Thinking Buildings

RIBA Chartered Practice

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Design & Access Statement

Project Description:

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

Project Ref:	**2234**
Project Name:	**Alexandra Park School Sixth Form Expansion**
Client:	Alexandra Park School
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ
Project Workstage:	RIBA 3 Planning Application

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Additional Submission Information

- Thinking Buildings Architectural Drawings as Transmittal sheet, dated 22/09/2023
- Edgars Planning Statement (including Appendices), dated 25/09/2023
- Thinking Buildings Sustainability Statement, dated 25/09/2023
- JPL Flood Risk Assessment, dated 22/09/2023
- JPL Drainage strategy drawings D-4011-A3-C01 & D-4101-A3-C01
- ARBTech PEA PRA Ecology report, dated 30/08/2023
- ARBTech BNG File Note, dated 21/09/2023
- ARBTech Arboricultural Method Statement, dated 19/09/2023
- ARBTech Tree Protection Plan drawing 2234_0051_P05
- ARBTech Arboricultural Impact Assessment drawing 2234_0051_P05
- Cole Easden Transport Assessment, dated 25/09/2023
- STARS School Travel Plan, dated 03/03/2023
- CBG Energy Statement - Issue 2, dated 25/09/2023
- Professional Consult, Noise Technical Note, dated 22/09/2023
- Professional Consult, Air Quality Technical Note, dated 22/09 2023
- Ground Investigation & Contamination report - to follow
- Construction Logistics Plan/Construction Management Plan (CLP/CMP) - to follow

1. Introduction

1.1. Background & Context

This Planning, Design and Access Statement has been prepared in support of the full planning application for a new 6th form teaching accommodation at Alexandra Park School. The existing school currently provides approximately 1165 (8 FE provision) 11-16 places and a post 16 provision of 660 pupils. It is proposed to expand the Post 16 provision by 90 places to a roll of 750 pupils. The application is for a minor development under 1000m2 of new floor space.

The planning application seeks consent for a new 3 storey side extension to the existing 6th form building and associated landscaping. The additional accommodation is required for the following reasons:

1. To address an existing shortfall of accommodation for the current school roll of 660 that is some 110 pupils above its official PAN of 550 pupils;
2. To provide additional accommodation to support expansion from 660 pupils to a 750 pupil capacity to meet demand within the local area for additional 6th form pupil places. The school is looking to provide an additional 90 pupils over its current intake.

This Design and Access statement should be read alongside the proposed drawings and supporting documentation, and describes the design rationale that supports the proposals. This statement should be read in conjunction with the other supporting reference documents and appendices. The feasibility study has been developed with reference to Building Bulletin 103 Area Guidelines for mainstream schools.

1.2. Initial Feasibility Study & First Pre-App Submission

Thinking Buildings were appointed in 2022 by Alexandra Park School to undertake a Feasibility Study and to prepare design proposals for additional sixth form accommodation at Alexandra Park School. The Feasibility Study covered the following key areas:

- Existing accommodation shortfalls and surpluses in comparison to Building Bulletin 103 (also referred to as BB103) which sets out Government area guidelines for mainstream school accommodation;
- The suitability of the existing buildings and site for delivering effective teaching and learning;
- Additional accommodation necessary to support the proposed expansion with reference to BB103 schedule of accommodation (where relevant);
- Option Appraisal to consider multiple ways of providing the new accommodation required to address current shortfalls and spaces needed for expansion;
- Detailed design proposals of the preferred design solution to expand, extend and/or modify internal and external areas of the school.

A pre-planning advice application was submitted in October 2022. A virtual meeting was attended with the Planning Authority on the 6th December 2022 and written feedback was received on 20th December 2022. In summary, whilst there were no significant issues raised regarding the general architectural design, there was concern that the proposed extension resulted in encroachment into the Metropolitan Open Land (MOL) and potential loss of amenity space within the school site. The pre-application feedback advised that development within designated MOL would require robust justification within any subsequent planning application. The Planning Authority recommended that an option appraisal study be undertaken to consider alternative ways of expanding the 6th form accommodation with less or no encroachment on MOL designated land. A second pre-planning advice application was recommended once a wider options appraisal has been completed, with clear justification of the preferred solution.

1.3. Second Feasibility, Options Appraisal Study & Pre-App Submission.

In response to the initial pre-application advice, an extensive option appraisal study was carried out by Thinking Buildings and Edgars planning consultants. The options were assessed using a scoring matrix to provide objective and rigorous quantitative assessment. The matrix included a weighted scoring system to assess each option against various criteria including educational gain, planning factors, design quality, buildability, construction logistics and costs. A total of 9 options were submitted with the 2nd pre-planning advice submission submitted in June 2023 and the option appraisal drawings are included within Appendix B. Key pro's and con's are noted on each option drawing and the scoring matrix is included within Edgar's Planning Statement for ease of reference.

The option appraisal process and scoring matrix concluded that option 3 was the preferred and recommended design solution, representing the optimum overall balance between providing

the majority of the accommodation required in an efficient and cost effective design solution whilst minimising encroachment and harm to the Metropolitan Open Land (MOL). The physical and perceived encroachment into the MOL of 86m2 was significantly reduced compared to the original design proposals and a greater amount of outdoor soft amenity space has been retained as existing.From an educational perspective, Option 3 is also the school's preferred solution.

The pre-application advice received in September 2023 supported the view that, in balance, the Option 3 proposals were justifiable stating the following:

> *"Additional justification was submitted and an appraisal of alternative options. The minimisation of MOL loss forms part of the revised submission and aids towards support of this extension. On balance, the benefits resulting from the additional places for sixth formers would outweigh harm to the open space MOL".*

The report goes on to state:

> *"As discussed during our meeting, it was advised that on balance, the additional development proposed in MOL (option 3) is the most suitable way of securing the additional accommodation needed, and that both London Plan and Local Policies place a high emphasis on accommodating educational need. It therefore seems that the case for very special circumstances could be justified".*

The submitted proposals very closely follow the option 3 design principles that were submitted and supported within the pre-planning advice application process. Only minor changes have been made such as reflecting the wall thicknesses required to meet the sustainability and energy standards contained within the relevant planning policy. This has resulted in a larger footprint and marginally more physical encroachment of 106m2 into the MOL (20m2 more than the Option 3 proposals submitted within the second pre-app). The footprint of the proposed extension would occupy 18.76% of the MOL land.

In context of the entire school site we consider that this will have negligible visual impact on the MOL and overall success of the scheme. A table of supporting metrics is included in Appendix D.

1.4. Background and Educational Need

The School's Sixth Form opened in 2004 and has since grown to its current roll of 660 pupils. The school is currently accommodating 110 pupils over and above its official published PAN of 550 and this is an important baseline when assessing any potential impacts. The majority of the proposed accommodation is, therefore, primarily to address current accommodation shortfalls at the school. The proposals also provide some additional accommodation to expand the sixth form school roll by a further 90 pupils (to a roll of 750) to meet anticipated demand in the local area for this extremely popular and oversubscribed school.

Further information and a more detailed assessment of need is included within Edgars Planning Statement and appendices submitted with the planning application.

1.5. Summary of BB103 Area Shortfalls

The school's existing accommodation has been assessed against Building Bulletin 103 and a full BB areas analysis schedule is provided in Appendix A. The analysis highlights that the school has insufficient teaching and non-teaching accommodation for the school's current numbers, and a larger deficit should the school expand from its current 660 sixth form pupil roll to a 750 pupil sixth form.

In summary, the existing school is short of the following key/core accommodation when compared against the BB103 requirements for a 750 place sixth form provision:

- 6th form seminar rooms;
- 6th form social and dining space;
- Dining space for hot meals;
- Pupil toilets and changing;
- Design Technology Studio;
- Kitchen area.

Within the funding and scope of this project, it is acknowledged that not all of the BB103 area deficits can be provided. The focus has been on providing dedicated sixth form teaching, sixth form study and social areas to reduce pressure on accommodation that is currently shared and timetabled for both 11-16 and Post 16 pupils. The school is able to timetable existing spaces to avoid the need for an additional Design Technology accommodation. In combination, the dining

hall and main hall has sufficient overall area although it is acknowledged that the amount of accommodation for hot meal provision in the dining room is some way below the recommendation.

The submitted design proposals therefore provide the following core/key accommodation:

- 8 no. seminar rooms (leaving a deficit of 1 no. seminar room);
- 130m2 of sixth form social and dining area (meeting the full deficit and reducing pressure on the undersized dining hall);
- 15m2 of kitchen servery area (reducing pressure on the undersized kitchen);
- A total of 14 pupil toilets (reducing pressure on toilets in 11-16 areas).
- Staff offices within the new block.

In summary, the proposed accommodation addresses a significant shortfall in the school's existing accommodation whilst also providing sufficient additional space and facilities for a marginal increase of 90 pupil places. Treated in isolation, and ignoring current area shortfalls, the school would only require one additional seminar room and 28m2 of Sixth form social space for a 90 pupils expansion. With the exception of dining/catering, the school has surpluses in all other core/key accommodation that the BB 103 recommends for expansion.

1.6. Submitted Design Proposals

The proposed design follows the Option 3 design principles supported within the second pre-app advice application, with the proposals designed to reduce both physical and perceived visual encroachment into MOL land and, in doing so, retaining more open green space. The proposals provide a new 3 storey extension to the side of the existing 6th form to balance site constraints, planning sensitivities, funding and construction logistics. Importantly, it meets the school's aim to combine the majority of 6th form accommodation within a single building with a strong sense of identity.

The proposals have also been developed to respond to a number of other points raised within the feedback. The design has been developed to specifically address energy, sustainability and biodiversity net gain requirements.

Image 1:Perspective view of front elevation of proposed 3 storey extension

Image 2: Rear Birds Eye view showing the new 3 storey extension alongside the existing 6th form building

2. Site Context & Analysis

2.1. Existing and Surrounding Uses

Alexandra Park School is a coeducational secondary school and sixth form with academy status, located in the Muswell Hill area of the London Borough of Haringey. Muswell Hill Golf Club directly adjoins the school site to the north and west of the school. To the east and south of the site is Oliver Tambo Recreation Ground that the school uses for its sports playing fields. To the north east there is a mixture of allotments and a row of residential dwellings along Bidwell Gardens. Rhodes Avenue Primary School is located directly to the south sharing the same vehicular access.

Fig 1: Extract of satellite Image

The adjoining golf course, recreation ground and the school's outdoor spaces are washed over by designated Metropolitan Open Land (MOL) as can be seen by the green shaded area on the extract of the MOL map in figure 2. As can be seen there is extremely limited opportunity for new footprint within the existing site whilst also avoiding encroachment into the surrounding MOL land.

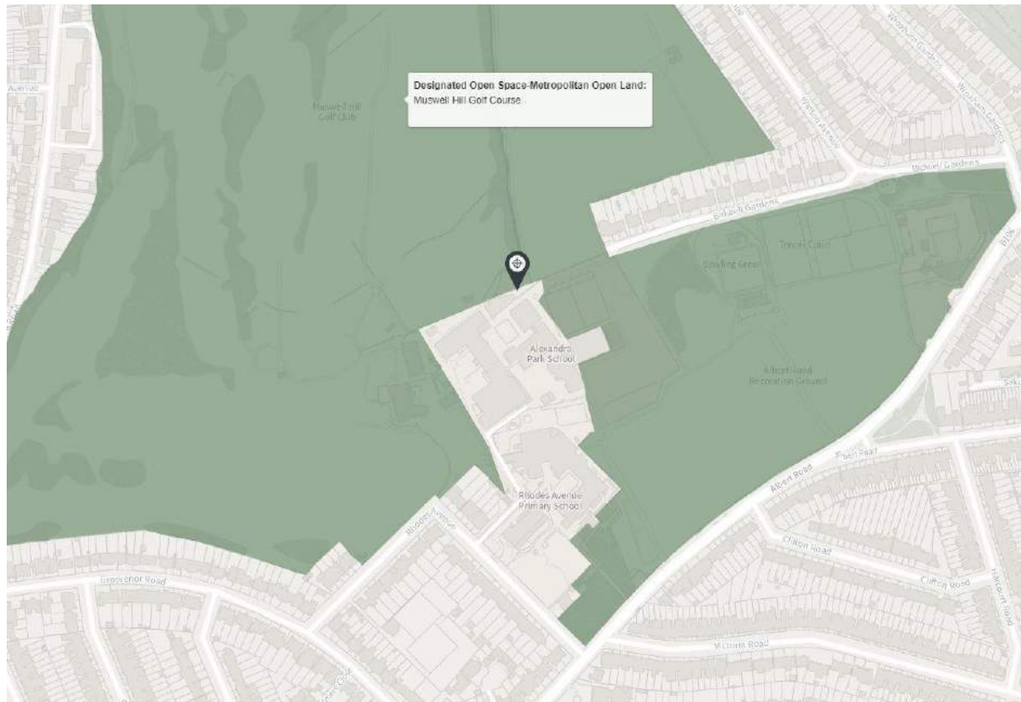

Fig 2: Extract of MOL map

2.2. Heritage Assets & Considerations

The site lies outside the Muswell Hill Conservation Area and does not adjoin other heritage assets.

2.3. Overlooking & Amenity

The proposed development site will not cause any overlooking or impact upon the amenity of surrounding land uses.

2.4. Size & Topography

The existing school site is approximately 2.52 hectares (25,189m2), and an OS location plan is provided within the submission. The red line application site is 0.208 hectares (2,079m2). The

school site is relatively constrained and the school does not have any sports playing fields within its site ownership, although the school has use of the adjacent recreation ground for the use of grass sports pitches.

The existing vehicular access and buildings sit within a relatively flat area on the site, although the land significantly rises to the east to meet the level of Bidwell gardens. The land also falls to the north in the direction of the golf course. A topographical land survey has been obtained for the development site to allow any changes in level to be addressed.

2.5. Site Boundaries

The site is bounded to the north and west by Muswell Hill Golf club with a mixture of metal and timber boundary fencing. The eastern and southern boundary to the recreation ground is formed by metal palisade fencing, and there is a secure boundary to the adjoining primary school site.

2.6. Site Access

The school has 2 vehicular access points and a single pupil/pedestrian access. The main vehicular access is via Rhodes Avenue to the south west of the school buildings that leads to a staff and visitor car park. There is a delivery and emergency vehicle access from Bidwell Gardens to the East and this access was used previously for construction traffic for previous development at the school. All pupils enter and exit the school site via a secure gated entrance onto a foot and cycle path to the recreation ground to the south.

2.7. Existing Trees & Vegetation

There are a limited number of trees located across the site. The majority of these are along the eastern and southern boundaries. There are a number of individual smaller trees spread across the hard and soft landscaped areas.

The scheme involved limited removal of category C trees and proposed replacement planting, plus supplementary tree planting to provide biodiversity net gain. A Tree Survey and Impact Assessment is included within the submission and the report concludes that there are no concerns about retained trees other than providing suitable protection for the duration of the construction process.

2.8. Ecology & Biodiversity Net Gain Assessment (BNG)

A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNG) has been undertaken and is included within the application. In summary, there is low potential or evidence of protected species and habitats evident at the site and no further surveys were deemed necessary.

A Biodiversity Net Gain (BNG) Assessment is submitted as part of the application that evidences that the proposals would provide in excess of 10% BNG improvement to meet the relevant planning policy requirements.

2.9. Flood Risk

The site is located outside of a recognised flood zone. A Flood Risk Assessment is submitted with the application as the overall site is in excess of 1 hectare.

2.10. Noise, vibration & Air Quality Statement

A Noise/Vibration assessment and technical note is included within the application prepared by a specialist consultant. In summary, due to the existing site sound levels, established educational use and minimal noise generating plant/equipment, it is considered that noise from the development will be sufficiently low enough to accord with the 'No Observed Adverse Effect Level'. Accordingly, it is not considered necessary to undertake a full and detailed Noise Impact Assessment in support of this Development.

An air quality Assessment and Technical note is included within the application prepared by a specialist consultant. In summary, the impacts on air quality have been assessed and classified as not significant. Appropriate mitigation will be implemented as part of the Dust Management Plan as a condition of the development.

2.11. Services & Utilities

Water, electric, gas and telecom facilities are available on site.

3. Existing Buildings & Accommodation

3.1. Existing Buildings

The school has a total of 5 main buildings on the site, all of which are assumed to be of post war construction. Buildings are predominantly a series of inter-linked flat roofed structures using a mixture of external materials.

Fig 3: 3D satellite Image of the site

Block A occupies the largest footprint and is 4 storeys in height to the north, with older single and 2 storey accommodation to the south. In 2006 Block A and B was significantly adapted, remodelled and extended upwards to provide 4 storeys of accommodation as part of the Building school for the Future programme (BSF). The remainder of Block B is a pitched tiled roof 2 storey building with red/brown facing brickwork with the building connecting with block A via a first floor bridge link. Block B also contains the main school visitor entrance. Block C, a large volume metal clad sports hall, is linked to the music and drama accommodation constructed of facing brickwork with a flat roof over. A more recent single storey extension has been added to Block C with rendered walling and flat roof. Block D is a recent prefabricated modular 2 storey building providing teaching classrooms. Block E is the existing sixth form building constructed approximately 10 years ago, constructed with a flat roof and rendered walling, with external brise soleil.

Whilst the condition of the existing buildings on the site is generally good, it is noted that the older areas of the original Block A are tired and outdated in both internal and external appearance. In particular the quality of the gym, changing and dining room fall well below modern standards. These older parts of the school were outside the scope of the BSF improvements and are of poorer aesthetic quality. Despite being relatively recently constructed, the existing Sixth form building (block E) is of rather bland design and has weathered poorly.

Fig 4: Extract of the Existing Site Plan with the Blocks Identified

3.2. Building Bulletin 103 Area Assessment

The existing Alexandra Park School site and its internal accommodation has been compared and analysed against Building Bulletin 103 Area Guidelines for Mainstream Schools. The BB103 analysis provides a benchmark to assess a school's existing accommodation shortfalls and surpluses. A comparative area analysis schedule and summary is provided within the Appendix A and the proposals have been developed in line with the recommended BB103 target areas.

3.3. External Area Analysis Summary:

The existing school site is approximately 2.52 hectares (25,189m2) some 76,061m2 below the recommended site area for a 8FE 11-16 PAN with 660 place sixth form, and 82,311m2 below the recommended area for a 8FE 11-16 PAN with a 750 place sixth form. Whilst the existing site is undersized the majority of the area shortfall is due to the school not having sports fields (soft PE) within its own grounds. The school has use of the adjoining recreation ground and the sports provision is provided off site. The sports fields deficit equates to 71,267m2 of the 82,311m2 overall area deficit. The effective deficit is circa 11,000m2 below the BB recommendation for a 750 pupil 6th form provision. This level of deficit is not uncommon and is within an acceptable range to support further expansion of the school.

Form of Entry	Existing	8 FE + 660SF (surplus/deficit)	8 FE + 750SF (surplus/deficit)
Total Site Area	25189	-76061	-82311
Net Site Area	16854	-73271	-78896
Non Net Site Area	8335	-2790	-3415

Fig. 5 : Table of existing external areas compared to BB103 target area (deficits in red)

3.4. Internal Area Analysis Summary

The school currently has a total gross internal floor area of 13,358m2. Compared to the BB103 target area the school has approximately the correct amount of accommodation for its current roll with a marginal 2m2 deficit. If the school were to expand to a 750 pupil sixth form the school would have an overall deficit of 897m2 of accommodation/floorspace.

