

ROLFE JUDD
/ PLANNING

/ Channing School - Brunner House Alterations

PLANNING STATEMENT

December 2023

/ Channing School - Brunner House Alterations

Channing School,
Senior School,
The Bank,
London,
N6 5HF

OC/P08584
December 2023

On behalf of Channing School

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01. INTRODUCTION

01.1 SUMMARY

- 01.1.1** This Planning Statement has been prepared by Rolfe Judd Planning on behalf of the Applicant, Channing School. The Application Site is known as Channing School, Senior School, The Bank, N6 5HF. The Applicant proposes the following development:

‘3-storey extension to north-eastern elevation of Brunner House, roof extension to the south-western elevation of Brunner House, refurbishment and façade alterations along with associated landscaping alterations.’

- 01.1.2** Channing School is an independent girl’s school educating students between the ages of 4 and 18. The school has been a proud member of the community since 1885. The school strives to provide a first-class education for its pupils and teaching environment for its staff with works to both the Senior School and the Junior School (opposing the application site) having been undertaken. This work has comprised both sensitive adaptation and enhancement of the historic buildings in the school’s care, or construction of new buildings which sympathetically respond to their setting.
- 01.1.3** The application submission followings positive and substantive pre-application advice from the Council and consultations with local community groups. The proposal complies and is supported by national, strategic and local planning policies.

01.2 PLANNING STATEMENT

The purpose of this statement is to explain the development proposals for the application site and examine the matters relevant to planning which arise. The statement provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, this planning statement is structure as follows:

- Section 1: Introduction
- Section 2: The Application Site and Surrounding Area
 - Describes the application site, its context and planning history and planning policy designations.
- Section 3: Pre-Application Advice and Public Consultation
 - Summarises the pre-application advice and public consultation held in advance of this submission.
- Section 4: The Application Proposal
 - Describes the proposed development.
- Section 5: Site Photos and Proposal CGIs
- Section 6: Planning Considerations
 - Reviews the proposal in terms of the relevant policy context and other material considerations.

01.3 SUPPORTING APPLICATION DOCUMENTS

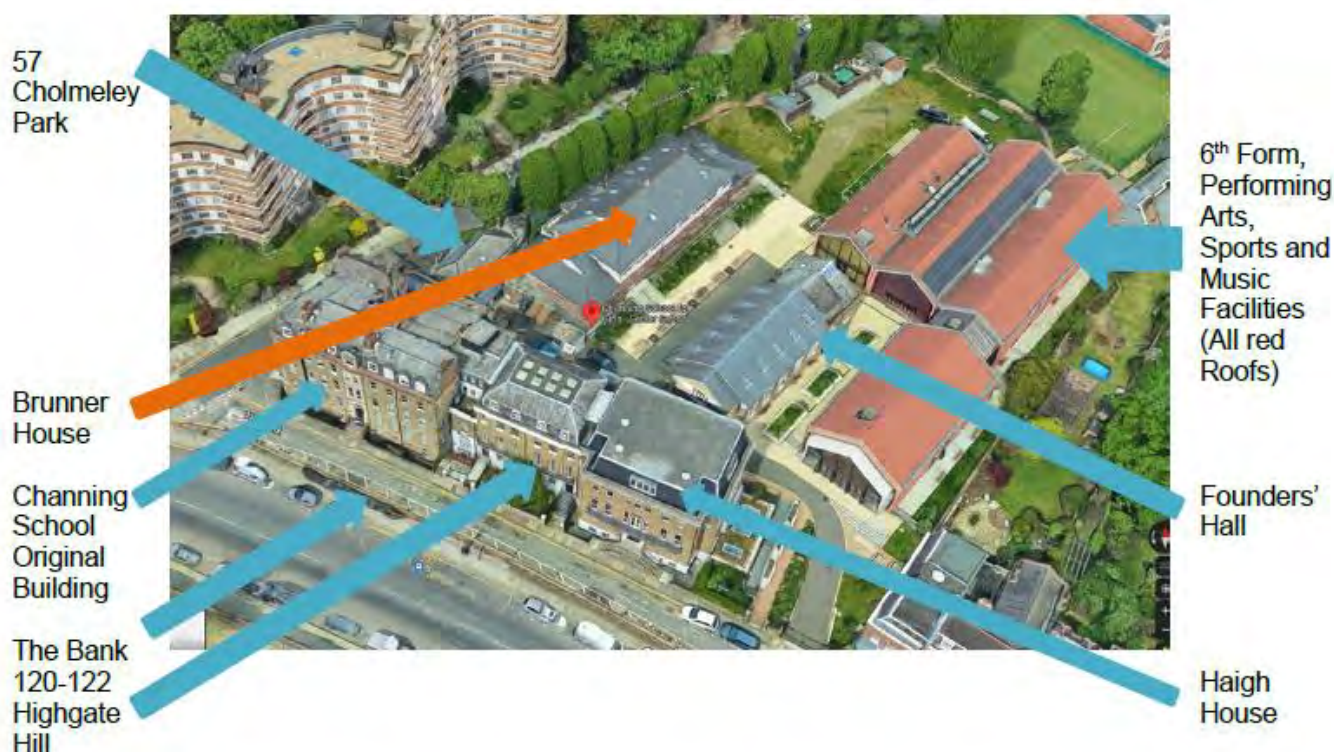
01.3.1 This Planning Statement should be read in conjunction with the following additional documents, which accompany the application:

