	Yes but sixth form dispersed	3	Significant re-build would provide a range of purpose built spaces	2	This allows for efficient use of floor space which will release space elsewhere.
Additional benefits in respect of operations / community /sharing facilities	significant	some	none	1	1		3	Limits loss of external space and includes a 6th form roof terrace to increase external social space	2	Sixth form could be accessed independantly from the other parts of the school, possible out of school hours use
Does this option impact fire access during construction?	no impact	some impact	major impact	3	2	Due to central location in courtyard.	2	As built in centre of site	2	May impact on fire access to courtyard
					17		21		18	
					67		75		64	

Assessment Criteria	RAG framework				OPTION 7 New 6th Form building plus replacement accommodation with part demolition of Block A	OPTION 8 New 6th Form building plus replacement accommodation with part demolition of Block A	OPTION 9 New 6th Form building plus replacement accommodation with part demolition of Block A			
	3	2	1	Weighting	RAG	Notes	RAG	Notes	RAG	Notes
Construction & logistics										
Can this be safely built while the school remains open?	School can remain fully open with minimal disruption	Some manageable disruption/partial closure of areas during build	Significant disruption to school operations	5	1	Scheme requires building works in 2 key areas at the entrance into the site and within the courtyard adjacent to main pupil and visitor circulation routes	2	Scheme requires building works in 2 key areas at the entrance into the site and within the courtyard adjacent to main pupil and visitor circulation routes	2	Scheme requires building works in 2 key areas at the entrance into the site and within the courtyard adjacent to main pupil and visitor circulation routes
Degree of logistical challenges (e.g. temporary classrooms, offsite facilities, displaced departments etc)	No/miminal Impact	Some Impacts	Significant Impacts	4	2		1	Music and drama space would be demolished and would need to be re-housed	2	Music/drama would need to be housed elsewhere. Other works could be phased to avoid need to re-provide.
Construction access	Direct & suitable construction access available	Suitable access could be achieved, but some constraints	Access can be provided but significant constraints	3	1	Build logistics and access challenging especially for demolition and building in close proximity of the site entrance and vehicular access.	2	Challenging access and construction within courtyard and main pupil circulation routes	2	Challenging access and construction within courtyard and main pupil circulation routes
Segregation of Construction site and/or activities	Construction site logical and relatively well segregated	Some challenges but potentially manageable.	Very challenging and difficult to adequately segregate	4	1	Challenging to segregate construction activities and insufficient space within courtyard to build the new building whilst accommodating deliveries, storage and contractors compound.	2	Challenging access and construction within courtyard and main pupil circulation routes	1	Challenging access and construction within courtyard and main pupil circulation routes
Extent of demolition and replacement of existing buildings?	No/miminal demolition required	Some demolition, but potentially manageable	Major demolition required	3	2		2	Requires demolition of existing single storey music/drama block	1	Requires demolition of existing part block A and music/drama accommodation
Construction timeframe	Short	Medium	Long	4	1	Complicated connections and junctions with existing creating a potential for a longer build time and new build in 2 sequential phases	1	Complicated connections and junctions with existing creating a potential for a longer build time and new build in 2 sequential phases	2	Complicated connections and junctions with existing creating a potential for a longer build time and new build in 2 sequential phases
Multiple developments point	1	2	3+	3	1	2 separate building areas	1	2 separate building areas	1	2 separate building areas
					9		11		11	
					33		41		42	
Client/Operational brief										
How much floorspace does this option deliver?	ideal scenario or better	minimum	doesn't achieve minimum	5	2		2		2	
Does this option facilitate the consolidation of 6th form students and accommodation on one part of the campus	yes	Some consolidation	no	3	1	New building would be remote from current sixth form building	1	New building would be remote from current sixth form building	1	New building would be remote from current sixth form building
How many faculties/departments will need to temporarily re-housed?	None/Minor	some	significant	3	2	Project would need to be sequentially phased as kitchen and dining required during build phase	2	Project could be phased to avoid having to re-house demolished accommodation	1	Drama/music would need to be temporarily provided elsewhere, project could be phased to avoid having further re-housing
Does it deliver the space required – to meet existing need?	yes	Yes need in areas other than 6th form	no	5	3	Would free up other 11-16 spaces used by sixth form	3	Would free up other 11-16 spaces used by sixth form	3	
Does it deliver the space required to meet the demand for additional pupil numbers?	yes	yes, but minimum	no	5	2		2		2	
Class timetabling complications / impact on timetable	none/minor	Some	yes - significant	3	2	Would require phased sequential build	2	Would require phased sequential build	1	There are a significant number of music lessons and classes that happen weekly which would need to be rehoused. Not to mention it is a noise making aspect of teaching
Once complete would this option allow the school to have more flexibility in how it uses its space across the whole estate?	yes	some	none	3	2	This allows for efficient use of floor space which will release space elsewhere.	2	This allows for efficient use of floor space which will release space elsewhere.	2	This allows for efficient use of floor space which will release space elsewhere.