Form of Entry	Existing	8FE + 660SF	8FE + 750SF
Pupil Numbers	1825	1825	1950
GIFA (sqm)	13358	13360	14255
surplus/ deficit (sqm)	-	-2	-897

Fig. 6: Table of existing internal areas compared to BB103 target areas (Deficits in red)

However, upon further analysis the school is significantly short of basic teaching and halls/studio and dining accommodation as can be seen in Figure 6. This is partly due to inefficiencies in the school layout, the aggregate nature in which the school has expanded, and an excess of staff areas and smaller spaces that are difficult to re-purpose into useful teaching spaces for larger groups. Table 3 illustrates that the school has a significant shortfall of basic teaching and larger spaces (hall, studio and dining) to suit the existing school roll, and that further accommodation is required if the sixth form was to expand by a further 90 pupil places.

Form of Entry	Existing	8FE + 660 SF (surplus/deficit)	8FE + 750SF (surplus/deficit)
Basic Teaching	5460	-277	-760
Halls, Studio and Dining	1590	-292	-320
Learning Resource Areas	830.5	259.5	191.5
Staff and Admin Areas	1092.5	447.5	403.5
Storage	574	-120	-150
Total Net Area (sqm)	9547	4	-635
Total Non Net Area (sqm)	3811	-6	-262

Fig. 7: Table of existing internal areas breakdown compared to BB103 target areas (shortfalls in red)

Figure 7 illustrates that the school currently has an existing overall shortage of 277m2 basic teaching area for the current pupil roll. For a 750 pupil sixth form the school would have an overall shortage of Basic Teaching of 760m2 compared to the BB target area. On this basis, the

need for additional basic teaching space is justifiable. The school also has a deficit of halls, studio and dining space of 320m2 compared to BB target area, a 150m2 deficit of storage, and a deficit of non-net area of 262m2. Compared to BB103 target areas the school has a surplus of staff/admin areas and learning resources. Unfortunately, the cellular nature of staff/admin areas limits the potential to adapt and re-purpose this category of surplus accommodation.

3.5. Accommodation Shortfalls (compared to BB103 target areas):

If we were to assume that the existing school had the recommended amount (m2 and no. of classrooms) of accommodation for its current roll, the following accommodation would be required for a 750 place sixth form (90 pupil place expansion):

- 1 no seminar room (the school currently has 8 no. deficit)
- 2 no. ICT rooms (the school currently has 3 no. surplus)
- 1 no. Specialist Science Lab (the school currently has 2 no. surplus)
- 1 no. Music classroom (the school currently has 2 no. surplus)
- 1 no. DT Studio (the school currently has the correct amount to suit its current roll)
- Main Hall same size for increased roll (the school currently has a 90m2 surplus)
- Dining same size for increased roll (the school currently 230m2 deficit)
- 28m2 additional 6th Form social (the school currently has a 97m2 deficit)
- 14m2 additional Learning Resources Centre (the school currently has a 26m2 surplus)
- 21m2 additional 6th Form study (the school currently has a 90m2 surplus).

However, if the current school's accommodation shortfalls identified by the BB103 analysis are included in the assessment, the school would require the following accommodation to meet the recommendations for 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
- Dining room undersized by approx. 230m2
- 1 no. DT studio (83m2) - not considered essential by school
- Science undersized by 113m2 equivalent of 1 no. specialist science lab - not considered essential by the school and can be adequately timetabled).
- Reprographics undersized by 19m2 - not considered essential by school
- General office undersized by 24m2 - not considered essential by school
- 4 no. general teaching stores (5m2) - not considered essential by school
- 3 no. art stores (5m2) & 3 no. DT stores (5m2) - not considered essential by school
- 1 no. furniture store (16m2) - not considered essential by school
- 1 no. secure store (8m2) - not considered essential by school
- Kitchen undersized by 73m2.
- Pupil changing undersized by 91m2 - not considered essential by school
- Pupil toilets are undersized by 169m2.

3.6. Accommodation Surpluses (compared to BB103 target area):

The BB103 analysis has identified the following accommodation surpluses should the school expand to a 750 place sixth form:

- ICT/ Business Studies (+14m2) - negligible.
- Music (+61m2) - deemed necessary as it is a school specialism
- Sixth form study area (+69m2) - no changes proposed
- Music practice room (+14m2) - negligible
- SEN resource base (+21.5m2) - negligible.
- Group rooms (+165m2) - mainly smaller cellular spaces
- Staff workrooms (+102.5m2) - mainly smaller cellular spaces
- Entrance/Reception (+43.5m2)
- Staff offices (+317m2) - mainly smaller cellular spaces
- Sports Hall PE store (+66m2) however 22m2 deficit of activity studio PE store
- Staff changing (+34m2)
- Staff toilets (+68m2) - some could be converted to pupil toilets to address a shortfall.

3.7. Sanitary provision

To suit a school roll of 1950 pupils (8FE plus a 750 sixth form) a total of 108 no. sanitary fittings (including staff & accessible) is recommended as shown in the table below:

Type	Recommended for 1950 pupils	Existing Amount
Pupils toilets (1 per 20 pupils)	98	61
Staff	4	26
Disabled/Accessible	6	8
Total	**108**	**95**

Fig. 8: Table of Sanitary Fittings

The above table illustrates that there are significantly less pupil toilets than is required for the current roll. Should the school expand to a 750 place sixth form, there is a surplus of both staff and accessible toilets but a large deficit of 37 pupil toilets. It is therefore proposed to include additional toilets within the new sixth form building. The school has been also advised to consider re-allocating some of the staff toilets into pupil toilets to provide an adequate distribution of toilets across the school site. It is noted that although there are a surplus of accessible/disabled WC's these are well distributed across the site and are required due to the number of buildings on the site.

4. Scheme Proposals & Design

4.1. Overview

A comparative analysis of the existing site and building areas has been undertaken to inform the brief and accommodation requirements. A detailed option appraisal was developed from the BB103 assessment to provide the accommodation required to address both the current shortfall and the additional accommodation needed for a 90 place sixth form expansion. A total of 9 options were considered to address existing area shortfalls and to provide the accommodation needed for expansion. A weighted scoring matrix has been applied to each development option to provide an objective assessment of the various options. Within the second pre-planning advice application, Option 3 was identified as the preferred solution due to its adjacency with existing 6th form facilities, providing the best overall balance between meeting educational objectives, funding, buildability and minimising encroachment into MOL land. The submitted proposals follow the design principles established by Option 3, providing sufficient accommodation within a single extension of the existing sixth form building.

Fig 9: Extract of Feasibility Option 3 Proposed Site Plan

The efficiently laid out 3 storey design minimises new building footprint on the site. The proposals will provide much needed teaching, sixth form study and social spaces to address the current shortfall and to provide sufficient space to expand sixth form places.

A number of options presented within the option Appraisal assessment were discounted; either because they were unaffordable as they required significant amounts of demolition or due to having challenging construction logistics on a live school site. Further information is provided in the Option Appraisal Matrix submitted with the pre-planning advice application and the various options are included in Appendix B.

4.2. Use

The site has an established educational use and the proposed use is compatible with the current site and planning policy. The proposals are a direct result of a need to provide new accommodation and facilities for school expansion to address anticipated demand for pupil places in the borough of Haringey. The design has been developed to provide the minimum amount of accommodation required for expansion to meet the educational demand for pupil places whilst minimising encroachment into the MOL land that surrounds the site.

4.3. Amount

The amount of accommodation required has been assessed and calculated using Building Bulletin 103 Area Guidelines for Mainstream Schools to identify current area shortfalls and the additional accommodation required for a 90 pupils expansion. The BB103 analysis and resulting accommodation needs are set out in detail within Section 3 of this document.

4.4. Layout

The scheme proposal has been developed to provide the accommodation required whilst also minimising impacts and encroachment on the surrounding MOL land. The new accommodation is provided in a single 3 storey side extension to the existing Sixth Form building in order to minimise footprint. The proposed building is compact and efficiently laid out with 2 floors of stacked teaching classrooms above a large open plan social space at ground floor. An external dining and outdoor space is provided to the rear of the building to provide additional dining capacity.

Internally, the scheme is efficient in its use of space and proposed layout, driven by the need to connect to the existing 6th form building at both ground and first floor. The layout provides the minimum amount of accommodation needed to address existing shortfalls and for expansion. At ground floor the extension provides a new main entrance with access to a new 6th Form social space(including catering facilities). The new entrance includes a new staircase and passenger lift that provide access to the upper floors. At first and second floor a total of 8 no. seminar rooms are arranged around a central corridor along with staff offices and toilets. At second floor the new extension provides access to an outdoor roof terrace to provide additional external amenity space. A new external staircase is proposed to the east of the building to allow for an adequate means of escape.

Fig 10: Extract of Proposed Ground floor and First Floor Plan

Minimal works are proposed to the existing accommodation, although some demolition of the existing building is required to execute the scheme and to provide a new stair to access all 3 floors of accommodation.

4.5. Proposed Scale, Massing & Form

The proposed design involves an extension to a side extension to the existing 2 storey flat roof building. Whilst the proposed extension is 3 storey in height it is in proportion with the original building and is lower and less bulky than surrounding 4 storey buildings that would form a backdrop to the new extension. In our view the proposed scale and mass of the new extension complements and improves the appearance of the existing 6th form building, successfully integrating old and new, whilst also signifying that the new extension provides the new main entrance and focal point for the school's 6th form provision. As a whole the building mass is read as a horizontal and stepped architectural form rather than a single height mass and bulk as demonstrated on the image below.

Fig 11: 3D Birds Eye View showing the proposed scale, massing and form of the side extension

To the rear the upper floors of the proposed extension overhang to provide a covered outdoor dining area whilst also minimising impacts upon the amount of external amenity space.

The positioning and alignment of the new extension alongside the existing building maintains a reasonable amount of boundary offset to minimise perceived bulk and mass. Compared to the previous submitted proposals, the design has significantly less physical encroachment into the MOL land with reduced visual impact. When viewed from the adjoining golf course, the proposed extension will be seen against the backdrop of the existing 4 storey school buildings.
The Proposed design is compatible with the general massing and backdrop of the existing school buildings, a number of which are 4 storeys in height. Whilst taller than the existing 2 storey sixth form building the proposals are cohesive and they integrate well with the other buildings on the school site in terms of scale, architectural form and materials. The proposed design uses a flat roof that is in keeping with surrounding buildings and a simple geometric mass. The building has a simple and legible architectural form that will sit comfortably with the surrounding school buildings and wider landscape. Architectural interest is provided using a vibrant and attractive use of cladding, render and facing brickwork, with the existing sixth form building being a less prominent and subservient part of the new composition.

Fig 12: 3D Perspective View of the stepped building form when viewed from the adjoining golf course

Overall, the proposed design is of an appropriate mass, form and scale to sit comfortably within its surroundings. The proposed extension will significantly improve the existing building's poor appearance, architectural form and quality of materials. In summary, we believe that the new building will have a complimentary impact on the site, and that it is appropriate in both scale and massing.

4.6. Proposed Appearance and Materials

The proposed material palette has been derived from the existing buildings and surrounding environment to provide a simple yet elegant and interesting design that blends well with the other buildings on the site. The existing 6th form building has an off white rendered finish on both floors with the use of brise soleil to the south facade. White render was also used as the predominant facing material for blocks that were upgraded as part of the Building Schools for the Future programme. The proposed aesthetic follows the general approach of other more recent developments at the school, using light coloured render as the predominant walling material. Contrast and design interest, something that the existing 6th form building is lacking, is provided by the blue/grey brickwork and by the limited use of coloured cladding panels.

The proposed extension has been designed to provide an interesting and attractive appearance to provide a strong sense of identity for the sixth form at Alexandra Park school. 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. 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. These larger areas of glazing are shaded by the overhanging first floor to limit and reduce unwanted solar gain. The entrance is simple in design, positioned at the junction with the existing building, and to avoid an awkward architectural conflict with the first floor overhang of the existing sixth form building. The main entrance is designed and accentuated by a bright yellow goalpost surround to provide focus and legibility.

At upper floors the rhythm and facade design is dictated by the repeated classroom layout, with the glazing carefully designed to balance daylighting, overheating and ventilation requirements. 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. The overheating analysis is submitted with the planning application.

4.7. Landscaping, Ecology & Biodiversity

The proposals have been designed to minimise impacts upon landscaping and the external areas of the school and they include enhancements to landscaping to provide a 10% biodiversity net gain. The design involves fairly minimal landscaping changes focused in 2 main areas as described below. The main area involves landscape works within the red line boundary adjacent to the new extension with a new path, paving for the external dining area to the rear, and the planting of 3 new trees to mitigate the tree removal required to accommodate the new building. The majority of the amenity grass will be retained as existing and made good if affected.

Fig 13: Extract of Proposed site plan and landscaping works within the red line boundary.

The proposals include further landscape and biodiversity enhancements within the blue line boundary to the area to the south of the artificial pitch. This involves upgrading of the existing amenity grass to form a meadow grass of moderate quality, along with the planting of 5 oak trees. A new covered cycle shelter is also proposed in this area to the west of the sports pitch.

Fig 14.: Extract of Proposed site plan and landscaping works within the blue line boundary.

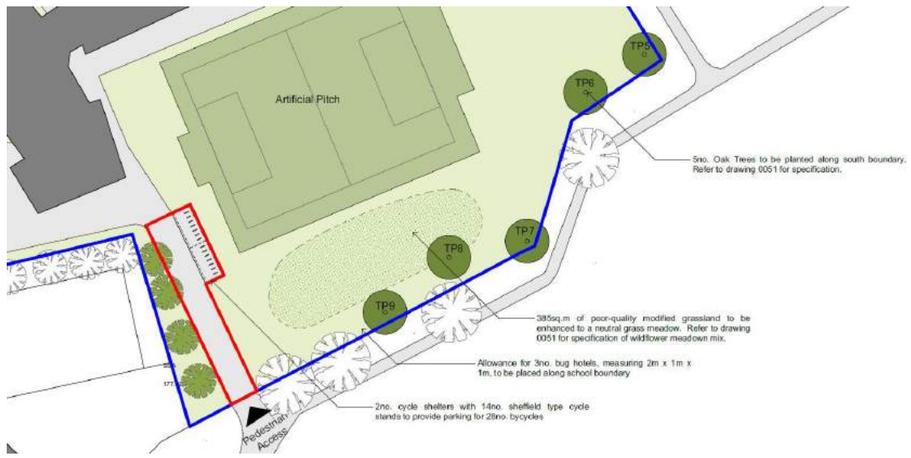

Fig 15:Larger scale extract of Proposed site plan and landscaping works within the blue line boundary.

4.8. Construction Phasing Strategy

Construction phasing and buildability was a key criteria in the feasibility stage option appraisal scoring matrix and access, phasing, working on a live site, and logistics were considered. Options 1 and 3 were identified as the better solutions in terms of construction logistics. The submitted design is a development of the Option 3 proposals with an edge location with reasonable access for construction from Bidwell Gardens Road. The construction access and site compound can be easily and safely segregated from pupil areas.

A Construction Logistics Statement is included within the planning application to demonstrate the principles involved in constructing the new extension.

5. Energy & Sustainability

5.1. Overview

The proposed building has been designed to meet the energy and sustainability targets required by Haringey's Local Plan policies and the London Plan. The NPPF, London Plan and local policy require developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems; and the conserving and enhancing the natural environment.

These key sustainability and energy requirements are summarised as follows:

- That the building meets London Plan Policy SI2 that requires all new developments to be zero carbon, achieving a minimum 35 per cent carbon reduction on site beyond Part L of the Building Regulations;
- That the building design demonstrates that the internal spaces will not overheat in accordance with CIBSE TM52 assessment;
- 20% of the energy loads to be delivered via renewable technologies as required by Council's Policy SP4;
- Target 65 kwh/m2/year Energy Use Intensity (EUI);
- Minimum BREEAM 'Very Good' rating as Policy SP4 with a Shell and Core Pre Assessment submitted at planning application stage;
- Ensuring that the proposals achieve Biodiversity Net Gain for the impacted site.
- Where possible, the use of sustainable urban drainage systems (SUDS) as required by The London Plan policy SI13 and Local Plan policy SP5.

Further details are provided in the Sustainability Statement submitted as part of the planning application. An Energy Statement has been prepared by CBG Consulting and is submitted with the application that includes the GLA Carbon Emission Reporting spreadsheet, BRUKL output results and the Energy Use Intensity (EUI) outputs. Dynamic Thermal Model Overheating Assessment of the development has been undertaken and the proposals pass the overheating assessment.

In summary, the proposals incorporate the following energy and sustainability measures:

- BRUKL assessment showing a 37% carbon reduction beyond Part L 2021;
- Highly insulated and air tightness fabric design;
- On site renewable technologies using a combination of heat pumps, roof mounted PV to generate heat and electricity;
- A preliminary Energy Use Intensity (excluding renewable energy) of 26 kwh/m2/year compared to a target less than 65 kwh/m2/year and a space heating demand of 4.7 kWh/m2/year (Excluding renewable energy);
- Ventilation heat recovery systems throughout;
- Avoiding overheating and the use of cooling systems through optimised facade design;
- Low energy lighting;
- Incorporating sustainable natural, non-toxic, high in their recycled content, low embodied materials wherever possible using BRE Green Guide;
- Minimum 10% Biodiversity Net Gain as set out in the BNG Assessment (17% achieved);
- BREEAM 'Very Good' Shell & Core Assessment Tracker as Appendix E;
- Sustainable Urban Drainage Systems (SUDs) as the Flood Risk Assessment (FRA) and the Drainage Strategy.

5.2. Urban Greening & Biodiversity Net Gain

An urban greening factor calculation has been prepared and is included in Appendix D although it is noted that this assessment applies to major development (defined as being in excess of 1000m2 new floor space). The proposed development is sub 1000m2 and is, therefore, not a major application.

Due to the nature of the constrained school site the target improvement has not been achieved, although it is to be noted that the project includes over 10% biodiversity net gain as result of proposed landscape enhancements. Further details can be found in Section 4.

6. Access Statement

6.1. Overview

Cole Easden was appointed to consider travel impacts resulting from the proposed 90 pupil expansion, and a Transport Statement has been prepared and is submitted within the application. The predicted staff increase equates to a full time equivalent (FTE) of 3 teachers and 1 teaching assistant which represents only a marginal increase of the existing staffing numbers.

The school's main vehicular access is off Rhodes Avenue, and there is also an emergency vehicle access off Bidwell Gardens to the east of the site. It is noted that the site has relatively poor accessibility for cars with the Rhodes Avenue access being constrained and via residential areas.

There is a single pupil pedestrian entrance via the adjacent recreation ground and sustainable models of travel are encouraged and adopted by the school with the pupils arriving on foot, by cycle and using the local bus network.

In summary, it is not proposed to provide any additional on site car parking. An additional 28 covered cycle spaces are proposed to encourage green modes of travel to school. Refer to the Transport Statement for further information.

6.2. Car & Coach Parking

The school does not allow pupil drop off or parking on site and parking is reserved for staff and occasional visitors. The existing car park is located to the west of the site accessed from the Rhodes Avenue entrance. It is predicted that the proposed expansion will increase full time equivalent (FTE) staff numbers by 3 teachers and 1 teaching assistant which represents only a marginal increase of the existing staffing numbers. Due to the site constraints it is not proposed to provide additional car parking.

The school does not allow coaches onto the site. Minibus parking will remain as existing.

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6.3. Service & Emergency vehicles

The provision for service & emergency vehicles attending the site are largely unaffected by the proposals. The emergency vehicle access will remain via Bidwell Gardens. Provision for kitchen deliveries and refuse collection will remain as existing.