- / Application Form – prepared by Rolfe Judd Planning
- / Community Infrastructure Levy Form – prepared by Rolfe Judd Planning
- / Statement of Community Engagement – prepared by Rolfe Judd Planning
- / Site Location Plan – prepared by NVB Architects
- / Block Plan – prepared by NVB Architects
- / Existing and Proposed Plans – prepared by NVB Architects
- / Design & Access Statement – prepared by NVB Architects
- / Heritage Impact Assessment – prepared by WS Heritage
- / Archaeological Desk-Based Assessment – prepared by Hawk Heritage
- / Noise Impact Assessment – prepared by Clement Acoustics
- / Arboricultural Method Statement (including Preliminary Ecological Appraisal and Preliminary Roost Assessment) – prepared by Arbtech
- / Draft Construction Management Plan – prepared by Caneparo Associates
- / Energy Statement – prepared by Method Consulting
- / Sustainability Assessment (Including BREEAM Pre-Assessment Summary, Embodied Carbon Report and Travel Plan) – prepared by Method Consulting
- / Thermal Comfort Report – prepared by Method Consulting
- / Fire Strategy Note – prepared by Sempa
- / Basement Impact Assessment – prepared by A-Squared Studio Engineers

02. THE APPLICATION SITE AND SURROUNDING AREA

02.1 SITE DESCRIPTION & LOCATION

- 02.1.1** The Site is known as The Channing School, Senior School, The Bank, London, N6 5HF. It is situated on the northern side of Highgate Hill, within the London Borough of Haringey. On the opposing side of Highgate Hill is the Junior School, which is within the London Borough of Camden. Modernisation of the school's facilities have recently taken place at both sites.



- 02.1.2** Concerning the Senior School, there are 3 discernible parts to the main school building;

- / Channing School 'original' building
- / 120 (Slingley) and 122 (Westview) Highgate Hill
- / Haigh House

- 02.1.3** The original school building is 5 storeys in height, fronting The Bank and Cholmeley Park. Number 120 (known as Slingley) and number 122 (known as Westview) Highgate Hill at the centre, are Grade II listed. They are 4 storeys in height. Haigh House is 5 storeys in height. In all instances, The Bank effectively acts as an additional storey against Highgate Hill. The Bank itself is also listed (under a separate list entry). Fronting Cholmeley Park, 57 is a single storey locally listed building.

- 02.1.4** To the rear of the main buildings is Founders' Hall, constructed in 1927 as well as numerous modern buildings comprising indoor sports, music and performing arts facilities (all consented in 2013). These are two storeys in height with pitched roofs. Founders' Hall underwent internal refurbishment in 2008.
- 02.1.5** It is considered that the recent buildings providing the 6th Form, Performing Arts, Sports and Music Facilities have highlighted more acutely the deficiencies with the rest of the school's accommodation be it from accessibility, space sizes, dedicated educational spaces for particular subjects or environmental rating standards, all of which is an impetus for this proposal.
- 02.1.6** Finally, Brunner House is mainly two storeys in height with a pitched roof situated on raised ground constructed in 1985. The building provides teaching spaces for the school. There is no step-free access to the building, with a stair-lift presently required.
- 02.1.7** The main buildings, and high boundary wall along Cholmeley Park (along with mature trees) largely screens the rear of the site from wider views. The topography of the site falls to the north, wherein the new indoor sports building is partly visible from Winchester Place but in general the site is well screened from public views.

