ROLFE JUDD
/ PLANNING

/ Channing School - Brunner House Alterations

Statement of Community Engagement

December 2023

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/ PLANNING

/ 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. STATEMENT OF COMMUNITY ENGAGEMENT

01.1 SUMMARY

01.1.1 This Statement of Community Engagement details the engagement with the local community about the development proposals at Channing School in advance of the planning submission; following Section 4 of the National Planning Policy Framework.

01.1.2 Public engagement was held at the school on the 6th November 2023 between 16:00-18:00 and 14th November 2023 between 18:00 and 20:00 to present the proposals to the local stakeholders and residents.

01.1.3 Maildrop letters were issued on the 31st October to advertise the event. This included letters to the Highgate Conservation Area Advisory Committee, the Highgate Society and the Highgate Neighbourhood Forum. For those unable to attend the event, the maildrop letters contained contact details informing the public who the contact should they have any questions about the proposals.

01.1.4 A total of 4 people attended the first evening including two from the Cholmeley Park Residents Association. All attendees were receptive of the proposed alterations and requested more information on the phasing and construction. Local residents queried the proposed control and management of noise and dust. Responses to the queries were provided during the event by a representative.

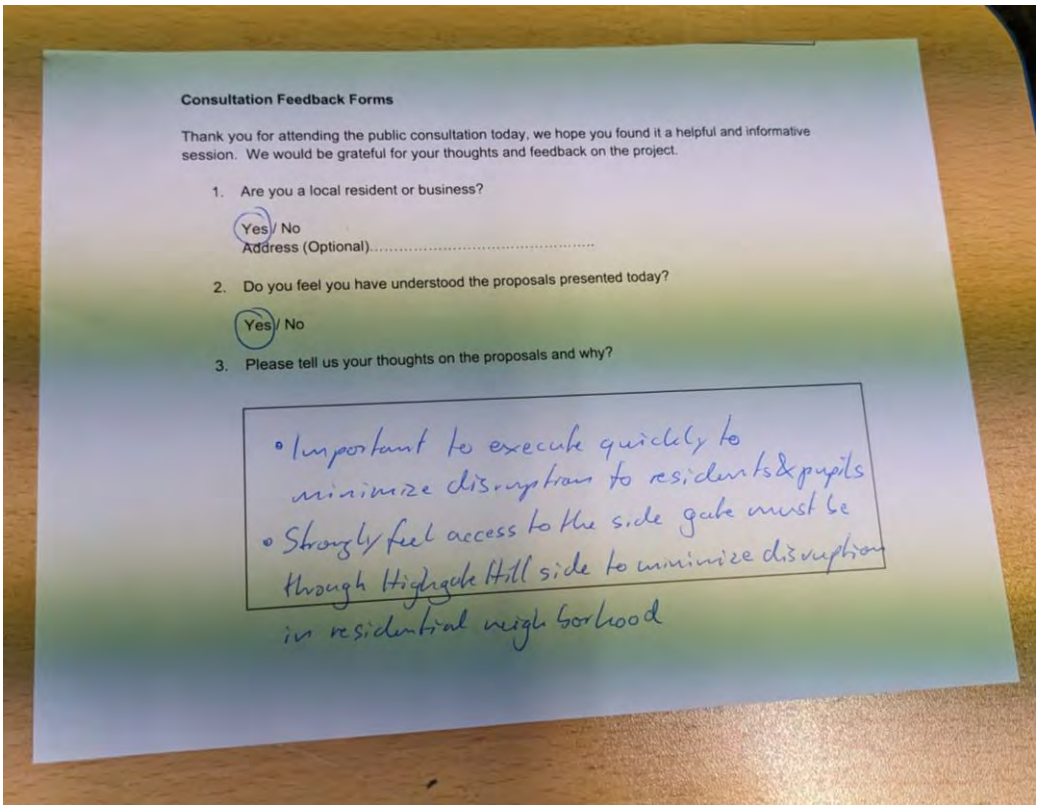
01.1.5 A total of two people attended the second event, both were parents of children attending the school. Both attendees provided feedback which related to construction and disruption. A member of staff from the school also attended to review the boards.

01.1.6 In total 6 people who were invited to the event attended and all queries related to the construction programme and measures that will be put in place to manage disruption in the area. No concerns were raised regarding the design, nature or proposed alterations to the school.

01.1.7 To address concerns over construction a draft Construction Management Plan has been provided in support of the application and a final version is anticipated to be secured by condition.

01.2 PHOTOS OF CONSULTATION EVENT

Consultation boards in situ



Consultation Feedback Forms

Thank you for attending the public consultation today, we hope you found it a helpful and informative session. We would be grateful for your thoughts and feedback on the project.

1. Are you a local resident or business?

   Yes / No
   Address (Optional).....

2. Do you feel you have understood the proposals presented today?

   Yes / No

3. Please tell us your thoughts on the proposals and why?

- Important to execute quickly to minimize disruptions to residents & pupils
- Strongly feel access to the side gate must be through Highgate Hill side to minimize disruption in residential neighborhood

Written Response received from a Local Resident

APPENDIX 1: CONSULTATION BOARDS

/ WELCOME

Thank you for attending this public consultation. The purpose of this event is to inform the local community on our development proposals and seek your feedback.

Channing School has been a proud member of this community since 1885. We are a girls-only day school for ages 4 to 18. As a local school, over 90% of our pupils live within a four-mile radius.

We strive to provide a first-class education for our pupils and teaching environment for our staff. Our buildings and facilities are fundamental in this mission. The school is split between two sites, either side of Highgate Hill. The Junior School is located on the southern side and the Senior School is located on the northern side.