6.4. Pedestrians & Cyclists

Pedestrian and cycle routes into the school remain as existing. It is proposed to provide 28 covered cycle parking spaces that would provide sufficient additional cycle spaces for a 200 pupil increase which is well in excess of the proposed 90 pupil expansion.

Further information can be found in the Transport Statement submitted with the application

6.5. Wheelchairs users

Access into other buildings on the site will remain as existing. The proposed sixth form building will provide level access to all ground floor areas, and a passenger lift will allow access to all floors and the building will be wheelchair accessible throughout. The external levels and outdoor dining space will be accessible with a level threshold.

Disabled WCs will be provided in accordance with Building Regulations.

7. Conclusions

7.1. Summary & Conclusions

In summary, the proposals have been designed to sensitively fit within the existing site and landscape, whilst also providing new accommodation that is needed for Alexandra Park school to provide sufficient pupil places to meet the current and anticipated demand in the Borough of Haringey.

The amount of proposed accommodation required was determined by a thorough Building Bulletin 103 analysis which are the current government guidelines for accommodation in mainstream schools. The submitted design proposes the minimum amount of new space needed to address a significant shortfall of existing accommodation for the school's current roll, whilst also providing further accommodation for an expansion of 90 pupils.

The submitted proposals have been subject to 2 pre-planning advice applications in order to identify and successfully address the key planning, design and energy and sustainability issues in further developing the school site. The second pre-planning advice application specifically addressed the encroachment and potential impacts on the surrounding MOL land, and provided further justification for the proposals. The pre-app advice supported the view that, on balance, the benefits resulting from the additional places for sixth formers would outweigh harm to the open space MOL. The project would not have any adverse impacts upon the amenity of surrounding uses and residents.

The proposed new block is efficiently designed over 3 floors to minimise its footprint and encroachment into the MOL land and to retain as much green amenity space as possible. It will provide dedicated sixth form seminar rooms, a large social space at ground floor and other ancillary and supporting accommodation. The contemporary building design is appropriate within its context, reflecting materials already found at the site whilst also having its own strong identity to reflect its role as a focal point for the school's sixth form activities and provision.

The building is of a highly energy efficient and sustainable design, meeting the planning policy requirement for a 35% improvement in energy consumption over Building Regulations standards, and incorporating on site renewable technologies. The proposals will also deliver landscape enhancements with a 10% biodiversity net gain and additional tree planting to mitigate some selective removal of trees.

In summary, the proposals will expand the existing sixth form building to provide an appropriate amount of required teaching accommodation as set out in Building Bulletin 103 to address current accommodation shortfalls and to provide additional accommodation to meet local demand for sixth form places. The proposals are considered to be a key part of meeting the school's wider objectives to deliver additional pupil places and access to education for pupils in the local area. The design proposals have been developed with a compact and efficient design, with 3 floors of stacked accommodation to minimise the footprint. The new extension would consolidate the school's 6th form accommodation in an attractive purpose built building, providing a strong focal point and identity for post 16 learning at Alexandra Park School.

Overall the proposals conform to the relevant planning policies which seek to promote sustainable development and high quality design principles. This Planning, Design and Access statement demonstrates that the proposal complies with the material planning considerations, and the applicant respectfully requests that the local planning authority grants planning permission for this proposal.

Fig 16: View of entrance to proposed 6th Form Building

Fig 17: View of to rear of proposed building looking from adjoining golf course

Fig 18: Birds Eye 3D View of to rear of proposed building

BB103 Comparative Area Analysis

Design & Access Statement

Appendix B

Feasibility Option Appraisal Drawings

Appendix C

Alexandra Park School

Feasibility Options Appraisal Drawings

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Project No:	Client:	Issue Date	Print scale:
2234	Alexandra Park School	20th June 2023	A3

Project Name

Sixth Form Expansion Feasibility Project

1 Option 6: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 6

New 6th Form building plus replacement accommodation with part demolition of block A comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Demolition of existing Activity Studio and Changing spaces at ground floor and existing Drama studio above (Demolition GIA = 524m²). New 3 storey building located outside of MOL. Sixth form social space, entrance and drama studio at ground floor with Sixth form seminar rooms on floors above.
Gross Internal Area (GIA) = 1,009m²

(See Proposed Floor Plans as Option 9 on SK60 & SK61)

3 Demolition of existing premises offices/stores and replaced with single-storey activity Studio and changing building.
Gross Internal Area (GIA) = 365m²

4 Permanent visitor entrance and reception from public side avoiding cross over of pupils and visitors.

Advantages:
•Lower planning risk as entirely outside MOL
•Replaces a mainly single storey block with a more efficient land use with 3 storeys
•Segregates public and private areas and creates secure line
•Doesn't impact on fire access

Disadvantages:
•Requires demolition and a significant re-provision of existing school accommodation
•Budget and affordability implications
•Build logistics and access challenging especially for demolition and building in close proximity of the site entrance and vehicular access.
•2 no. buildings required making build more difficult and costly
•Lots of complicated connections and junctions with existing with greater time/cost risk.
•May impact upon fire access to courtyard.
•Does not combine 6th form in a single building

Note: Option discounted from further design development due to logistics andthe difficulty of building within the courtyard and the subsequent loss of external space.

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 6
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK44 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK44** Status: **S0** Revision: **P01**

1 Option 7: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 7

New 6th Form building plus replacement accommodation with part demolition of block A comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Demolition of existing Dining and kitchen (Demolition GIA = 425m²). New 3 storey building located outside of MOL providing a new public school entrance and social space with Sixth form seminar rooms on floors above.
Gross Internal Area (GIA) = 924m²

(See Proposed Floor Plans as Option 8 on SK57 & SK58)

3 Demolition of existing premises offices/stores and replaced with single-storey Dining and kitchen
Gross Internal Area (GIA) = 365m²

4 New public entrance in new building

Advtantages:
•Lower planning risk as outside MOL
•Replaces a mainly single storey block with a more efficient land use with multiple storeys
•Addresses current shortfall of dining accommodation.
•Segregates public and private areas and creates secure line

Disadvantages:
•Requires demolition and a significant re-provision of existing school accommodation
•Budget and affordability implications
•Build Logistics and access challenging especially for demolition and building in close proximity of the site entrance and vehicular access.
•2 no. buildings required making the building difficult and costly
•Higher degree of complicated connections and junctions with the existing building with greater time/cost risk.
•May impact upon fire access to courtyard.
•Does not combine 6th form accommodation in a single building

Note: Option discounted from further design development due to logistics andthe difficulty of building within the courtyard and the subsequent loss of external space.

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 7
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK45 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK45** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

1 Option 1: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 1

(As proposed in original feasibility study)

Extension of existing sixth form building adding an additional 3 storeys of accommodation over comprising:

1 Additional 3 floors of accommodation to provide additional 6th form accommodation and new staircase. New building within MOL
New Build Gross Internal Area (GIA) = 786m²

Advantages:
•Locates all sixth form accommodation together in a single building.
•Location of build relatively easier to access and segregate
•Doesn't impact on fire access
•Creates wow factor and sense of place for the sixth form.
•Creation of high-quality external landcscaped plaza to entrance of sixth form

Disadvantages:
•Planning risk as proposals have greatest encroachment into MOL
•Loss of external amenity and soft informal space

See Option 1 proposals on drwgs. 2234_0050 - 0080

See drwgs. SK40 - SK62 for alternative option proposals.

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 1
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK39 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK39** Status: **S0** Revision: **P01**

1 Option 2: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 2

Extension of existing sixth form building adding an additional 2 storeys of accommodation over comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Additional 2 floors of accommodation to provide additional 6th form accommodation and new staircases to each end.
New Build Gross Internal Area (GIA) = 589m²

Advantages:
•Locates all sixth form accommodation together in a single building.
•Efficient use of land without any increase in footprint
•Location of build relatively easier to access and segregate
•Doesn't impact on fire access

Disadvantages:
•Existing footprint limits the amount of accommodation that can be provided. 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.
•Challenging logistics to add two additional floors to an existing building whilst maintaining operation of the existing sixth form. The sixth form provision would need to be re-provided elsewhere for a significant amount of time during the build process.
•Less wow factor and sense of place for the sixth form.
•Aesthetics - potentially a tall and awkward building form and/or appearance

See Option 2 Proposed Floor Plans on drwg. SK50

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 2
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK40 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK40** Status: **S0** Revision: **P01**

1 Option 3: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 3

Extension of existing sixth form building comprising:

1 Retention of the majority of existing soft informal external space located within MOL designation.

2 3 storey extension to provide additional 6th form accommodation.
New Build Gross Internal Area (GIA) = 762m²

Advantages:
•Slight encroachment into the MOL. Less perceived and actual encroachment with lower planning risk
•Creates wow factor and sense of place for the sixth form.
•Provides reasonable potential for new accommodation needed for expansion
•Locates all sixth form accommodation together in single building
•Greater presence and identity for the 6th form than option 2.
•Location of build relatively easier to access and segregate
•Doesn't impact on fire access
•Retains good amount of external amenity and soft informal area

Disadvantages:
•Site has a degree of limitation to the amount of accommodation that can be provided.

See Option 3 Proposed Floor Plans on drwg. SK51

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 3
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK41 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK41** Status: **S0** Revision: **P01**

1 Option 4: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 4

New 6th Form building plus replacement of existing music accommodation in block C comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Partial demolition of Block C (Demolition GIA = 428m²). New 3 storey building located outside of MOL to re-provide music accommodation and to provide additional 6th form accommodation.
New Build Gross Internal Area (GIA) = 1,208m²

Advantages:
•Lower planning risk as entirely outside MOL
•New building location close to existing entrance and in prominent location
•Replaces an existing single storey block with a multi-storey building with more efficient land use.
•Doesn't impact on fire access

Disadvantages:
•Requires demolition and significant re-provision of existing school accommodation with funding/cost implications
•Build Logistics and access within courtyard challenging especially for large format building
•Music would need to be accommodated elsewhere for duration of build.
•Does not combine 6th form accommodation in a single building

See Option 4 Proposed Floor Plans on drwg. SK52

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 4
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK42 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK42** Status: **S0** Revision: **P01**

1 Option 5: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 5

New 6th Form building plus replacement accommodation with part demolition of block B comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Partial demolition of Block B (Demolition GIA = 1,561m²). New 4 storey building located outside of MOL with replacement 2 no. science labs, library/learning resources, SEN and proposed sixth form accommodation.
Gross Internal Area (GIA) = 2,459m²

3 New entrance/reception (area included in GIA above)

4 Temporary visitor entrance and reception from public side avoiding cross over of pupils and visitors.

Advantages:
•Lower planning risk as entirely outside MOL and central within site.
•Consolidated new building attached to existing science block.
•Replaces a two storey block with a more efficient land use with 4 storeys
•Limits loss of external space and includes a 6th form roof terrace to increase external social space
•Doesn't impact on fire access
•Allows all recommended 6th form accommodation to be provided including 9 no. seminar rooms and deficit social/dining space

Disadvantages:
•Requires demolition and a significant re-provision of existing school accommodation
•Budget and affordability implications
•Build Logistics and access challenging especially for large format building centrally located within site
•Significant shorfall of operational floorspace during construction that would need to be provided elsewhere
•Does not combine 6th form accommodation in a single building

See Option 5 Proposed Floor Plans on drwgs. SK53 - SK56

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 5
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK43 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK43** Status: **S0** Revision: **P01**

1 Option 8: Proposed Site Plan 1:1000

N

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1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 8

New 6th Form building plus replacement accommodation with part demolition of block A comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Demolition of existing Dining and kitchen (Demolition GIA = 425m²). New 3 storey building located outside of MOL replacing the existing dining room and kitchen and providing a new public school entrance with Sixth form seminar rooms on floors above.
Gross Internal Area (GIA) = 924m²

3 Partial demolition of Block C (Demolition GIA = 428m²). 2 storey building with Dining and kitchen building at ground floor with music/drama accommodation at first floor
Gross Internal Area (GIA) = 958m²

Advantages:
•Lower planning risk as outside MOL
•Replaces mainly single storey blocks with a more efficient land use with 2 storeys
•Addresses current shortfall of dining accommodation.
•Segregates public and private areas and creates secure line
•Doesn't impact on fire access
•Allows potential for additional parking in courtyard if needed for expansion
•Potential for dedicated 6th form entrance

Disadvantages:
•Requires demolition and a significant re-provision of existing school accommodation
•Requires loss of kitchen and dining facilities for duration of build that is not operationally workable.
•Budget and affordability implications
•Build logistics and access challenging in close proximity of the site entrance and vehicular access.
•2 no. buildings required in 2 locations
•Higher degree of complicated connections and junctions with the existing building with greater time/cost risk.
•Does not combine 6th form accommodation in a single building

See Option 8 Proposed Floor Plans on drwgs. SK57 - SK59

CHANGE MANAGER

Change	Description	By

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 8
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK46 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK46** Status: **S0** Revision: **P01**

1 Option 9: Proposed Site Plan 1:1000

N

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

Site Masterplan: Option 9

New 6th Form building plus replacement accommodation with part demolition of block A comprising:

1 Retention of existing soft informal external space located within MOL designation.

2 Demolition of existing Activity Studio and Changing spaces at ground floor and existing Drama studio above (Demolition GIA = 524m^2). New 3 storey building located outside of MOL. Sixth form social space, entrance and drama studio at ground floor with Sixth form seminar rooms on floors above.
Gross Internal Area (GIA) = 1,009m^2

3 Partial demolition of Block C (Demolition GIA = 428m^2). 2 storey building with Activity Studio and changing at ground floor. Music accommodation provided at ground and first floor.
Gross Internal Area (GIA) = 931m^2

Advantages:
•Lower planning risk as entirely outside MOL
•Replaces mainly single storey blocks with a more efficient land use with a multi storey building
•Segregates public and private areas and creates secure line and new entrance
•Doesn't impact on fire access
•Allows potential for additional parking in courtyard if needed for expansion

Disadvantages:
•Requires demolition and a significant re-provision of existing school accommodation
•Budget and affordability implications
•Build Logistics and access challenging especially for demolition and building in close proximity of the site entrance and vehicular access.
•2 no. buildings required
•Higher degree of complicated connections and junctions with existing with greater time/cost risk.
•May impact upon fire access to courtyard.
•Music would need to be accommodated elsewhere for duration of build.
•Does not combine 6th form accommodation in a single building

See Option 9 Proposed Floor Plans on drwg. SK60 - SK62

CHANGE MANAGER

Change	Description	By

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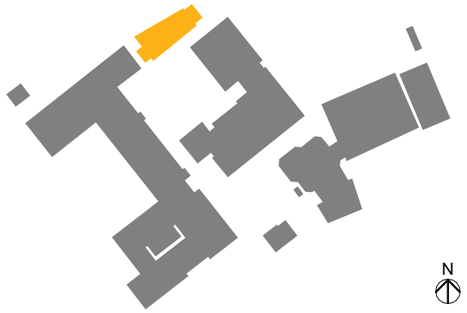
Client Name:	Alexandra Park School	Drawing Name:	Proposed Site Plan: Option 9
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK47 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK47** Status: **S0** Revision: **P01**

See Option 2 Proposed Site Plan on drwg. SK40

KEY PLAN



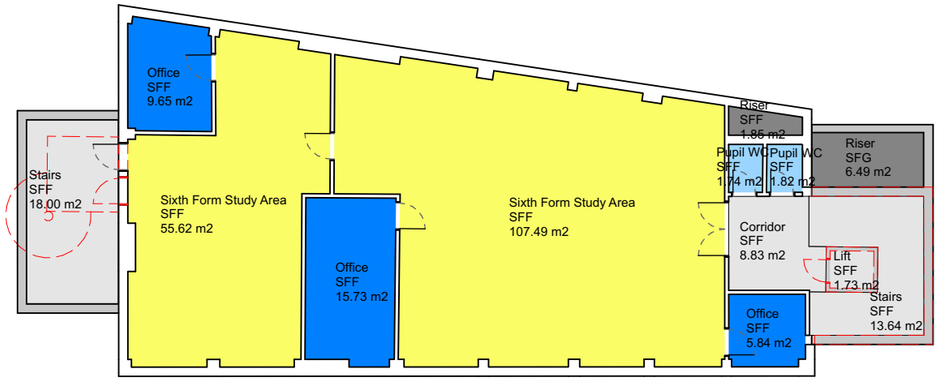
DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

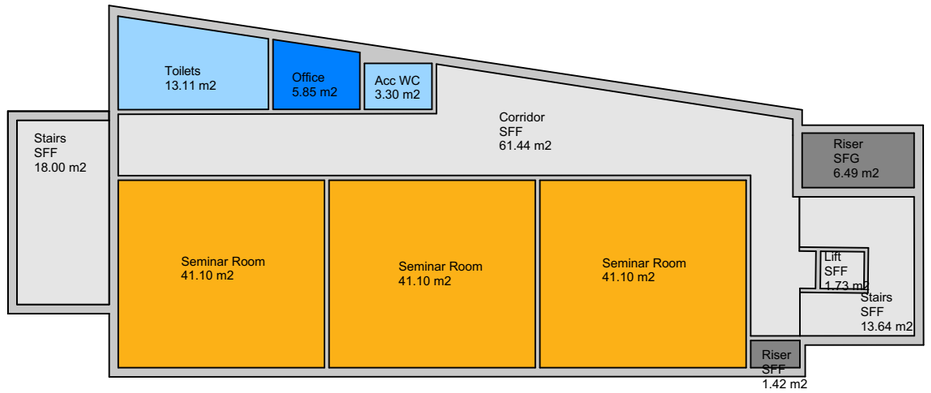
Measure length of line for checking of scale

CHANGE MANAGER

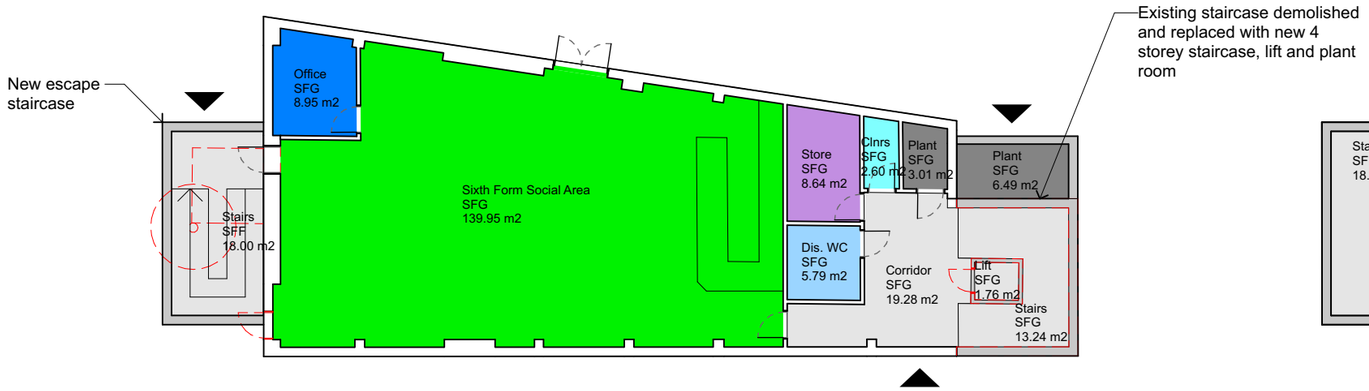
Change Description By



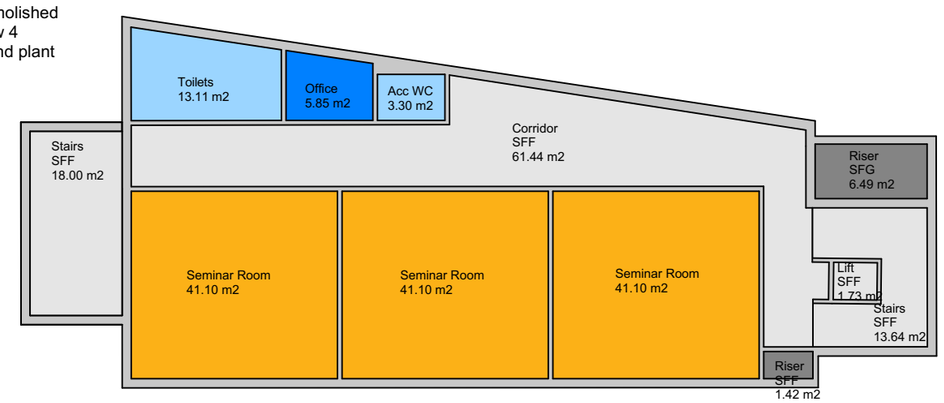
2 Proposed First Floor Plan: Option 2 1:200