02.2 SURROUNDING AREA

- 02.2.1** The site sits within the wider area of Highgate. Highgate High Street to the west is a busy town centre comprised of close-knit narrow plots. The prevailing building height is three-to-four storeys and is comprised of 18th and 19th century architecture. Architectural details vary from the ornate to the simple with a mix of render and red and yellow stock brick. Off the high street, the streetscape is comprised of equally narrow plotted terrace houses.
- 02.2.2** To the south, is the other half of Channing School which occupies a similarly large plot as the application site. The topography gradually declines into the open spaces of Waterlow Park and Highgate Cemetery beyond. Here, wide vistas of London present themselves and have formed a large part of the attraction of the area.
- 02.2.3** To the south-east /east the topography sharply falls down Highgate Hill leading to Archway Station and the A1 along Holloway Road. The area is host to further narrow plotted terrace housing, with larger plots for civic buildings such as the Whittington Hospital and St. Joseph's Church and Primary School.

02.3 PLANNING POLICY DESIGNATIONS

- 02.3.1** The current planning policies apply specifically to the site;

- / Highgate Conservation Area
- / Listed and Locally Listed Buildings
- / Highgate Village Archaeological Priority Area

/ Critical Drainage Area

/ Tree Preservation Order

02.4 RELEVANT PLANNING HISTORY

02.4.1 Described previously, the school has engaged in substantive modernisation of both the senior and junior schools. More recent applications pertaining to the senior school are identified below.

02.4.2 Planning application HGY/2011/1584 and Listed Building Consent HGY/2011/1585 was approved 19th March 2012 for:

‘Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping’

02.4.3 Planning application HGY/2011/1576 was approved 16th January 2013 for:

‘Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works.’

02.4.4 A variation to the consent was approved 4th April 2014 as per application HGY/2013/2287. A non-material amendment to the consent was approved 17th April 2014 as per application HGY/2014/0848. The associated conditions attached to the consent have been discharged.

02.4.5 Planning application HGY/2015/2283 was approved 6th November 2015 for:

‘Retention of an existing works access, with improvements and enhancement as a permanent means of occasional service access to the school via Cholmeley Park, incorporating the provision of entrance gates, bollards, on-site hard-standing/manoeuvring space and associated landscaping.’

02.4.6 An important aspect of the proposal concerned directing the majority of larger/heavy vehicles away from The Bank (where there were both weight restriction concerns and potential conflict with pupil movements) with entry via Cholmeley Park (road) instead.

03. PRE-APPLICATION ADVICE & PUBLIC CONSULTATION

03.1.1 Pre-Application Advice

03.1.2 In advance of this submission, the applicant held two pre-application meetings with the local planning authority. The first meeting held on 12th June 2023 established the principles of the proposal and the second meeting held on 5th December 2023 presented developed designs (RIBA Stage 2, early Stage 3 work).

03.1.3 The pre-application meetings concerned discussions both about Brunner House but also works to the main school, including a single storey rear link, reconfiguration of the floorplan within the main school, a dormer extension and landscaping works. All of the proposed works received support in principle but further detailed design finishes, particularly to the listed building elements, were requested from officers. Given the applicant's desire to seek a summer 2024 start date for the works to Brunner House, for expediency purposes it has been decided to separate the Brunner House works from those at the main site. It is expected that the other works will be submitted separately to planning in early 2024.

03.1.4 Public Consultation

03.1.5 Public Consultation was held at the school on the 6th and 14th November 2023 to present the proposals to the local stakeholders and residents.

03.1.6 A separate Statement of Community Engagement, prepared by Rolfe Judd Planning, has been submitted detailing this process.