Additional benefits in respect of operations / community /sharing facilities	significant	some	none	1	2	Sixth form could be accessed independantly from the other parts of the school, possible out of school hours use. The provision of new kitchen and dinning areas for the school	2	Sixth form could be accessed independantly from the other parts of the school, possible out of school hours use. The provision of new kitchen and dinning areas for the school	2	Sixth form could be accessed independantly from the other parts of the school, possible out of school hours use.
Does this option impact fire access during construction?	no impact	some impact	major impact	3	2	May impact upon fire access to courtyard	2	May impact upon fire access to courtyard	2	May impact upon fire access to courtyard
					18		18		16	
					64		64		58	

Assessment Criteria	RAG framework				OPTION 1 New 6th form building within MOL		OPTION 2 Extension of existing sixth form building adding an additional 2 storeys of accommodation		OPTION 3 Extension of existing sixth form building adding an additional 1 or 2 storeys of accommodation with a new 4 storey extension		
Costs											
Are the build costs of this option within budget?	yes	marginally over	Significantly over	4	2	Reasonably efficient building design and minimal demolition makes this a good value cost effective option	3	Lower cost but significantly less accommodation provided	2		
Potential for impact on school running costs during construction	none	low	high	2	2		2		2		
Does this option provide value for money invested?	Yes	Average	No	4	3	As new build it provides very efficient new space for teaching	2	Costly build due to logistics and works to existing build.	3		
					7		7		7		
					24		24		24		
Masterplan impacts											
Will this option require the removal of existing trees?	no	some	significant	1	3		3	Retains the soft amenity space to the north	3	A good proportion of the amenity space is retained and a roof terrace has been added to provide additional social/amenity space	
Is there a loss of soft and hard informal external space?	No	some	Yes	5	1		3		2		
Is there a loss of sports space?	No	Some	Yes	5	3		3		3		
Is there an impact on Daylight and Sunlight provisions for adjacent buildings?	no	Some	yes	2	3		3		2	Some minor impacts to adjacent buildings	
Will this option increase the amount of amenity space for the school?	yes	minor	no	3	1		1		1		
Opportunity for wider campus improvement	yes	some	no/minimal	2	3	Provides a focal point and identity for 6th form and consolidates all post 16 accommodation.	2	Provides a focal point and identity for 6th form and consolidates some post 16 accommodation.	3	Provides a focal point and identity for 6th form and consolidates the majority post 16 accommodation.	
Is there a loss of car parking?	no	minor	yes	2	3		3		3		
					17		18		17		
					44		52		47		
Planning											
Visual impact on MOL	none	some	Most	3	1	Building is located in close proximity to boundary and has the most encroachment on the MOL	2	Existing sixth form building will be 4 storeys and will have a high height to width ratio	2	Less impactful than option 1 whilst providing a similar amount of accommodation.	