4 Proposed Third Floor Plan: Option 2 1:200



1 Proposed Ground Floor Plan: Option 2 1:200



3 Proposed Second Floor Plan: Option 2 1:200

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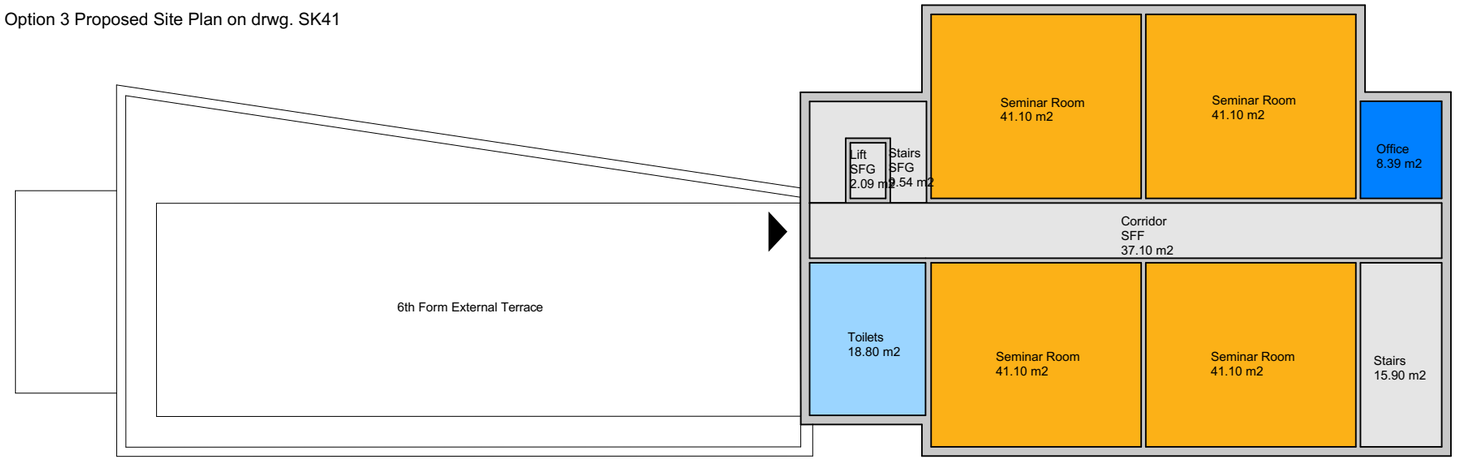
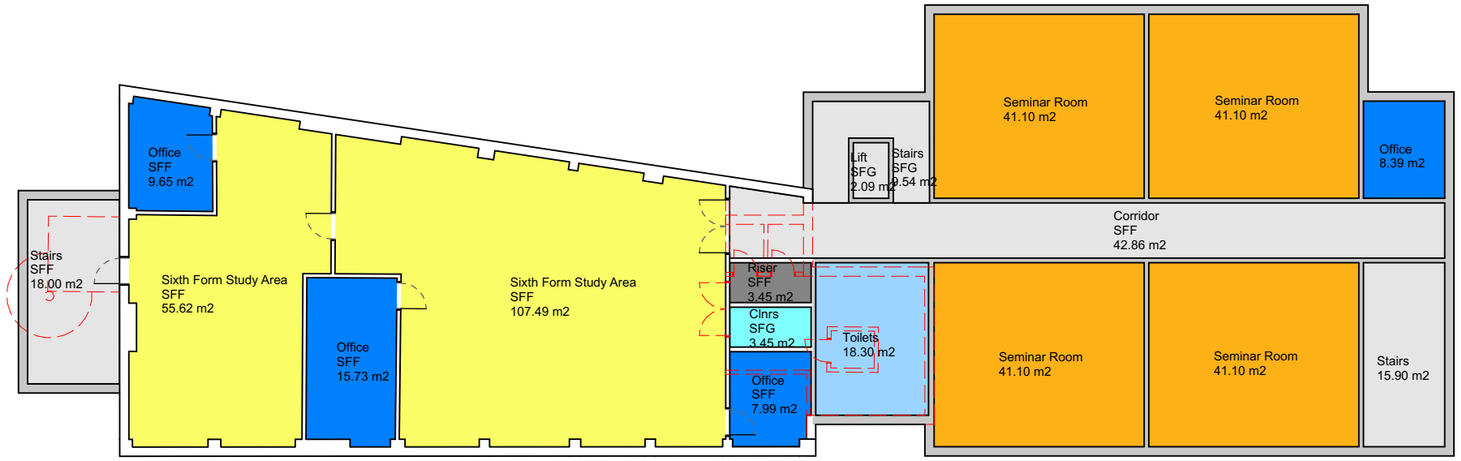
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 2
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK50 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK50** Status: **S0** Revision: **P01**

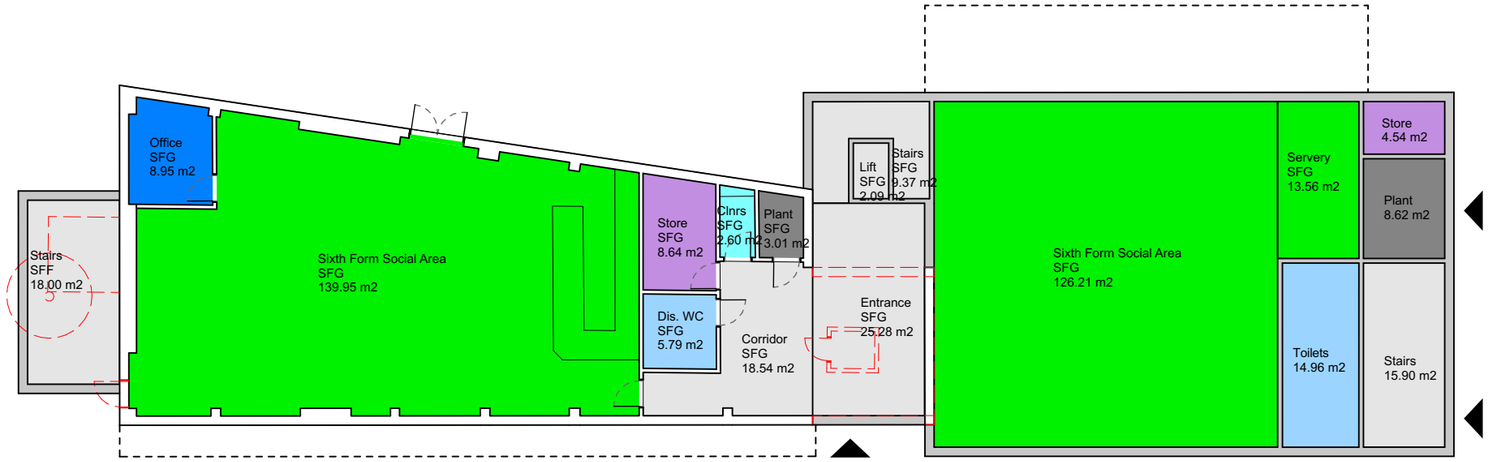
See Option 3 Proposed Site Plan on drwg. SK41



3 Proposed Second Floor Plan: Option 3 1:200



2 Proposed First Floor Plan: Option 3 1:200



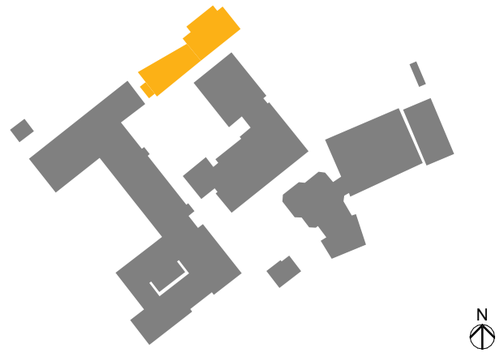
1 Proposed Ground Floor Plan: Option 3 1:200

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



CHANGE MANAGER

Change	Description	By

Rev	Issue Status	Date	By	Ch'd
P01	Feasibility Issue	22/03/2023	JB	DA

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Client Name:	Alexandra Park School
Project Name:	Alexandra Park School Sixth Form Expansion
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ
Drawing Name:	Proposed Floor Plans: Option 3
CDE File Name:	2234 - THB - XX - XX - DR - A - SK51 - P01 (Project Code, Originator, Zone, Level, Type, Role, Drawing No, Revision)

Print Size:	Project No:	Drawing No:	Status:	Rev:
A3	**2234**	**SK51**	**S0**	**P01**

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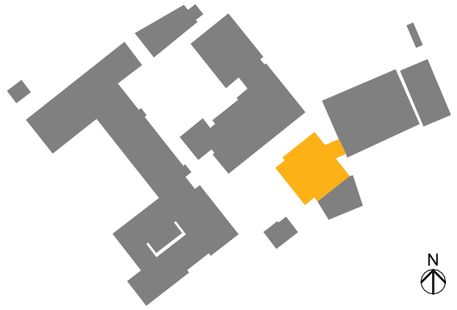
KEY PLAN



See Option 4 Proposed Site Plan on drwg. SK42

DRAWING SCALE

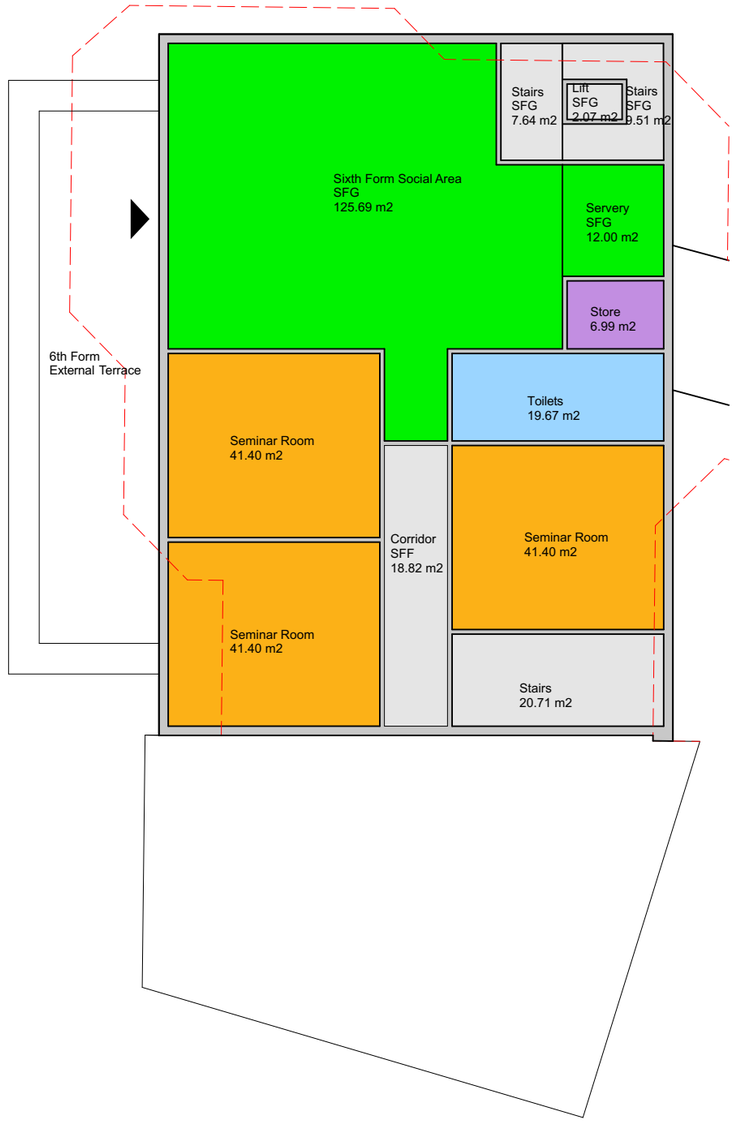
1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

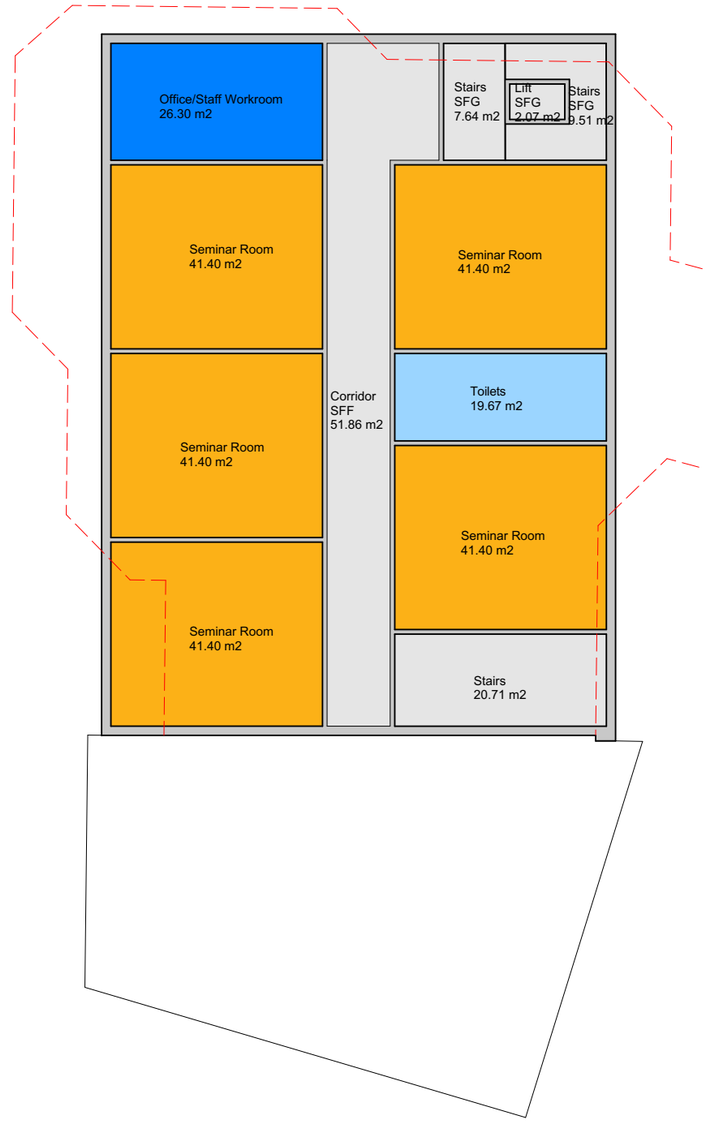
CHANGE MANAGER

Change Description By

1 Proposed Ground Floor Plan: Option 4 1:200



2 Proposed First Floor Plan: Option 4 1:200



3 Proposed Second Floor Plan: Option 4 1:200

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 4
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK52 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK52** Status: **S0** Revision: **P01**

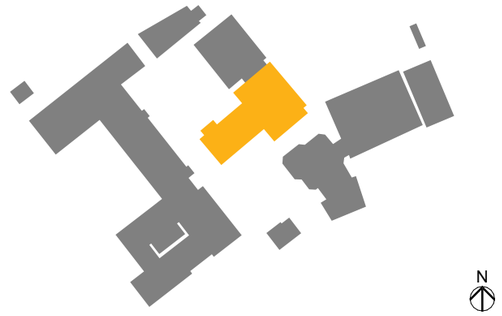
See Option 5 Proposed Site Plan on drwg. SK43

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



CHANGE MANAGER

Change Description By

1 Proposed Ground Floor Plan: Option 5 1:200

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 5_Sheet 1
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK53 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK53** Status: **S0** Revision: **P01**

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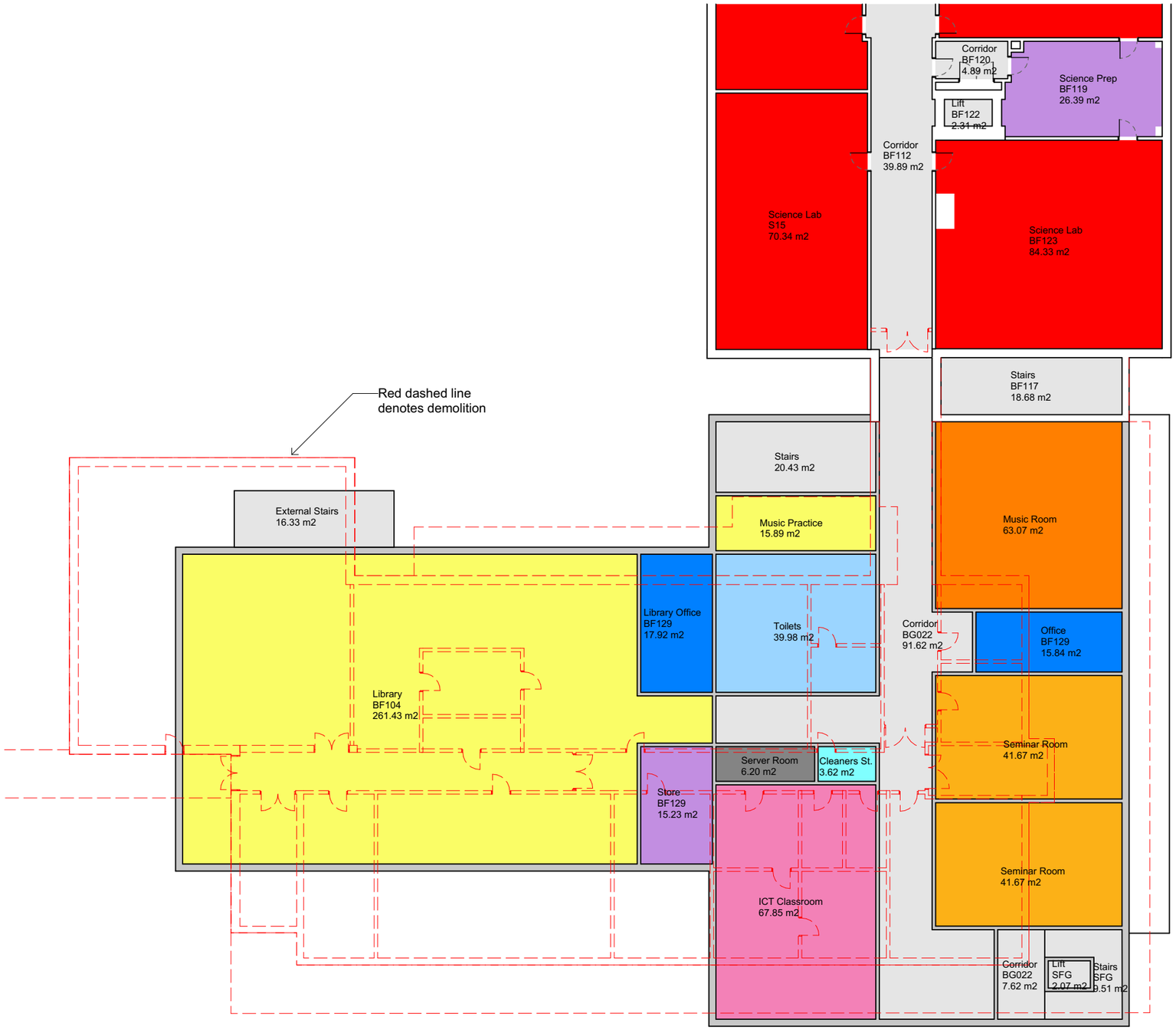
See Option 5 Proposed Site Plan on drwg. SK43