04. THE APPLICATION PROPOSAL

04.1 SUMMARY AND DESCRIPTION OF DEVELOPMENT

04.1.1 Described in Section 3 of this statement, the Applicant has decided to submit the proposals for Brunner House separately to the other works at the senior school whilst the final details of those proposals are refined. This reflects the pressing intended summer 2024 start date for works to Brunner House. As an active educational establishment, school holidays are the primary window for being able to carry out works to the site, and phasing of the works (both Brunner House and the main school buildings) was always intended given this operational constraint.

04.1.2 The Description of Development for this application proposal is therefore:

‘3-storey extension to north-eastern elevation of Brunner House, roof extension to the south-western elevation of Brunner House, refurbishment and façade alterations along with associated landscaping alterations.’

04.2 APPLICATION PURPOSE

04.2.1 The proposed development is seeking to enhance the school’s facilities. The proposed works are not intended to increase the capacity of the school in terms of pupil places.

04.2.2 The existing school does not have the facilities to offer Design Technology in the curriculum. In addition, the science facilities are heavily constrained by the floorplans of the historic main school buildings as well as being in need of upgrading to meet modern teaching standards. They do not for instance meet the Department for Education’s recommended space standards.

04.2.3 The school would like to alter Brunner House to be a dedicated Science and Design Technology building and the proposed floorplate alterations and extensions enable this objective.

04.2.4 There are other deficiencies with Brunner House which the development seeks to address, namely:

- / Lack of equal access and facilities / DDA compliance,
- / Poor insulation and ventilation against modern standards,
- / Poor circulation spaces within the building,
- / External appearance at odds with the rest of the site,

04.2.5 Finally, the western facing roof-profile of Brunner House can suitably support PV provision which will help reduce the school’s energy demands from the national grid.

04.3 PROPOSED WORKS

- 04.3.1** The application proposes a three-storey extension to the north-eastern elevation of Brunner House. As described, the land falls away to the north, so the maximum height of the extension would still be below the existing main ridge-line. The levels are a sunken lower ground floor, ground floor and first floor. The building will also be extended at the south-western end, giving a new symmetry to the building. The new-build floorspace measures 723 sqm (GIA), 819 sqm (GEA). The extension provides a secondary core, a lift, 6 science classrooms, a DT Workshop, and supporting facilities.
- 04.3.2** The main extension will be finished in a mix of red-brick and metal work to align the appearance with the recent Indoor sport, music and performing arts facility constructed in 2017.
- 04.3.3** The roof of the main extension will be flat, reducing the profile and prominence of the extension as well as supporting a sedum roof to support biodiversity net gain. The roof of the existing part of Brunner House will support PVs.
- 04.3.4** The rest of Brunner House would be reconfigured, meaning the building will provide 16 classrooms (net increase of 6) and supporting facilities. The external appearance of the existing elements of Brunner House will also be altered, with the large singular windowpanes replaced with two smaller windows to help reduce overheating. Solar shades will also be installed as a further passive measure to address overheating along with improved insulation to the building fabric.
- 04.3.5** The new build will achieve a BREEAM “very good” rating at 69.25% and will be carbon neutral comprised of 39% onsite reductions above building regulations, with the remainder offset by financial contribution.
- 04.3.6** The external landscaping around Brunner House is to remain relatively simple to ensure satisfactory pedestrian flows through this area however integrated ramped access to Brunner House will be introduced.

05. SITE PHOTOS AND PROPOSAL CGIS

05.1 EXISTING



Brunner House



Typical Classroom in Brunner House



Location of Proposed Extension



Location of Proposed Extension



Access around Brunner House



Disabled Means of Access to Brunner House



Relationship between Chomley Road and Brunner House



Gap between Brunner House and Boundary Wall



North view with recent Indoor Sport building to the right



Indoor Sport, Music and Performing Arts buildings completed in 2017



05.2 PROPOSED



Proposed Side Elevation Alterations to Brunner House



Proposed Rear Elevation Alterations to Brunner House

06. PLANNING CONSIDERATIONS

06.1 SUMMARY

06.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 12 of the National Planning Policy Framework requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan relevant to the proposals comprises:

- / London Plan (2021)
- / Local Plan: Strategic Policies 2013 (with Alterations 2017)
- / Local Plan: Development Management DPD (2017)
- / Highgate Neighbourhood Plan (2017)

06.1.2 A new Local Plan is being prepared by Haringey Council however it is not considered sufficiently advanced to hold material weight in the determination of the application currently.