Physical encroachment into MOL	none	some	Most	5	1		3		2		
Would this constitute over development of the site?	no	minor	yes	1	3		3		3	Achieves a balance between providing a reasonable amount of accommodaton within site constraints	
How much overall planning risk is associated with this option ?	low risk	some risk	higher risk	4	1		2		2		
Is this option an efficient use of land?	yes	to a degree	no	3	2		3		3	Efficient new building within existing site	
Does this option increase the school's existing footprint?	no	Minor	yes	3	1		3		1		
					9		16		13		
					24		50		39		
Design											
Is this option of high quality?	high quality	medium quality	low quality	3	3	Provides a strong focal point and identity for the 6th form in an attractive contemporary design	1	Some concern at the height of the building could result in an awkward architectural form	3		
Visual impact	positive	Marginally Improved	negative	3	1		2		2		
Does this give a good sense of place?	yes	neutral	no	3	3	Provides a strong focal point and identity for the 6th form	2	Less wow factor and sense of place for the sixth form	3	Creates wow factor and sense of place for the sixth form.	
Does this option provide other quantifiable benefits?	yes	Some	no	1	1		1		1		
					8		6		9		
					22		16		25		
Overall Score					84		77		87		
Weighted Scoring					271		247		284		

Assessment Criteria	RAG framework				OPTION 4 New 6th Form building plus replacement accommodation with part demolition of music accommodation (reprovided), New 3/4 storey building, New Entrance sports hall		OPTION 5 New 4 storey building with replacement science labs (2), library/Learning resources, SEN and proposed sixth form accommodation, new entrance potential to relocate entrance. Part demolition of Building B		OPTION 6 Part demolition of Block A, 3/4 storey building, Replacement Activity Studio and changing building with Sixth form seminar rooms on floors above. Permanent visitor entrance and reception from public side.				
Costs													
Are the build costs of this option within budget?	yes	marginally over	Significantly over	4	1	More costly due to extent of demolition and re-providing these spaces	1	The extent of demolition and re-build makes this an expensive option and is significantly above the budget	1	Involves a significant demolition and re-building of existing accommodaton that is likely to be unaffordable.			
Potential for impact on school running costs during construction	none	low	high	2	1		Due to need to temporary spaces needed		1		High as likely need for significant temporary accommodation.	1	Arisign from potential for temporary facilities
Does this option provide value for money invested?	Yes	Average	No	4	2				1			The extent of demolition and re-build makes this an expensive option to achieve the floorspace needed for expansion	
					4		3		4				
					14		10		14				
Masterplan impacts													
Will this option require the removal of existing trees?	no	some	significant	1	3		3		3	Single storey building would occupy the courtyard area and social space			
Is there a loss of soft and hard informal external space?	No	some	Yes	5	3		3		1				
Is there a loss of sports space?	No	Some	Yes	5	3		3		3				
Is there an impact on Daylight and Sunlight provisions for adjacent buildings?	no	Some	yes	2	3		3		2		Some impact upon surrounding buildings within the courtyard/site		
Will this option increase the amount of amenity space for the school?	yes	minor	no	3	1		3		1			It will significantly reduce the amount of outdoor space available for students	
Opportunity for wider campus improvement	yes	some	no/minimal	2	2		3		2		Could provide a permanent visitor entrance and reception from public side avoiding cross over of pupils and visitors and the creation of a better route and paved area at the entrance.		
Is there a loss of car parking?	no	minor	yes	2	3		3		1			The parking spaces allocated within the courtyard will be permanently removed	
					18		21		13				
					52		60		36				
Planning													
Visual impact on MOL	none	some	Most	3	3	As interior to site	3	Low as central within site and no taller than surrounding buildings	3				
Physical encroachment into MOL	none	some	Most	5	3	As interior to site	3		3				
Would this constitute over development of the site?	no	minor	yes	1	3	Replaces an existing single storey block with a multi-storey building with minimal increase in footprint.	2		2		Due to building 3 replacing the internal courtyard could be perceived as overdevelopment.		
How much overall planning risk is associated with this option ?	low risk	some risk	higher risk	4	3		3		2	Due to perceived over-development and building close to boundaries			
Is this option an efficient use of land?	yes	to a degree	no	3	3		3		1		Significant loss of external space		
Does this option increase the school's existing footprint?	no	Minor	yes	3	3		3		1				
					18		17		12				
					57		56		40				
Design													
Is this option of high quality?	high quality	medium quality	low quality	3	2		3	This option provides a new 4 storey building. Whilst a large structure it is central in the site and is similar in height to the other surrounding buildings.	1	Whilst the new building could enhance quality, there are concerns at impacts upon the quality of external spaces between buildings.			