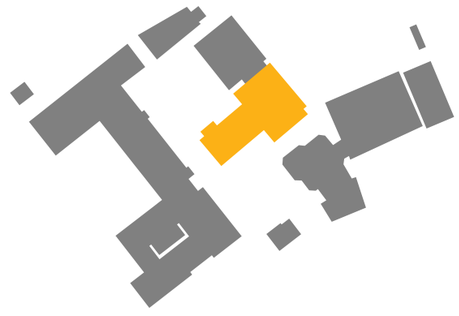


DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



N

CHANGE MANAGER

Change Description By

1 Proposed First Floor Plan: Option 5 1:200

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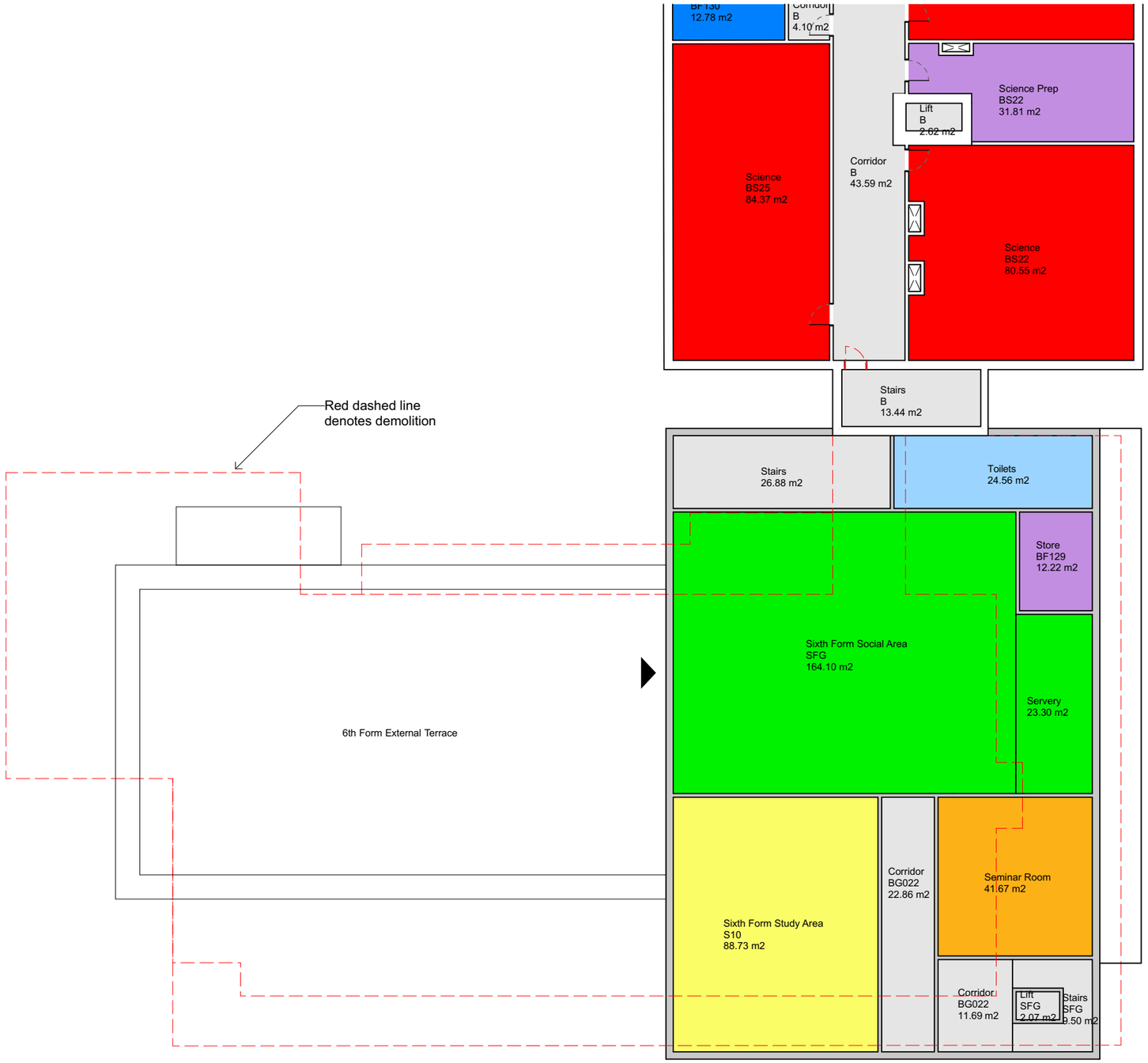
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 5_Sheet 2
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK54 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK54** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

See Option 5 Proposed Site Plan on drwg. SK43

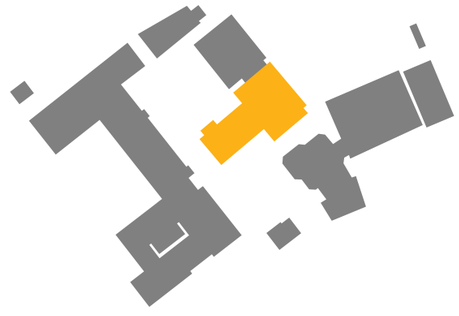


DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



CHANGE MANAGER

Change	Description	By

1 Proposed Second Floor Plan: Option 5 1:200

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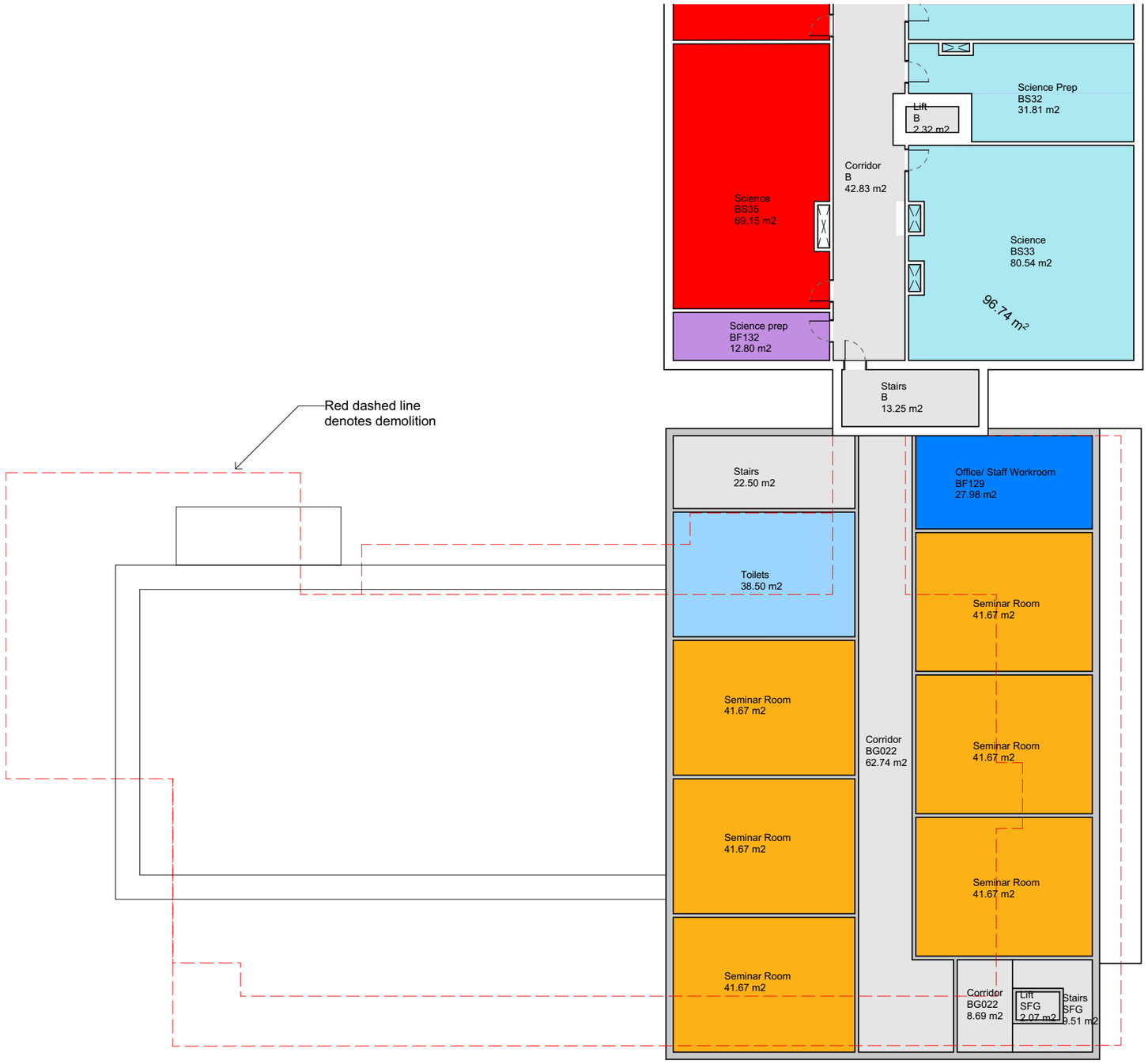
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 5_Sheet 3
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK55 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK55** Status: **S0** Revision: **P01**

See Option 5 Proposed Site Plan on drwg. SK43

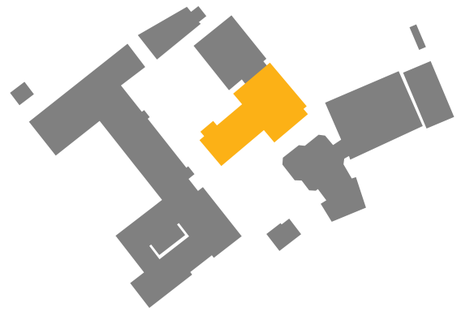


DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



CHANGE MANAGER

Change	Description	By

1 Proposed Third Floor Plan: Option 5 1:200

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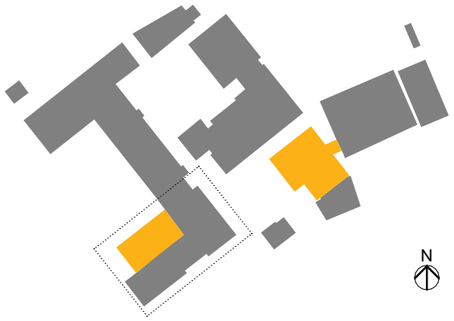
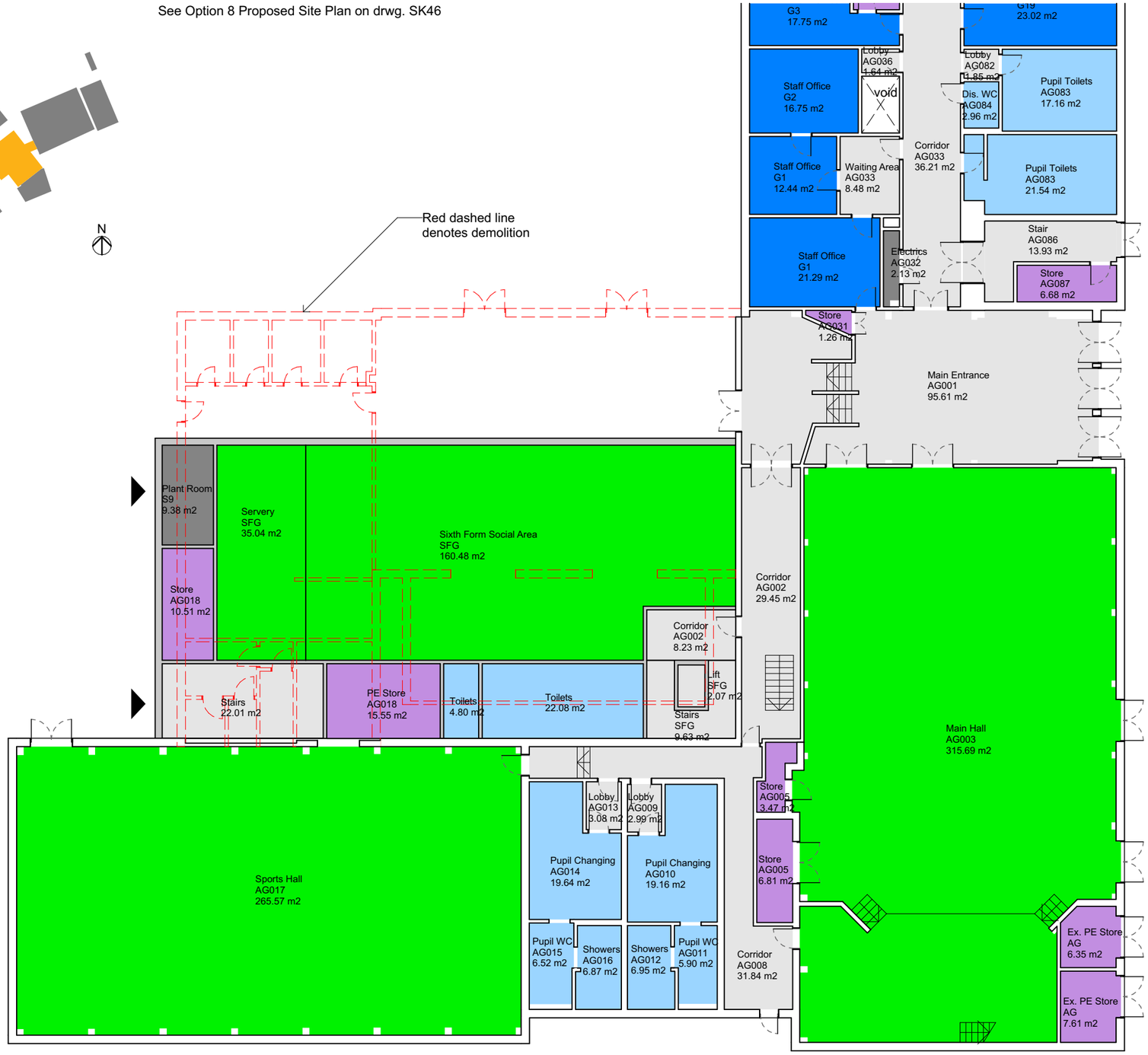
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 5_Sheet 4
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK56 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK56** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

KEY PLAN



See Option 8 Proposed Site Plan on drwg. SK46



DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line
for checking of scale

CHANGE MANAGER

Change	Description	By

1 Proposed Ground Floor Plan: Option 8 1:200

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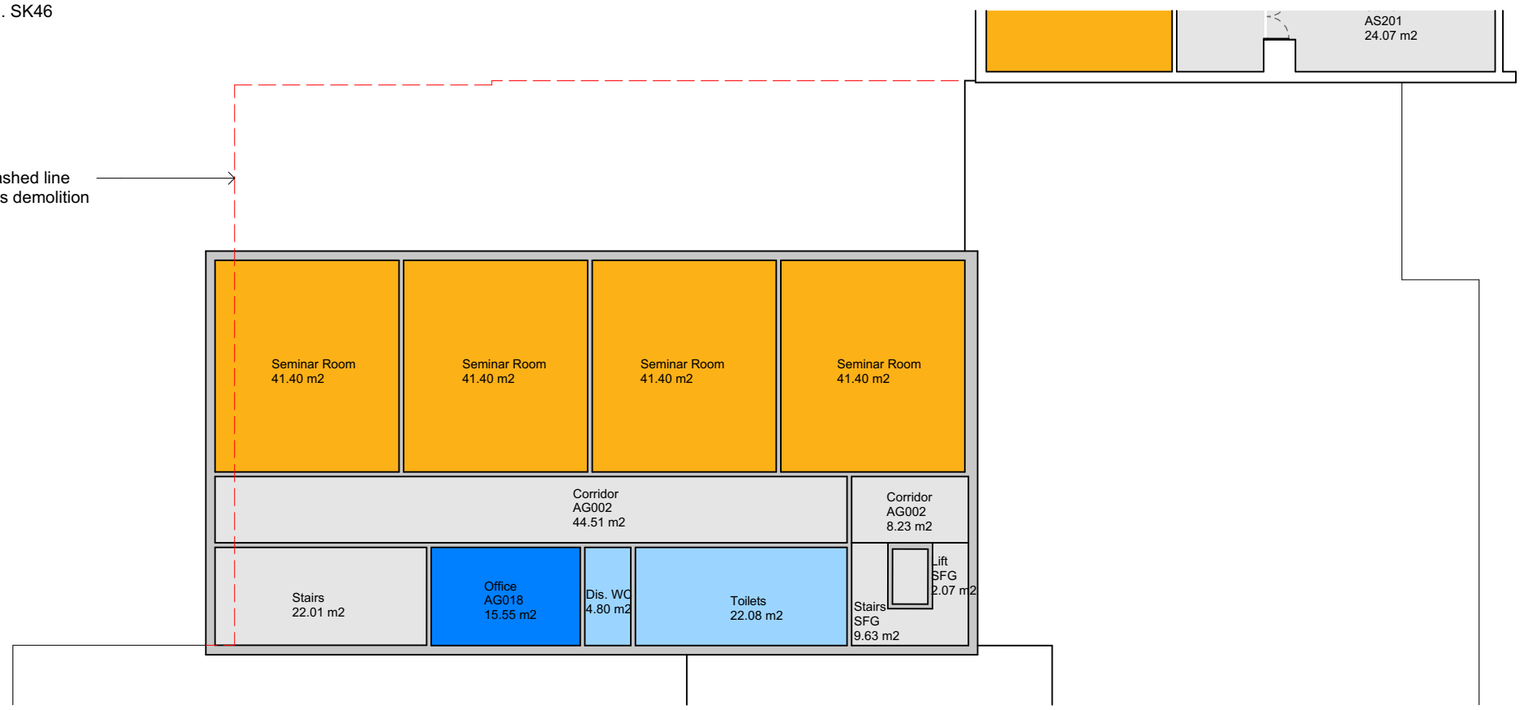
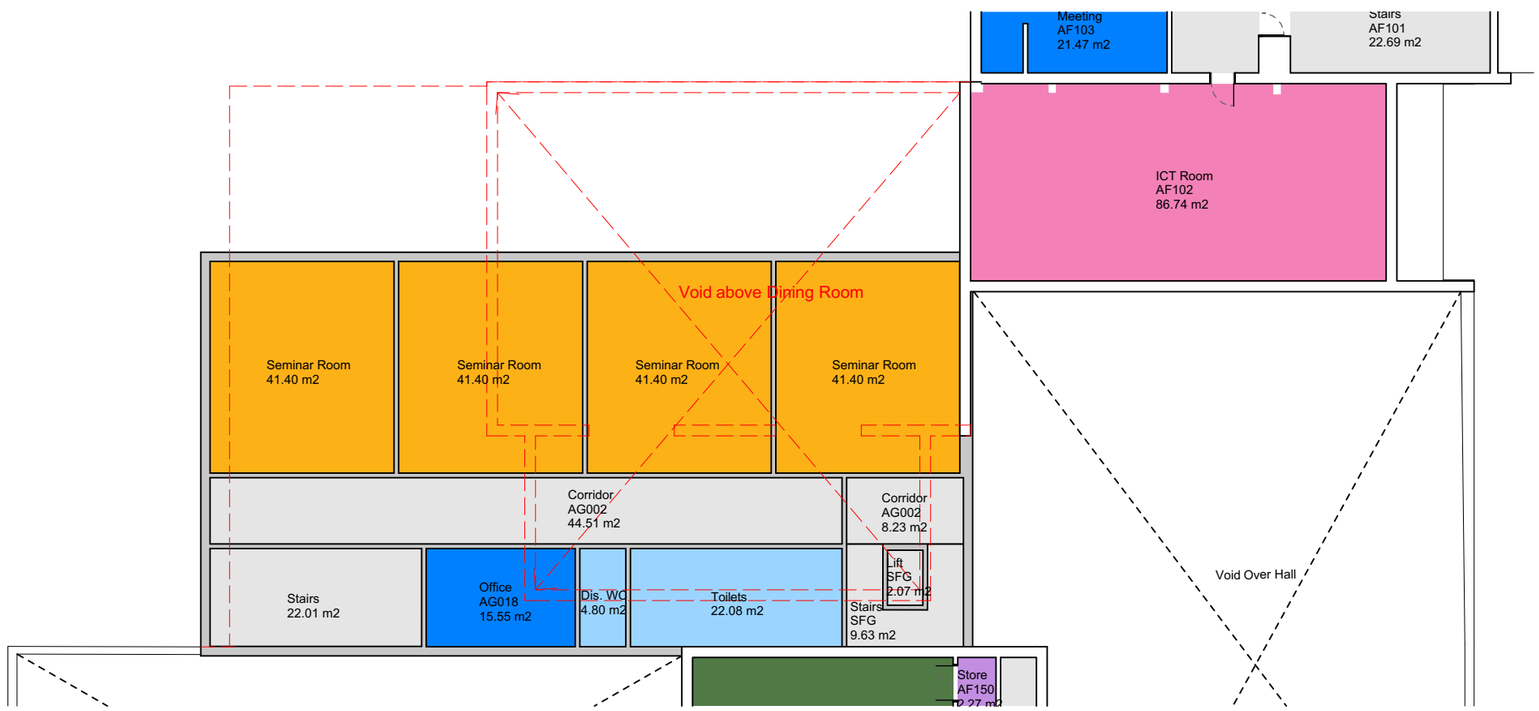
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 8_Sheet 1
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK57 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK57** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