06.1.3 The following are, for the purpose of the aforementioned legislation, material planning considerations:

- / National Planning Policy Framework (2021)

06.1.4 It is important to observe that not all planning policies may align with each other, and there can be competing priorities within and between policies. In this situation, a judgement must be made according to their weight in meeting the overall aspirations and objectives that the adopted plans are trying to achieve.

06.1.5 Supplementary Planning Documents provide further information about how certain policies could be implemented. These documents are produced at both strategic (London Plan) and local (Haringey) level. These documents are of consideration to development proposals.

06.2 IMPROVEMENT TO EDUCATIONAL FACILITIES

06.2.1 London Plan Policy S3 and DM49 support enhancements to the quality of educational teaching spaces; which is the principal objective of this development proposal. The works will improve educational teaching spaces and enable the school to expand its curriculum. The works to Brunner House also enable future works to the main building, subject to a separate future planning and listed building consent application, which look to deliver substantial heritage benefits by removal of partitions which have subdivided the floorplate. The principle of the proposal is strongly supported.

06.3 SUSTAINABLE DESIGN

- 06.3.1** Prior to this submission, the school reviewed whether to take a demolition and rebuild approach to Brunner House or a refurbishment and extend approach. It was determined that the school's needs can be met by the latter. The proposed approach to the site therefore aligns with London Plan Policy SI2 and DM21.
- 06.3.2** With the retention approach, in order to meet the needs of Brunner House, the extension diverges from the linear approach to other buildings at the rear of the site – there is not enough space to maintain the linear design. However this would not be perceptible external to the site and, given the great weight being applied to discourage demolition-first approaches, the proposed built-form is on balance viewed to be beneficial.
- 06.3.3** The main extension will have a flat roof. This is so a sedum roof can be provided and deliver biodiversity net-gain as sort by London Plan Policy G6. It also delivers an enhancement to urban greening as encouraged by London Plan Policy G5. As a minor development where the requirements of UGF do not apply, this is a benefit of the proposed development. It should be noted that the proposed extension does not loose any existing green space as the area in question in which the extension is located hosts artificial grass.
- 06.3.4** The type of profile that the roof should take was widely discussed at pre-application stage with exploration as to a pitched, hybrid or flat roof. Given the low level of visibility of Brunner House external to the site, and the greater presence and sense of enclosure that a pitched roof brings internal to the site over a flat roof, it was judged that a pitched was unnecessary, particularly also given the wide variety of roof forms in the local area. A hybrid solution of a part pitched, part flat roof was explored but it was felt that this undermined the identity of the extension. With these considerations in mind, and the aspirations of other policy objectives such as BNG and UGF which push design more towards a flat roof approach, the profile of the roof extension is deemed an appropriate response to the site and planning policy. The existing retained pitched roof to Brunner House supports the installation of a large quantity of PV panels, reducing the site's energy demands from the grid and achieving a 30% reduction against the Be Green stage of the London Plan Energy Hierarchy. The roof profile has therefore been considered as per Neighbourhood Plan DH5.
- 06.3.5** The existing Brunner House suffers from overheating issues during periods of intense heat. This is attributed to the extent of east facing glazing and lack of solar shading. The alterations to the window profiles and the addition of solar shades looks to decrease the chance of overheating and support the continuation of passive ventilation matters. Mechanical ventilation will remain as a back-up in the case of extreme heat but the measures taken with the development proposal, to correct the existing situation, will decrease the chances of needing to rely on mechanical systems. The importance of ensuring that London is equipped to manage heat attributed to climate change is highlighted in Policy SI 4 and aligns with the cooling hierarchy in the policy.
- 06.3.6** Policy SP4 of the Strategic Policies identifies that non-residential developments should achieve a BREEAM score of at least "very good" and aim for "excellent". The proposal achieves a "very good" rating with a score of 69.25%, meaning it is only marginally short of the aspiration "excellent" target at 70%. The proposal achieves the BREEAM Wat 01 'Excellent' credits as required by London Plan policy SI 5. The proposal is therefore compliant with adopted BREEAM policy.