Visual impact	positive	Marginally Improved	negative	3	3		2		2				
Does this give a good sense of place?	yes	neutral	no	3	2		3		1		Loss of courtyard would erode sense of place and external areas		
Does this option provide other quantifiable benefits?	yes	Some	no	1	1		3		2			Potential for separate entrance to make site more secure.	
					8		11		6				
					22		27		14				
Overall Score					76		81		62				
Weighted Scoring					253		257		201				

Assessment Criteria	RAG framework				OPTION 7 New 6th Form building plus replacement accommodation with part demolition of Block A		OPTION 8 New 6th Form building plus replacement accommodation with part demolition of Block A		OPTION 9 New 6th Form building plus replacement accommodation with part demolition of Block A		
Costs											
Are the build costs of this option within budget?	yes	marginally over	Significantly over	4	2	Would require phased sequential build to avoid loss of dining with consequential higher build costs	1	Significant amount of demolition is unlikely to be unaffordable	1	Significant amount of demolition is unlikely to be unaffordable	
Potential for impact on school running costs during construction	none	low	high	2	1		1	Would require phased sequential build to avoid loss of dining with consequential higher build costs	1	Would require phased sequential build to avoid loss of dining with consequential higher build costs and potential temporary accommodation	
Does this option provide value for money invested?	Yes	Average	No	4	2		1	Significant amount of demolition is unlikely to be unaffordable	1	Significant amount of demolition is unlikely to be unaffordable	
					5		3		3		
					18		10		10		
Masterplan impacts											
Will this option require the removal of existing trees?	no	some	significant	1	3	Single storey building would occupy the courtyard area and social space	3		3	slight increase of rebuilt section of block C	
Is there a loss of soft and hard informal external space?	No	some	Yes	5	1		3		2		
Is there a loss of sports space?	No	Some	Yes	5	3		3		3		
Is there an impact on Daylight and Sunlight provisions for adjacent buildings?	no	Some	yes	2	2	Some impact upon surrounding buildings within the courtyard/site	3		3		
Will this option increase the amount of amenity space for the school?	yes	minor	no	3	1	It will significantly reduce the amount of outdoor space available for students	1		1		
Opportunity for wider campus improvement	yes	some	no/minimal	2	2	Could provide a separate sixth form entrance from public side avoiding cross over of pupils and visitors and the creation of a better route and paved area at the entrance.	2	Could provide a separate sixth form entrance and more efficient use of land	3	Could provide a separate sixth form entrance from public side avoiding cross over of pupils and visitors and the creation of a better route and paved area at the entrance.	
Is there a loss of car parking?	no	minor	yes	2	1	The parking spaces allocated within the courtyard will be permanently removed	3		3		
					13		18		18		
					36		52		49		
Planning											
Visual impact on MOL	none	some	Most	3	3	Due to building 3 replacing the internal courtyard could be perceived as overdevelopment.	3	Replaces single storey building with a multi storey building without any significant increase in footprint	3		
Physical encroachment into MOL	none	some	Most	5	3		3		3		
Would this constitute over development of the site?	no	minor	yes	1	2		2		3		
How much overall planning risk is associated with this option ?	low risk	some risk	higher risk	4	2	Due to perceived over-development and building close to boundaries	3		3		
Is this option an efficient use of land?	yes	to a degree	no	3	2	Significant loss of external space	3		3		
Does this option increase the school's existing footprint?	no	Minor	yes	3	1		3		2		
					13		17		17		
					43		56		54		
Design											
Is this option of high quality?	high quality	medium quality	low quality	3	2	Whilst the new building could enhance quality, there are concerns at impacts upon the quality of external spaces between buildings.	2		3	Improvements to site entrance and arrival	
Visual impact	positive	Marginally Improved	negative	3	2		3		3		
Does this give a good sense of place?	yes	neutral	no	3	1	Loss of courtyard would erode sense of place and external areas	3		3		
Does this option provide other quantifiable benefits?	yes	Some	no	1	2	Potential for separate entrance to make site more secure.	2		3		
					7		10		12		
					17		26		30		
Overall Score					65		77		77		
Weighted Scoring					211		249		243		



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