See Option 8 Proposed Site Plan on drwg. SK46



3 Proposed Second Floor Plan: Option 8 1:200



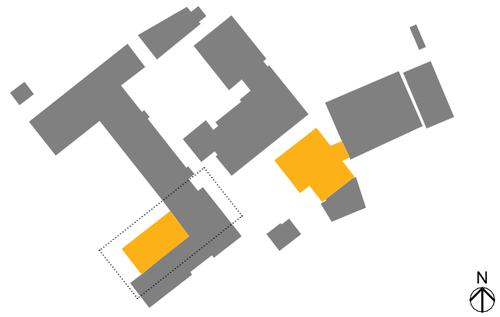
1 Proposed First Floor Plan: Option 8 1:200

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



CHANGE MANAGER

Change Description By

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 8_Sheet 2
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK58 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK58** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

See Option 8 Proposed Site Plan on drwg. SK46

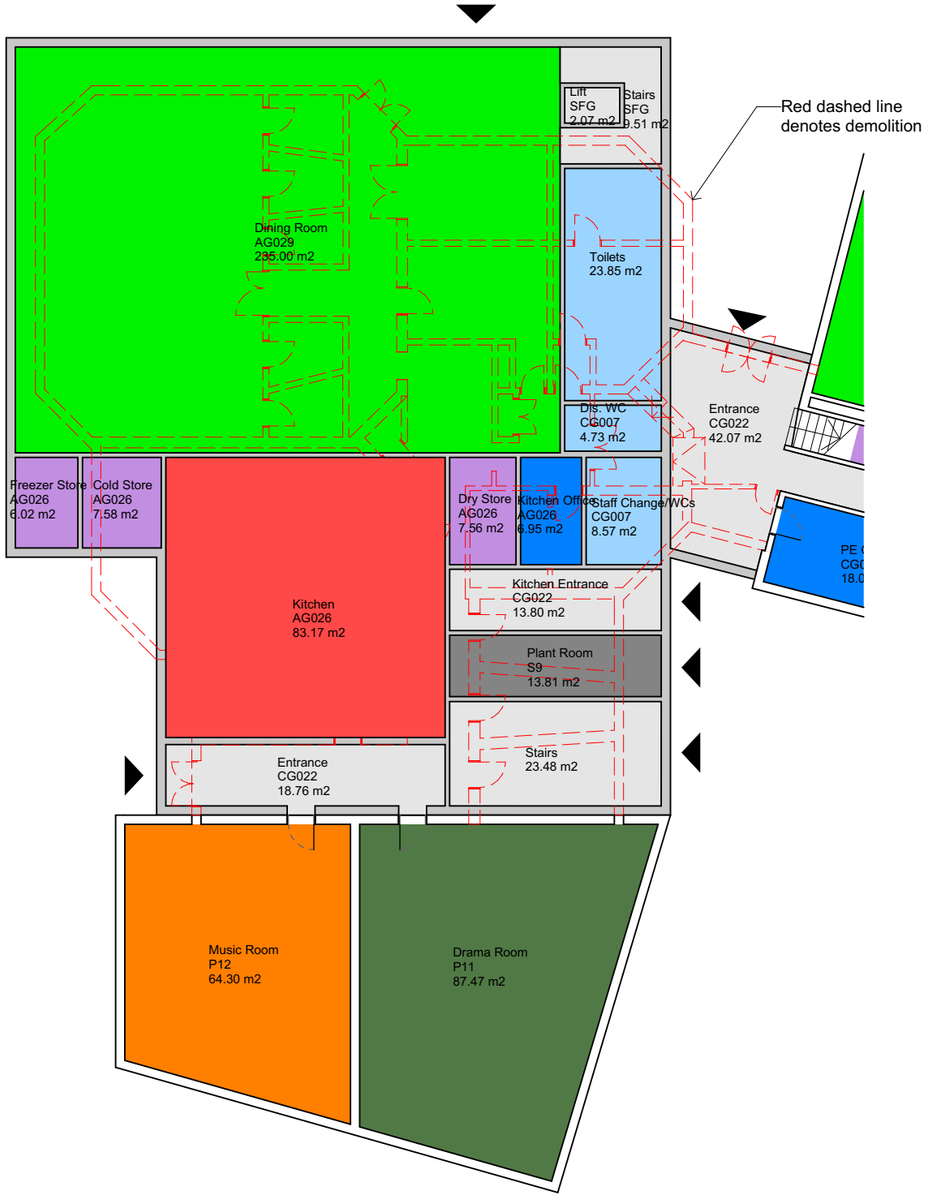
DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

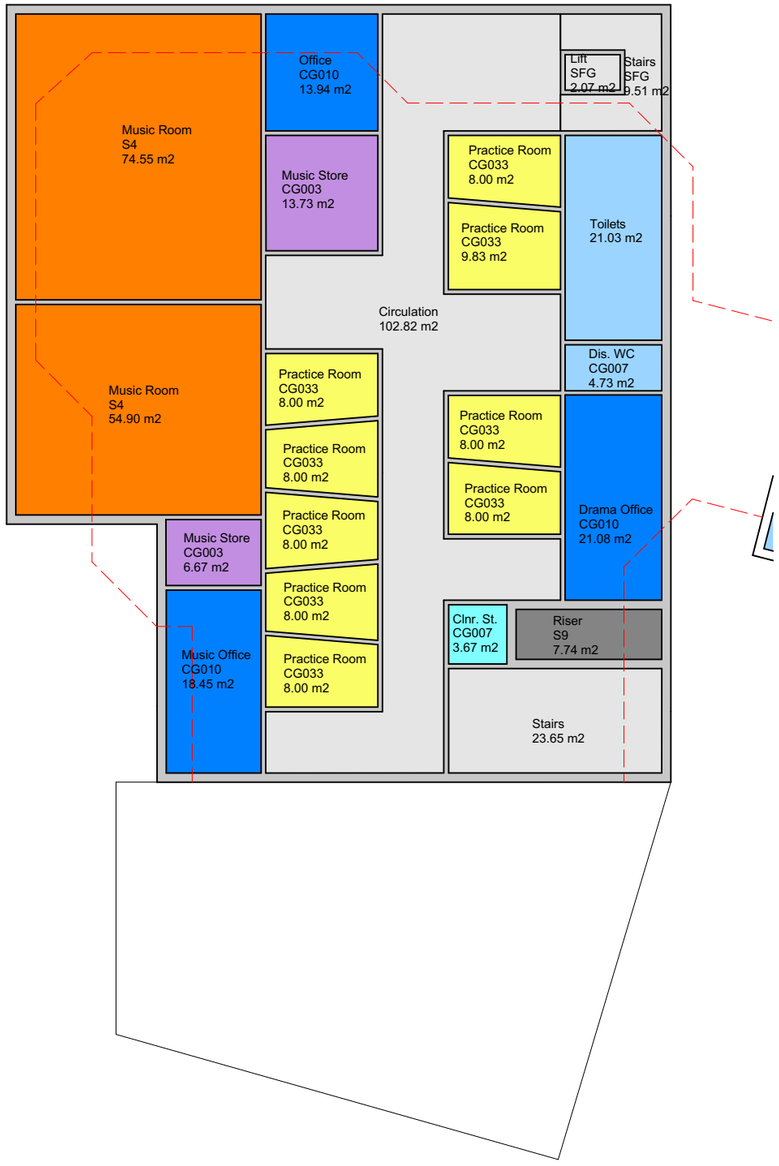
Measure length of line for checking of scale

CHANGE MANAGER

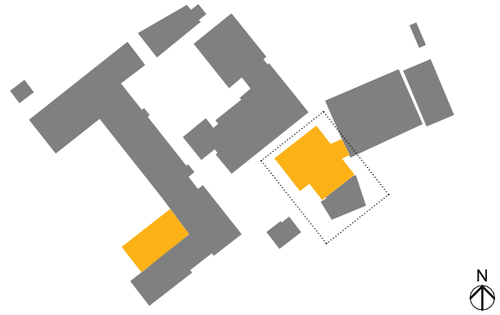
Change Description By



1 Proposed Ground Floor Plan: Option 8 1:200



2 Proposed First Floor Plan: Option 8 1:200



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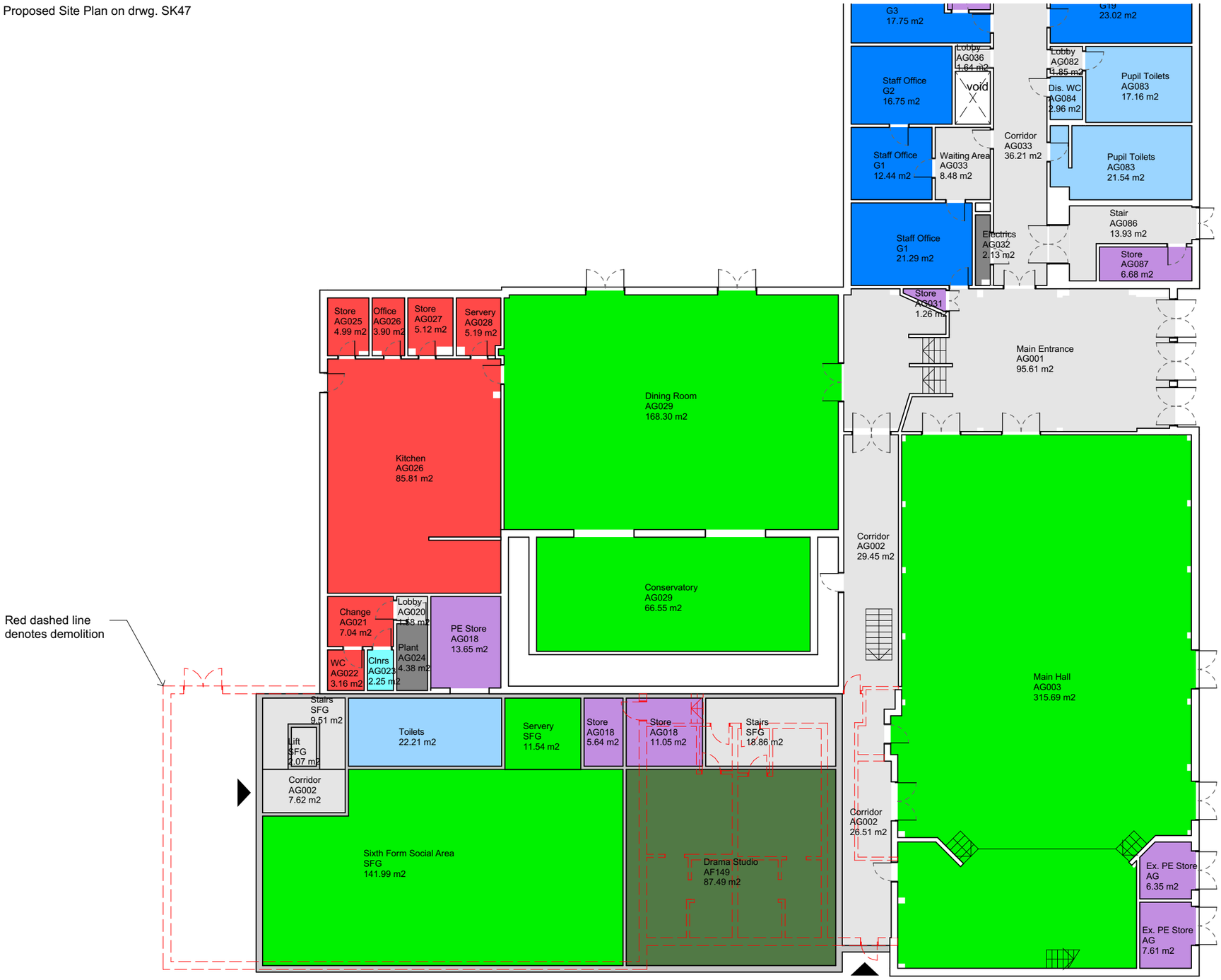
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 8_Sheet 3
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK59 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK59** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

See Option 9 Proposed Site Plan on drwg. SK47

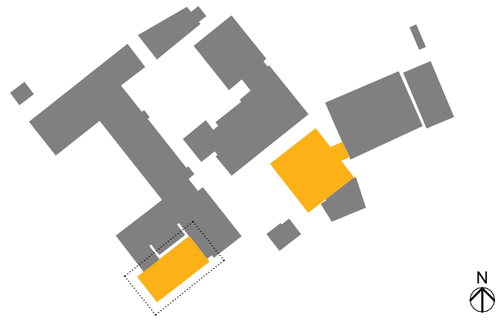


DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

KEY PLAN



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Change Description By

1 Proposed Ground Floor Plan: Option 9 1:200

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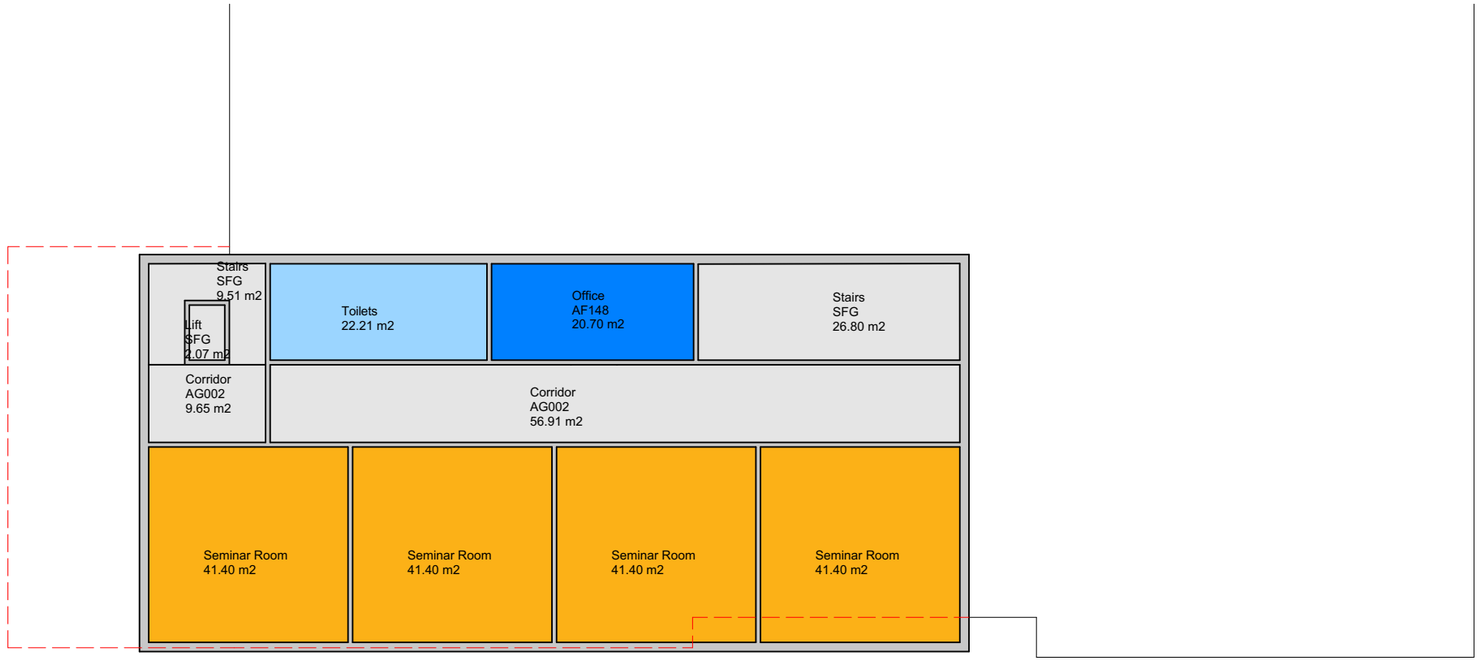
Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 9_Sheet 1
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK60 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK60** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

See Option 9 Proposed Site Plan on drwg. SK47



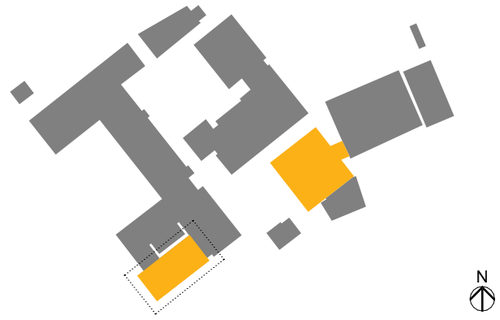
2 Proposed Second Floor Plan: Option 9 1:200

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
1:20 = 1.0m	1:100 = 5.0m	1:500= 25.0m	1:2500 = 125m