06.3.7 Policy SP4 requires all non-residential floorspace to be net-zero carbon. This goes further than London Plan Policy SI 2 where it is only required for 'major' developments which the proposal is not. This also therefore includes the stipulates over reductions to certain parts against the energy hierarchy, such as the 15% reduction against energy efficiency measures. Policy SP4 does identify that 20% of the reduction should be from onsite renewable energy regeneration. The planning policy position for this proposal is therefore a net-zero carbon emission development wherein 20% of the reduction comes from onsite energy renewal. Neighbourhood Plan Core Objective SO5.5 seeks to ensure new development proposals are sustainable.

06.3.8 The proposed development comprises a 9% reduction from Be Lean, 0% Be Clean, and 30% from Be Green giving a total saving of 39%. Whilst not policy applicable due to being a minor application, this does exceed the 35% onsite reduction sought by London Plan Policy SI 2. The 30% from the Be Green Stage, exceeds the 20% reduction from onsite energy renewal sought under Policy SP4. A carbon offset payment will be provided covering the remaining 61% reduction in CO2 emissions; therefore making the development net-zero carbon. The application proposal therefore complies with strategic, local and neighbourhood policies.

06.4 EQUAL ACCESS

06.4.1 London Plan Policy D5 concerns inclusive design, where development proposals should 'achieve the highest standards of accessible and inclusive design', 'be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment' and 'be able to be entered, used and exited safely, easily and with dignity for all'.

06.4.2 Local Plan Policy DM2 has the same sentiment of seeking to ensure all developments can be used safely, easily and with dignity by all. Whilst this is not a state school, and therefore bound by the Equality's Act (where there is a duty to make this correction), the sentiment is also of note.

06.4.3 The addition of a DDA lift to Brunner House is a clear benefit of the proposed development as is the ramped access in removing the current stairlift arrangement. The improvements to accessibility carry significant weight attributed to equal access.

06.5 FIRE STRATEGY

06.5.1 In accordance with London Plan Policy D12, a fire strategy for Brunner House and its interaction with the wider school has been prepared. The strategy is considered to detail all matters raised by the policy.

06.6 HERITAGE

06.6.1 The proposal is within the setting of heritage assets, as well as located within the Highgate Conservation Area. The proposal does not directly impact on a heritage asset and is largely only appreciated from private views internal to the development site. The proposal can only be judged as 'less than substantial' harm against paragraph 201 of the NPPF, in which it is also viewed to be at the lower end of 'less than substantial'. An assessment must be made if the public benefits of the proposal outweigh such harm.

06.6.2 The application is supported by a Heritage Statement prepared by WS Heritage which does not view any material heritage harm arising from the development proposals. As described, the proposals enable works within the main school to be undertaken by a reconfiguration of the school's classrooms and supporting spaces. The provision of improved educational facilities, and the opportunity to correct harmful heritage interventions in the main school amount to clear benefits of the proposal which outweigh any perceived harms. The proposal is therefore supported in heritage terms as weighed against the NPPF and Policy DM9.

06.7 ARCHAEOLOGICAL DESK-BASED ASSESSMENT

06.7.1 In support of the application, Hawk Heritage have completed a historic environment assessment to assess the impact of the scheme on buried heritage assets (archaeological remains). The report concludes that the site has a low potential for remains dating pre and post-medieval period. The report concludes that no further archaeological work is required. The archaeological assessment complies with Policy SP12 and Neighbourhood Plan Policy DH11.

06.8 SUSTAINABLE TRANSPORT

06.8.1 The proposals do not increase student numbers attending the school, they are qualitative works only. There will therefore be no additional trip movement to/from the site. The works also do not impact on existing transport arrangements such as parking spaces or travel flows. The proposed development is not considered to raise any material transport issues.

06.8.2 Nevertheless, a School BREEAM Travel Plan (STP) has been prepared by Caneparo Associates to provide long term strategies aimed at changing travel habits away from unsustainable use of the private car to more sustainable modes such as walking, cycling, public transport and car sharing.