Measure length of line for checking of scale

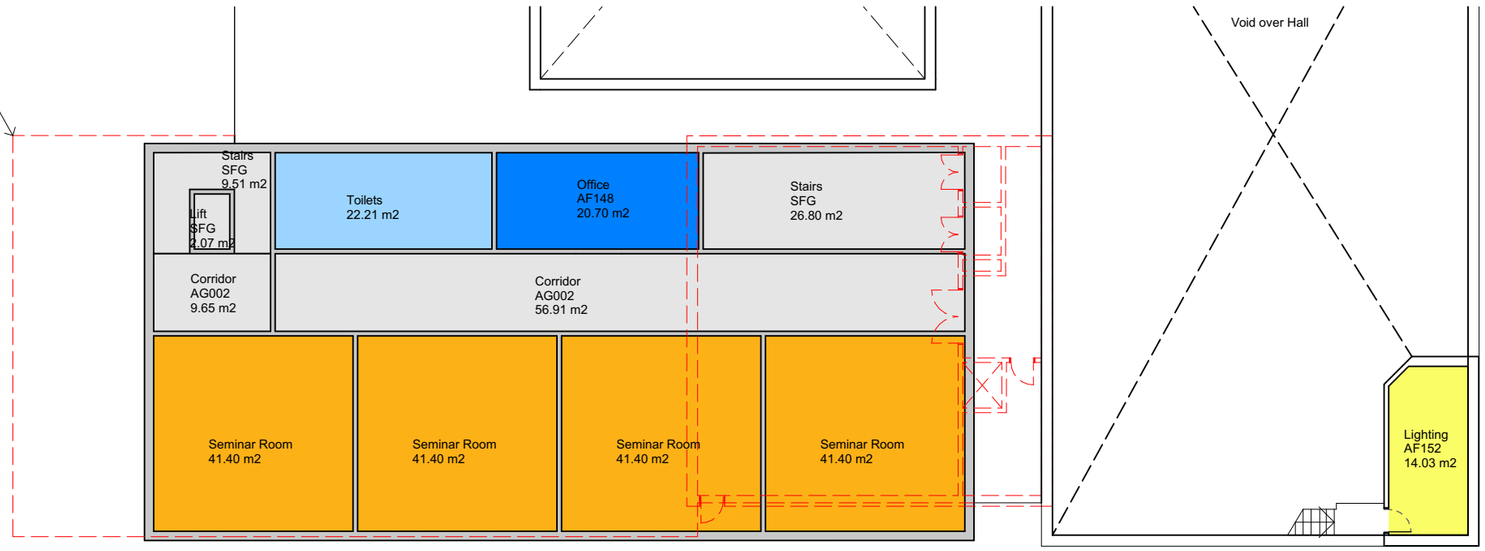
KEY PLAN



CHANGE MANAGER

Change Description By

Red dashed line denotes demolition



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Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 9_Sheet 2
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK61 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK61** Status: **S0** Revision: **P01**

TB_A3_Landscape_B_2022 Version 1.0_AC25

See Option 9 Proposed Site Plan on drwg. SK47

DRAWING SCALE

1:5 = 0.25m	1:25 = 1.25m	1:200 = 10.0m	1:1000 = 50.0m
1:10 = 0.5m	1:50 = 2.5m	1:250 = 12.5m	1:1250 = 62.5m
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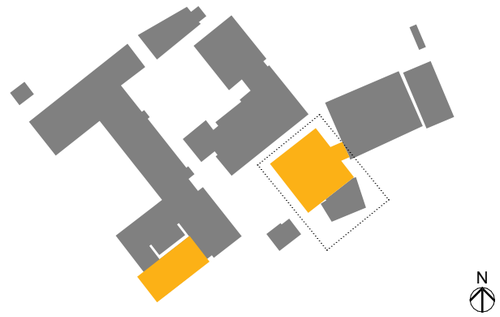
Measure length of line for checking of scale

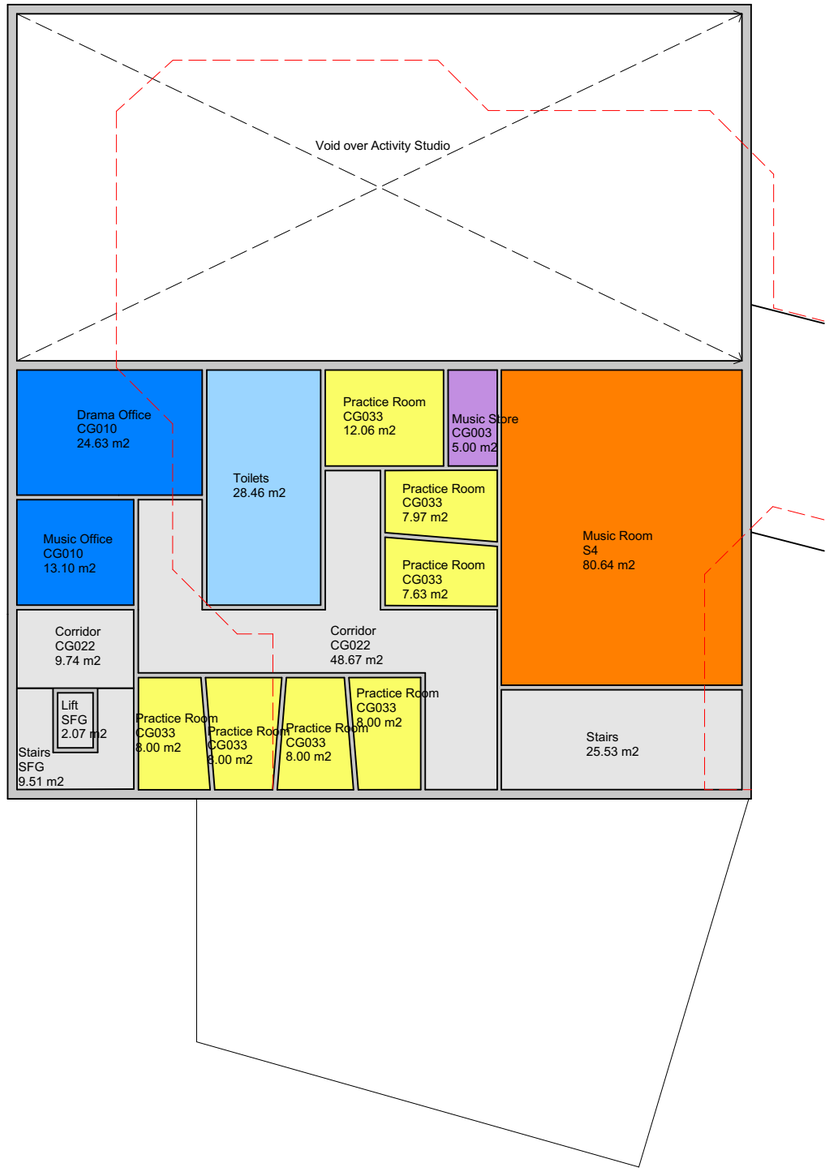
KEY PLAN



CHANGE MANAGER

Change Description By

1 Proposed Ground Floor Plan: Option 9 1:200



2 Proposed First Floor Plan: Option 9 1:200

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Client Name:	Alexandra Park School	Drawing Name:	Proposed Floor Plans: Option 9_Sheet 3
Project Name:	Alexandra Park School Sixth Form Expansion	CDE File Name:	2234 - THB - XX - XX - DR - A - SK62 - P01
Site Address:	Alexandra Park School, Bidwell Gardens, London N11 2AZ	Print Size:	**A3**
Project Number:	**2234**	Drawing Number:	**SK62** Status: **S0** Revision: **P01**

Notes & Qualifications

1) Presentation output scale is A3.
2) Drawings shown are not to scale

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Supporting Metrics

Alexandra Park school

6th Form Extension - Supporting Metrics

Thinking Buildings

Pupil Numbers	Current	Proposed	Increase	Notes
Pupil numbers on roll	660	750	90	695 on roll for 202/24 academic year.

Staff Full tme equivalent (FTE)	Current	Proposed	Increase
Teachers	117.5	120.5	3
Teaching Assistants	20.7	21.7	1
Adminsitratiion staff	40.4	40.4	0
Site team/on site cleaners	5	5	0
Totals	**183.6**	**187.6**	**4**

Existing overall footprint (m2)	m2
Existing Block A	2790.7
Existing Block B	1481.3
Existing Block C	1444.1
Existing Block D	300.1
Existing Block E (sixth form)	232.8
Total m2	**6249**

MOL area within existing site (m2)	**565**
Existing Total GIFA (m2)	**13358**

Proposed Metrics		Notes
Combined Existing and New Footprint (m2)	474.43	
New Extension footprint excl. 1st floor overhang (m2)	262.7	
New Extension footprint located in MOL (m2)	106	Was 85.70m2 on 2nd pre-app scheme. Increase due to technical design development and Part L
New Extension GIFA (m2)	802.38	
New footprint as a % of existing overall footprint	4.20%	
New footprint as a % of existing sixth form footprint	112.84%	
New GIFA as a % of existing overall GIFA	6.01%	
% of new footprint in MOL	18.76%	Excludes first floor overhang

Urban Greening Factor Calculation

Introduction
This calculator should be used in conjunction with London Plan Guidance 'Urban Greening Factor', 2021.

The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. Scores range from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces.

Instructions
- Cells highlighted in green should be completed by the applicant;
- Green cover should be categorised in accordance with Appendix 1 of the UGF guidance;
- The notes column should be used to record any assumptions (e.g. how expected tree canopy has been calculated) and to set
  out which features (e.g. the type of semi-natural habitat) have been included in the appropriate row;
- The calculation table should be copied to UGF drawing to be submitted for planning;
- The UGF should always be calculated on the total site area, equivalent to the red line boundary;
- Adjacent areas of land under the ownership or management of the applicant but not subject to the planning application must
  not be included; and
- Retained surface cover types should be included in the calculation.

Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	
Flower-rich perennial planting.	0.7	0	0	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	76	45.6	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	154	92.4	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	26	13	
Amenity grassland (species-poor, regularly mown lawn).	0.4	177	70.8	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	233	23.3	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	956	0	
Total contribution			**245.1**	
Total site area (m²)			2079	
Urban Greening Factor			**0.1178932179**	

Appendix E

BREEAM Pre-Assessment Tracker

22/09/2023	Target Rating: 'Very Good'	BREEAM New Construction 2018 Pre-Assessment Tracker: Alexandra Park School Education 'Shell and Core' –Very Good
Targeted Score	60.79	
Total Required	55.00	

	Credits not Targeted
	Credit requirement is mandatory to achieve BREEAM certification

Red – All Outstanding
Amber – Some Outstanding
Green – None Outstanding

Credit Issue	Description of Credit Issue	Total Credits Available	Very Good	Weighted Value of credit	Assessment Criteria	Strategy	Evidence required	Evidence RAG Rating	Responsibility	RIBA Stage (Where not stated, BREEAM doesn't dictate a RIBA requirement)	Comments
Man 01	Project brief and design	1	1	0.61	**Stakeholder Consultation**	Hold design team meetings with all parties; meeting to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery. Responsibilities as follows must be considered and documented through design team minutes: - End user requirements - Aims of the design and design strategy - Particular installation and construction requirements/limitations - Occupiers budget and technical expertise in maintaining and proposed systems - Maintainability and adaptability of the proposals - Requirements for the production of project and end user documentation - Requirements for commissioning, training and aftercare support	Design team minutes		Architect	Stages 1-4	
Man 01	Project brief and design	1	1	0.61	**Stakeholder consultation (third party)**	Prior to completion of concept design, all relevant third party stakeholders must have been consulted by the design team covering the following: - Functionality, build quality and aesthetics. - Provision of appropriate internal and external facilities - Management and operational implications - Maintenance resources implications - Impacts on the local community e.g. local traffic/transport impact - Opportunities for shared use of facilities and infrastructure with the community - Compliance with statutory consultation requirements - Inclusive and accessible design How the third party feedback has influenced the design will then need to be documented.	Meeting minutes/consultation plan demonstrating third party stakeholders feedback has been considered and implemented where practical.		Architect		
Man 01	Project brief and design	1	1	0.61	**Sustainability Champion (design)**	I, as a BREEAM Advisory Professional, will facilitate the setting and achievement of BREEAM performance targets for the project.	BREEAM pre-assessment trackers		BREEAM Consultant	Stage 1	
Man 01	Project brief and design	1	1	0.61	**Sustainability Champion (monitoring progress)**	I, as a BREEAM Advisory Professional, will need to monitor the progress of the project against the agreed BREEAM strategy and report progress to the design team.	BREEAM pre-assessment trackers		BREEAM Consultant	Stage 1	

Man 02	Life cycle cost and service life planning	2	0	0.61	**Elemental Life Cycle Cost (LCC)**	An outline, entire asset elemental life cycle cost (LCC) plan will need to be carried out at RIBA stage 2 in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008. The LCC will need to include service life, maintenance and operation cost estimates and provide an indication of future replacement costs over a set period of analysis as required by the client. Evidence would then be required by the design team to confirm how the LCC has influenced the building and system design/specification to minimise life cycle costs.	Elemental Life Cycle Cost analysis		M&E & QS	Stage 2	
Man 02	Life cycle cost and service life planning	1	0	0.61	**Component level LCC option appraisal**	A component level LCC option appraisal will need to be developed by the end of RIBA stage 4 in line with PD 156865:2008 and includes the following component types: - Envelope - Services - Finishes - External space Evidence would then be required by the design team to confirm how the component level LCC has influenced the building and system design/specification to minimise life cycle costs.	Component Life Cycle Cost analysis		M&E & QS	Stage 4	
Man 02	Life cycle cost and service life planning	1	1	0.61	**Capital Cost Reporting**	The capital cost of the project will need to be reported in pounds per square metre (£k/m2) and will need to account for the following: - Construction, including preparatory works, materials, equipment and labour - Site management - Insurance and taxes during construction - Inspection and testing Costs relating to land procurement, clearance, design, statutory approvals and post-occupancy aftercare should not be included.	Signed letter		QS		
Man 03	Responsible construction practices	0	0	0.61	**Legal Timber**	All timber and timber based products used on the project must be 'Legally harvested and traded timber' Please note this is a pre-requisite and is required to achieve any BREEAM rating.	Signed design stage letter & PEFC/FSC certification		Contractor		
Man 03	Responsible construction practices	1	1	0.61	**Environmental Management**	The principal contractor will need to operate an environmental management system (EMS) covering their main operations.	EMS certificate e.g. ISO14001		Contractor		
Man 03	Responsible construction practices	1	1	0.61	**BREEAM AP**	We, as BREEAM AP, will need to be involved to enable the following: - Work with the design team to assist in achieving the design targets - Monitor construction progress against the performance targets agreed - Proactively identify risks and opportunities related to the procurement and construction process - Provide feedback to the project team to ensure ongoing compliance with the BREEAM targets	BREEAM pre-assessment trackers		BREEAM Assessor	Stage 1	
Man 03	Responsible construction practices Mandatory: 1 credit	2	2	0.61	**Responsible Construction Management**	Registration with the Considerate Constructors Scheme will need to be undertaken and a score of at least 35 with a minimum of 11 in each of the 3 sections, achieving performance beyond compliance and 2 credits. 1 innovation credit could be targeted for a minimum score of 39 with a minimum of 13 in each section	CCS Certificate		Contractor		

Man 03	Responsible construction practices	1	1	0.61	**Monitoring of construction site impacts**	The monitoring, recording and reporting of energy and water consumption data resulting from all on-site construction processes will need to be undertaken throughout the build programme. Monitor and record data on principal constructor's and subcontractor's potable water consumption (m3) and energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation.	Water and energy consumption data from throughout the construction phase		Contractor		
Man 03	Responsible construction practices	1	1	0.61	**Transport of construction materials and waste**	The monitoring, recording and reporting of transport movement and impacts data resulting from the delivery of the majority of construction materials to site and construction waste from site. As a minimum this must cover: - Transport of materials from the factory gate to the building site, including any transport, intermediate storage and distribution - Transport of construction waste from the construction gate to waste disposal processing/recovery centre gate. The data will then need to be collated separately for materials and waste to include the fuel consumption, carbon dioxide emissions and distance travelled.	Transport and fuel consumption data for all deliveries to site.		Contractor		
Man 04	Commissioning and handover	1	1	0.61	**Commissioning and testing schedule and responsibilities**	A schedule will need to be produced for the commissioning and testing that identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and testing and inspecting building fabric. The schedule will need to identify the appropriate standards that all commissioning activities will be conducted in accordance with, such as current building regulations or CIBSE guidelines etc.	Commissioning schedule		Contractor		
Man 04	Commissioning and handover	1	1	0.61	**Commissioning building services**	A specialist commissioning manager will need to be appointed during the design stage, to take responsibility for: - Undertaking design reviews and giving advice on suitability for ease of commissioning - Providing commissioning management input to construction programming and during installation stages - Management of commissioning, performance testing and handover/post-handover stages	Commissioning manager appointment confirmation		Contractor		
Man 04	Commissioning and handover	1	0	0.61	**Testing and inspecting building fabric**	The integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths will need to be quality assured through completion of post construction testing and inspection, including air pressure test and thermographic survey. If any issues are identified they will then need to be remediated.	Air pressure test certificate, Thermal survey certificates and any remediation as required.				

Man 04	Commissioning and handover Mandatory: Building User Guide	1	1	0.61	**Handover**	A Building User Guide (BUG) will need to be developed prior to handover for distribution to the building occupiers and include the following: -Overview of the building and its environmental strategy e.g energy / water / waste efficiency policy / strategy and how users should engage with/deliver the policy strategy - Building services overview -Pre-arrival information for visitors including access and security procedures -Provision of and access to shared facilities -Safety and emergency information instructions – e.g. fire drill and evacuation points -Building related operational procedures -Building related incident reporting / feedback arrangements -Building related training information / links Provision of, and access to, transport facilities, e.g. public transport, cyclist facilities, pedestrian routes. -Re-fit, refurbishment and maintenance arrangements/considerations - Links, references and relevant contact details A training schedule will need to be prepared for the building occupiers, to include the following: - The buildings design intent - The available aftercare provision and aftercare team main contact(s), including and scheduled seasonal commission and post occupancy evaluations - Introduction to, and demonstration of, installed systems and key features, e.g. building management systems, controls and their interfaces - Introduction to the Building user Guide and other relevant building documentation, e.g. design data, technical guides, maintenance strategy, operations and maintenance (O&M) manual, commissioning records, log book etc. - Maintenance requirements, including any maintenance contracts and regimes in place.	Building User Guide Training Schedule		Contractor		
Hea 01	Visual comfort	2	0	0.73	**Daylighting**	Full daylight calculations will need to be carried out to confirm that 80% of all relevant building areas will need to meet good practice daylight factors or 2% and either, a uniformity ratio of at least 0.3, or view of the sky and compliance with the room depth criterion.	Daylight modelling and calculations				
Hea 01	Visual comfort	1	0	0.73	**View Out**	95% of the floor area in relevant building areas must be within 7m of the wall which has a window or permanent opening that provides an adequate view out. In addition the windows/openings must be greater than or equal to 20% of the surrounding wall area or comply with the values in table 1.0 of BS8206.	Floor plan drawings				