06.8.3 The benefits of implementing a School Travel Plan are;

- / Reduce vehicle congestion around the school and improve air quality
- / Contribute to a safer environment and walking, scooting and cycling
- / Remove both perceived and actual barrier to walking , cycling and taking public transport to/ from school.
- / Encourage healthier travel behaviours and habits
- / Encourage positive travel behaviour change in parents/ carers.

06.8.4 An action plan sets out measures within the Travel plan that are directed at pupil and staff travel. Which will be revised every year following each Annual Travel Plan Review. The sustainable means of travel to and from the site accords with Neighbourhood Plan Policy TR1.

06.9 PRELIMINARY ECOLOGICAL APPRAISAL AND PRELIMINARY ROOST ASSESSMENT

- 06.9.1** In support of the application Arbtech Consulting Ltd was appointed to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) to obtain data on existing ecological conditions, and to conduct an assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of roosting bats. The report identifies the potential for species and a pre-commencement condition to manage the process should be secured, to which the applicant agrees.

06.10 TREES AND LANDSCAPING

- 06.10.1** 3 recently planted and immature trees will be removed to make way for the proposed extension. New trees will be planted in the open space further to the north-east of the proposed extension. The potential to transplant the trees will be investigated.
- 06.10.2** As described, the route around Brunner House is a main route for pupil movements and therefore the necessity to support these movements has been key to the landscaping design.

06.11 NOISE

- 06.11.1** A Noise Impact Assessment has been undertaken by Clement Acoustics. The nearest noise sensitive receiver is located at Cholmeley Lodge, opposing the application site along Cholmeley Park (road). The site benefits from the large, retained boundary wall with Cholmeley Lodge located some distance back from the road. Utilising the anticipated plant equipment to support the development, the noise level at the receiver is anticipated to be 26dB(A), or 11dB(A) internal to the property. This equipment will therefore clearly have no impact on nearby residential amenity and accords with Policy DM23.

06.12 BASEMENT IMPACT ASSESSMENT, FLOOD RISK ASSESSMENT AND SUDS

- 06.12.1** A comprehensive Basement Impact Assessment has been carried out and it is concluded that the potential for impacts on neighbouring developments to be 'Category 1 – Very Slight'. The risk of groundwater flooding is also considered to be low. A non-technical summary supports the assessment. The assessment accords with Neighbourhood Plan Policy DH7.
- 06.12.2** The site is located in a Critical Drainage Area. A Flood Risk Assessment and SUDS assessment has therefore been undertaken. The report concludes a low risk of flooding from all sources and the SUDS measures determined in considering of the hierarchy and supported by the flat roof to the extension provides a betterment to the existing condition appropriate for a minor development such as this. The proposal is accordance with Policy SP5, DM25 and DM26.

06.13 DRAFT CONSTRUCTION MANAGEMENT PLAN

06.13.1 A draft Construction Management Plan has been prepared by Canerparo Associates. The entrance to the site via Cholmeley Park (road) has been established as the main route for construction traffic from previous development at the school. This is to avoid conflicts with pupils and pedestrians along The Bank, where it is also recommended that heavy vehicles avoid due to weight. The main construction activity/milestones are to be in school holiday's given the active nature of the existing site. A final Construction Management Plan will be secured prior to commencement of the development. The proposal accords with Neighbourhood Plan Policy TR2.

07. CONCLUSION

07.1.1 The development proposals are for:

‘3-storey extension to north-eastern elevation of Brunner House, roof extension to the south-western elevation of Brunner House, refurbishment and façade alterations along with associated landscaping alterations.’

The proposals are sought to enhance the educational facilities of Channing Senior School. It addresses the deficiencies in the science and design technology departments and improves the circulation space for students and teachers. The development will not result with an increase in student numbers or change to servicing and access arrangements. The enhancements to the existing Brunner House will reduce overheating issues and support local energy generation delivering a net-zero carbon development. The development has been assessed for a range of potential environmental impacts and found to not give rise to any significant concerns which cannot be satisfactorily managed.

07.1.2 The development proposals are found to be wholly in accord with relevant national, strategic and local policies and should therefore be approved.

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