Hea 01	Visual comfort	1	1	0.73	**External Lighting**	- All external lighting located within the construction zone is designed to provide illuminance levels that enable users to perform outdoor visual takes efficiency and accurately. As such external lighting will need to be specified as per BS5489-1:2013 for the Lighting of Roads and public amenity areas and BS EN 12464-2:2014 Part 2 for the lighting of external workplaces.	Drawings/specification confirming the lighting is compliant		M&E		
Hea 02	Indoor air quality	1	1	0.73	**Indoor Air Quality**	An indoor air quality plan will need to be produced that considers: - Removal of contaminant sources - Dilution and control of contaminant sources - Procedures for pre-occupancy flush out - Third party testing and analysis - Maintaining indoor air quality in-use	Indoor Air Quality Plan		Air Quality Consultant	Stage 4	
Hea 03	Safe containment in laboratories	N/A	0	0.73	**N/A**	Credits not applicable.					
Hea 04	Thermal comfort	1	1	0.73	**Thermal Modelling**	Thermal modelling will need to be carried out in accordance with CIBSE AM11 Building Energy and Performance Modelling. The software will need to provide a full dynamic thermal analysis demonstrating that summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design Table 1.5 or other appropriate industry standard. For air conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indicies based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.	Thermal modelling in accordance with CIBSE AM11		M&E		
Hea 04	Thermal comfort	1	0	0.73	**Design for future thermal comfort**	The above criteria are met for the climate change environment. It will need to be demonstrated how the building has been adapted, or designed to be easily adapted in future using passive design solutions. For air conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indicies based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.	Thermal modelling in accordance with CIBSE AM11		M&E		
Hea 05	Acoustic performance	1	1	0.73	**Sound Insulation and Ambient Noise Levels**	Either a programme of pre-completion acoustic testing will need to be carried out by a compliant test body to ensure that the relevant spaces (as built) comply with the relevant standards for the indoor ambient noise, or an acoustic report will be required confirming that the acoustic requirements would likely be met given a typical fit out.	Pre-completion acoustic test results.		Acoustic Consultant		
Hea 06	Safety and security	1	0	0.73	**Security of Site and Building**	A suitably qualified security specialist (SQSS) will need to be appointed to undertaken an evidence-based Security Needs Assessment (SNA), the SQSS will then need to develop a set of security controls and recommendations, they will then subsequently need to be implemented into the design where feasible.	Meeting minutes/report confirming the recommendations made by the SQSS and drawings/report confirming they have been implemented where feasible.		Architect & SQSS	Stage 2	

Hea 07	Safe and healthy surroundings	1	1	0.73	**Safe Access**	Footpaths will need to provide direct access from the site entrance to the building entrance and connect to public footpaths off-site. Where provided, drop-off areas designed off access roads and provide direct access to the pedestrian footpaths Dedicated pedestrian crossings will need to be provided where pedestrian routes cross vehicle access routes. The lighting for access roads, pedestrian routes and cycle lanes will need to be in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas.	Site plan and access drawings		Architect		
Hea 07	Safe and healthy surroundings	1	1	0.73	**Outside Space**	An outside space providing the building users with an external amenity area will need to be provided.	Site plan		Architect		
Ene 01	Reduction of energy use and carbon emissions Mandatory: 4 credits	9	2	0.74	**Energy Performance**	A minimum of 2 credits are required to achieve Very Good compliance. 2 exemplary credits could be targeted for committing funds for post-occupancy operational energy review and the energy model submitted to the BRE	SBEM BRUKL report		M&E		
Ene 01	Reduction of energy use and carbon emissions	4	0	0.74	**Prediction of operational energy consumption**	Prior to completion of concept design, relevant members of the design team will hold a preliminary design workshop focusing on operational energy performance. Dynamic energy modelling will then need to be undertaken to generate predicted operational energy consumption figures for the following scenarios: - Weather - Operating hours for systems - Occupying hours - Management factors A risk assessment will also need to be carried out to highlight any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.	Operational energy consumption calculations and risk assessment.		M&E	Workshop held by Stage 2 Energy modelling by stage 4	
Ene 02	Energy monitoring	1	1	0.74	**1-5 Sub-Metering of Major Energy Consuming Systems**	A BMS system will need to be specified to monitor energy use from both major building services and energy use by building function areas. Function area include the following: - Kitchens - Computer suites - Conference rooms - Sports halls - Laboratories - Data centres - IT work and study rooms	Drawings/specification confirming the meters to be installed.		M&E		
Ene 02	Energy monitoring	1	1	0.74	**Sub-Metering of high energy load and tenancy areas**	Monitor a significant majority of the energy supply with separate accessible energy sub-meters per floor plate, with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for tenanted areas.	Drawings/specification confirming the meters to be installed.		M&E		
Ene 03	External lighting	1	1	0.74	**External Lighting**	The average luminous efficacy of the external light fittings within the construction zone is not less than 70 lumens per circuit Watt. All external light fittings will also need to be automatically controlled for prevention of operation during daylight hours and presence detection of areas of intermittent pedestrian traffic.	Drawings/specification confirming the external lighting specification		M&E		

Ene 04	Low carbon design	1	0	0.74	**Passive design analysis**	The first credit within issue Hea 04 Thermal Comfort would need to have been achieved to enable this credit to be targetable. The design team would need to carry out an analysis of the proposed building design/development to influence decisions made during RIBA stage 2 and identify opportunities for the implementation of passive design solutions that reduce demand for energy consuming building services. The building would need to use passive design measures to reduce the total heating, cooling and mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis and the analysis demonstrates a meaningful reduction in total energy demand as a result.	Energy Statement		M&E	Stage 2	
Ene 04	Low carbon design	1	0	0.74	**Free Cooling**	The above passive design analysis credit would need to have been achieved to enable this credit to be targetable. The passive design analysis will need to include a review of free cooling and identify opportunities for the implementation of free cooling solutions, at least 1 of which is subsequently utilised.					
Ene 04	Low carbon design	1	1	0.74	**Low and Zero Carbon Technologies**	A LZCT feasibility study will need to be undertaken and a minimum reduction in CO2 of 5% through renewables will need to be achieved. The study will need to cover the following: - Energy generated from LAZ energy sources per year - Carbon dioxide savings from LAZ energy sources per year - Life cycle cost of the potential specification, accounting for payback - Local planning criteria, including land use and noise - Feasibility of exporting heat/electricity from the system - Any available grants - All technologies appropriate to the site and energy demand of the development - Reasons for excluding other developments - CHP and possibility of connecting to existing network	Energy statement, including a Low and Zero Carbon technology feasibility study.		M&E	Stage 2	
Ene 05	Energy efficient cold storage	N/A	0	0.74	N/A	Credits not applicable.					
Ene 06	Energy efficient transportation systems	N/A	0	0.74	N/A	Credits not applicable.					
Ene 06	Energy efficient transportation systems	N/A	0	0.74	N/A	Credits not applicable.					
Ene 06	Energy efficient transportation systems	N/A	0	0.74	N/A	Credits not applicable.					

Ene 07	Energy efficient laboratory systems	N/A	0	0.74	N/A	Credits not applicable.					
Ene 08	Energy efficient equipment	N/A	0	0.74	N/A	Credits not applicable.					
Tra 01	Transport assessment and travel plan	2	2	0.96		A travel plan will need to be developed as part of the feasibility and design stages which considers all types of travel relevant to the building type and its users, taking into account the following: -Where relevant, existing travel patterns and opinions of existing building or site users towards cycling and walking so that constraints and opportunities can be identified. -Travel patterns and transport impact of future building users -Current local environment for walkers and cyclists -Disabled access -Public transport links serving the site -Current facilities for cyclists The travel plan will need to include proposals to increase or improve sustainable modes of transport and movement of people and good during the building's operation and use.	Transport statement confirming the accessibility index for the site Travel Plan		Transport Consultant		
Tra 02	Sustainable transport measures	10	6	0.96		Points achieved: Accessibility index greater than 8 - 1 point 10% Electric charging points - 1 point Install compliant cycle storage spaces - 1 point Install compliant cyclist facilities for building users (changing facilities and lockers) - 1 point Proximity to amenities - 1 point Allocate 5% of the total car parking nearest the development entrance as priority spaces for car sharers – 1 point As the site is anticipated to have an AI less than 25, the 6 points scored achieves 6 credits.	Local amenities report Drawings confirming cycle storage and facilities Drawings/spec for the public transport information system		Architect/Transport Consultant		
Wat 01	Water consumption: Mandatory 2 credits	5	5	0.88		The following or similar sanitaryware specification (where provided) will need to be installed to achieve 3 credits: WC - 2.6/4 litre duel flush Wash hand basin – 3 litres/min Kitchenette tap – 4 litres/min	Sanitaryware specification		Architect		
Wat 02	Water monitoring	1	1	0.88		A water meter will need to be installed on the mains water supply. In addition any water consuming plant or building areas, consuming 10% or more of the building's total water demand will need to be fitted with either, sub-meters or have water monitoring equipment integral to the plan or area. The sub meters will need to have pulsed outputs to enable them to be connected to the BMS.	Drawing/specification confirming the water meter installed.		M&E		

Wat 03	Water leak detection	1	1	0.88	**Leak Detection System**	A leak detection system capable of detecting major water leaks will need to be installed on the utilities watr supply within the build and between the buildings and the utilities water supply. The system will need to comply with the following: - Be a permanent, automated water leak detection system that alters the building occupants to the leak - Activated when the flow of water passing through the meter or data logger is at a flow rate above a pre-set maximum for a pre-set period of time. - Able to identify different flow and therefore leakage rates - Programmable to suit the owner's or occupier's water consumption criteria Where there is no option for a leak detection system between the utilities meter and the building, alternative solutions can be used, provided that a major leak can still be detected.	Drawing/specification confirming the leak detection system installed.		M&E		
Wat 03	Water leak detection	1	0	0.88	**Flow Control Devices**	Flow control devices that regulate the supply of water to each WC area/facility according to demand would need to be installed (and therefore minimise water leaks and waste from sanitary fittings).	Drawing/specification confirming the flow control system installed.		M&E		
Wat 04	Water efficient equipment	N/A	0	0.88		Credit not applicable					
Mat 01	Environmental impacts from construction products - Building life cycle assessment (LCA)	7	2	1.25		The material specification will be assessed against the BRE LCA tool. We estimate that 5 credits will be achievable for a stage 1 and stage 4 assessment or 2 credits for a stage 4 only report.	Drawings/specification confirming the constructions to be used on site Materials report/calculations		Life cycle carbon specialist / Architect	Stage 1 and stage 4	
Mat 02	Environmental Impacts from Construction Products - Environmental Product Declarations (EPD)	1	0	1.25		Credits not sought.					
Mat 03	Responsible sourcing of materials	0	0	1.25	**Legal Timber**	All timber and timber based products used on the project must be 'Legally harvested and traded timber'	Signed letter & PEFC/FSC certification		Contractor		
Mat 03	Responsible sourcing of materials	1	1	1.25	**Sustainable procurement plan**	Materials will need to be sourced for the project in accordance with a documented sustainable procurement plan, which sets out a clear framework for the responsible sourcing of materials to guide procurement throughout the project and covers the following: - Risk and opportunities are identified against a broad range of social environmental and economic issued - Aims, objectives and targets to guide sustainable procurement activities - The strategic assessment of sustainably sourced materials available locally and nationally, prioritising local materials where possible. - Procedures to check and verify the procurement plan is being implemented/adhered to.	Sustainable procurement plan		Contractor		

Mat 03	Responsible sourcing of materials	3	3	1.25	**Responsible Sourcing of Materials**	The majority of materials used within the development will need to have responsible sourcing certification, which will be assessed against the BREEAM criteria; it is currently anticipated that 3 credits will be achieved.	Materials responsible sourcing certification e.g. BES 6001		Contractor		
Mat 04	Insulation	N/A	0	1.25	**N/A**	Credit not longer assessed seperately under 2018.					
Mat 05	Designing for durability and resilience	1	0	1.25		The design will need to incorporate suitable durability and protection measures to prevent damage to vulnerable parts of the internal and external building, e.g. - Protection from the effects of high pedestrian traffic in main entrance and thoroughfares - Protection against an internal vehicular/trolley movement within 1m of the internal building fabric. - Protection against or prevention from, any potential vehicular collision where parking or manoeuvring occurs within 1m of the external building facade (2m for delivery areas). Provide convenient access to the roof and facade for cost-effective cleaning, replacement and repair. Design the roof and facade to prevent water damage, ingress and detrimental ponding.	Drawings confirming where vehicular movement is within 1m of the external façade suitable protection measures have been implemented. Specification confirming internal durability measures implemented		Architect/Contractor		
Mat 06	Material efficiency	1	0	1.25		Opportunities will need to be identified and appropriate measures investigated and implemented to optimise the use of materials in building design, procurement, construction, maintenance and end of life. The above is carried out by the design team in consultation with the all relevant parties at each of the following RIBA stages: - Preparation and Brief - Concept Design - Developed Design - Technical Design - Construction	Analysis/report confirming that opportunities have been identified and implemented to optimise the use of materials in building design, procurement, construction, maintenance and end of life. Circular Economy Statement		Architect/Specialist	Stages 1-5	
Wst 01	Construction waste management	1	1	0.70	**Pre-Demolition Audit**	A pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition will need to be carried out at Concept Design stage to guide the design through: - Considering materials for reuse and set targets for waste management - Engaging all contractors in the process of maximising high grade reuse and recycling opportunities - Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.	Pre-demolition audit		Contractor	Stage 2	
Wst 01	Construction waste management: Mandatory 1 credit	3	3	0.70	**Construction Resource Efficiency**	Non-hazardous construction waste (excluding demolition and excavation waste) generated by the buildings design and construction will need to meet or better 3.4m3 or 3.2 tonnes per 100m2 gross internal floor area.	Waste report confirming the construction waste generated		Contractor		
Wst 01	Construction waste management	1	1	0.70	**Diversion of Resources from Landfill**	70% by volume and 80% by weight of non-hazardous construction waste will need to be diverted from landfill.	Waste report confirming the percentage of waste diverted from landfill		Contractor		

Wst 02	Recycled aggregates	1	0	0.70		Credit not targeted.					
Wst 03	Operational waste Mandatory: 1 credit	1	1	0.70	**Operational Waste**	There is dedicated space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupants and activities. The space must be: -Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams -Accessible to building occupants/facilities operators for the deposit of materials and collections by waste management contractors -Of a capacity appropriate to the building type, size and predicted volume of waste that will arise from daily/weekly operational activates and occupancy rates. A minimum of 2m2 per 1000m2 of net floor area.	Drawing confirming the bin store is sufficiently sized		Architect		
Wst 04	Speculative floor and ceiling finishes	N/A	0	0.70		Credit not applicable.					
Wst 05	Adaption to climate change	1	0	0.70		Conduct a climate change adaptation strategy appraisal that includes a systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects	Report		M&E		
Wst 06	Design for disassembly and adaptability	1	0	0.70	**Design for Disassembly and Functional adaptability - recommendations**	A building specific functional adaptation and disassembly strategy study will need to be undertaken by RIBA stage 2 which includes recommendations for measures to be incorporated to facilitate future adaptation, covering the following: - The potential for major refurbishment, including replacing a facade - Design aspects that facilitate the replacement of all major plant within the life of the building - The degree of adaptability of the internal environment to accommodate changes in working practices - The degree of adaptability of the internal physical space and external shell to accommodate change in use - The extent of accessibility to local services, such as local power and data infrastructure Functional adaptation measures would need to have been adopted in the design by RIBA stage 4 in accordance with the functional adaptation strategy recommendations, where practical and cost effective.	CES / Functional Adaptability Report		Architect	Stage 2	
Wst 06	Design for disassembly and adaptability	1	0	0.70	**Design for Disassembly and Functional adaptability - implementation**	Documentation would be required to confirm how the recommendations or solutions proposed as a result of the above study have been implemented, where practical and cost effective. A building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants would need to be produced.	CES / Functional Adaptability Report		Architect		

LE 01	Site selection	1	1	1.15	**Previously occupied land**	At least 75% of the proposed development's footprint is on an area of land which has previously been occupied.	Site plan and existing site survey		Ecologist		
LE 01	Site selection	1	0	1.15	**Contaminated land**	Where the site has been deemed to be significantly contaminated as confirmed by a contaminated land specialist's site investigation, risk assessment and appraisal, which identifies: -The degree or contamination -The contaminant source/types -The options for remediating sources of pollution which present an unacceptable risk to the site.	Remediation strategy		Ecologist		
LE 02	Ecological value of site and protection of ecological features	1	1	1.15	**Survey and Evaluation**	A suitably qualified ecologist will need to carry out a survey and evaluation to determine the ecological baseline of the site, taking account of the zone of influence to establish: - Current and potential ecological value and condition of the site and related areas within the zone of influence. - Direct and indirect risks to current ecological value - Capacity and feasibility for enhancement of the ecological value of the site.	Ecology report		Ecologist	Stage 1	
LE 02	Ecological value of site and protection of ecological features	1	1	1.15	**Determining the ecological outcomes for the site**	During concept design, the project team will need to identify and consider ecological outcomes for the site at an early stage to influence key project planning decisions, in accordance with the following hierarchy: - Avoidance - Protection - Reduction or limitation of negative impacts - On site compensation - Enhancement, considering the capacity and feasibility within the site.	Ecology report		Ecologist	Stage 2	
LE 03	Minimising impact on existing site ecology	1	1	1.15	**Planning, Liaison, Implementation and Data**	Site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs.	Ecology report		Ecologist/Contractor	Stage 2	
LE 03	Minimising impact on existing site ecology	2	2	1.15	**Managing Negative Impacts of the Project**	Negative impacts from site preparation and construction works have been managed in accordance with Ecologist recommendations and no overall loss of ecological value has occurred.	Ecology report		Ecologist/Contractor	Stage 2	
LE 04	Change and enhancement of ecological value	1	1	1.15	**Liaison, Implementation and Data Collation**	Solutions and measures previously identified will need to be implemented that enhances the ecological value of the site.	Ecology report		Ecologist/Contractor	Stage 2	
LE 04	Enhancing site ecology	3	2	1.15	**Enhancement of Ecology**	Positive change in ecological value, calculated by the Ecologist in line with GN36.	Ecology report		Ecologist/Contractor	Stage 2	
LE 05	Long term impact on biodiversity	2	0	1.15		The Ecologist will need to confirm that all relevant UK and EU legislation relating to the protection and enhancement of ecology has been complied with during the design and construction process.	Ecology report		Ecologist/Contractor	Stage 2	

						A landscape and habitat management plan will need to be produced covering the first five years after project completion in accordance with BS 42020:2013 section 11.1. The Ecologist will need to highlight which of the BREEAM additional measures for the improvement of long term biodiversity are relevant and the application measures will need to be implemented.					
Pol 01	Impact of refrigerants	3	1	0.75		1 credit targeted for the units specified having a life cycle CO2 of less than 1000.	Specification confirming the Life cycle CO_2 of any air-conditioning or commercial refrigeration systems installed.		M&E		
Pol 02	Local air pollution	2	2	0.75		Provided all heating and cooling is provided through non-combustible fuels, 2 credits are awarded by default.	Specification confirming the heating/hot water plant.		M&E		
Pol 03	Surface water run-off	5	4	0.75	**Surface Water Run-Off**	Drainage measures will need to be specified to ensure that the peak rate of run-off and total volume of run-off from the site to the watercourses is no greater post than pre-development and should also comply with the 1 and 100 year return period events for peak rates and the 100 year 6 hour rainfall event for volume. The calculations will also need to include an allowance for climate change, in line with current best practice guidance. In addition flooding of the building must not occur as a result of local drainage system failure caused by either extreme rainfall or lack of maintenance.	Flood Risk Assessment Drainage report/calculations		Drainage Engineer	Stage 2	
Pol 04	Reduction of night time light pollution	1	1	0.75	**Reduction of Night Time Light Pollution**	All external lighting will need to be designed to reduce light pollution by complying with the following: - All external lighting has been designed in compliance with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011 - All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. - Where safety and security lighting is provided and will be used between 23:00 and 07:00, this element of the lighting system will need to comply with the lower levels of lighting recommended during these hours in Table 2 of the ILP's guidance notes.	Specification confirming the external lighting meets the criteria		M&E		
Pol 05	Reduction of noise pollution	1	1	0.75		A noise impact assessment will need to be provided to confirm that the impact of the development on surrounding buildings as well as mitigation measures proposed are to be incorporated into the design.	Noise Impact assessment for the development on surrounding buildings.		Acoustic Consultant	Stage 2	