/ OUR WORK SO FAR

The school has a long-term strategy to invest in its grounds which involves either sensitive adaptation and enhancement to the historic buildings in our care or construction of new buildings which sympathetically respond to their setting.

At the Senior School, we have:

- Refurbished Founders' Hall in 2008,
- Opened a new indoor sport, music and performing arts facility in 2017.

At the Junior School, we have:

- Refurbished the classrooms within the original manor house (Fairseat), constructed a new school hall and changing room pavilion and improved vehicular access safety between 2019 to 2023.

/ WHAT ARE WE PROPOSING?

OUR DEVELOPMENT PROPOSAL IS AT THE SENIOR SCHOOL

The proposal is comprised of four discernible parts:

1. Refurbishment and extension to Brunner House.

2. Reconfiguration of floorplates within the main school buildings.

3. Rear mansard roof extension to the main school building.

4. Basement and ground floor rear glazed extension to the main school and reconfiguration of access routes.

/ WHY ARE WE PROPOSING WORKS TO THE SCHOOL?

01 BRUNNER HOUSE WORKS

The school does not presently offer Design Technology in the curriculum. Our science lessons take place in constrained facilities within the main school buildings.

The school would like to alter Brunner House to be a dedicated Science and Design Technology building and these works enable this objective.

Brunner House also has the following deficiencies we would like to resolve:

- Lack of equal access and facilities / DDA compliance,
- Poor insulation and ventilation against modern standards,
- Poor circulation spaces within the building,
- Classrooms are not spaced according to the intended function as a Science and Design Technology Centre.

02 RECONFIGURATION OF THE FLOORPLATES WITHIN THE MAIN SCHOOL BUILDINGS

With the works undertaken to Brunner House, the school would have the capacity to alter the classroom spaces within the main school buildings and alter the circulation within the buildings.

Deficiencies within the main school buildings include:

- Lack of equal access and facilities / DDA compliance,
- Poor insulation and ventilation against modern standards,
- Poor circulation spaces within the building,
- Awkward classroom sizes, particularly in 120 and 122 Highgate Hill (Slingley and Westview House).

03 REAR DORMER ROOF EXTENSION TO THE MAIN SCHOOL BUILDING

The 'original' school building has a partial flat roof at the rear which is atypical to the rest of the roofscape.

The purpose of the extension would be to provide an additional classroom space at this level, thereby relieving pressure on existing teaching spaces.

04 BASEMENT AND GROUND FLOOR REAR GLAZED EXTENSION TO THE MAIN SCHOOL AND RECONFIGURATION OF ACCESS ROUTES

Presently, lunchtime presents a logistical challenge for the school in terms of pupils queuing to enter the dining hall due to circulation spaces. It is proposed therefore to undertake a glazed rear extension which provides an area for students to queue without impacting on the rest of the building along with simplifying the circulation within the school.

This extension will allow us to restore much of the original floorplan within the building, which benefits the heritage of the site.

/ DETAIL OF THE PROPOSALS
BRUNNER HOUSE

Brunner House will be part refurbished, part extended. The refurbishment will be to alter the classroom sizes, improve circulation spaces and the thermal fabric. 8 classrooms and facilities will be provided within the existing envelope.

The extension will be at the northern end of Brunner House, over a part basement, ground and first floor storey. The roofline will be no greater than the existing building. The extension provides a secondary core, a lift, 4 science classrooms, a DT Workshop, and supporting facilities.

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. We are targeting a BREEAM rating of at least 'Very Good' and introducing important environmental measures such as a green-roof and PV panels.

/ DETAIL OF THE PROPOSALS MAIN SCHOOL BUILDING WORKS

Most works to the main school building will be internal as they concern works to the floorplan. These works are focussed on circulation space, equal access and classroom sizes. We will be looking to appropriately restore period-style features within the buildings.

Externally, the proposals are a discrete single storey glazed rear extension to facilitate access to the dining hall and the single storey dormer at roof level to match the rest of the existing roofspace.

We are also exploring appropriate new landscaping to the front of the school.

/ FREQUENTLY ASKED QUESTIONS

ARE PUPIL NUMBERS INCREASING AT THE SCHOOL AS A RESULT OF THE PROPOSALS?

No, this proposal does not look to increase the pupil capacity at the school. It is focussed on improving our teaching facilities and expanding the curriculum available to our pupils.

HOW WILL CONSTRUCTION VEHICLES BE ROUTED TO THE SITE?

The majority of works from this proposal concern those to Brunner House. For this work, we intend to route construction vehicles primarily from our access gate along Cholmeley Park via Highgate Hill. This is to relieve pressure on The Bank from heavier vehicles. Our access gate from The Bank will be a secondary means of access as appropriate. A draft Construction Management Plan will be submitted as part of the application for agreement with the local authority.

HOW WILL THE LOCAL COMMUNITY BENEFIT FROM THIS PROJECT?

In addition to this work supporting a local educational establishment and employer, Channing School provides access to its facilities to other schools in the local area. This means that they can benefit from modern teaching spaces in a stimulating environment.

WHO ARE THE PROJECT TEAM?

- Developer/Client: Channing School
- Architect: NVB Architects
- Planning Consultant: Rolfe Judd Planning
- Heritage: WS Heritage and Hawk Heritage
- Engineering: Heyne Tillett Steel
- Sustainability: Method Consulting
- Transport: Caneparo Associates

/ WHAT IS OUR PROGRAMME

We are preparing a planning and listed building consent application for submission to the local planning authority (the London Borough of Haringey). We aim to submit this application in December 2023.

Subject to receiving planning permission, we aim to start works in the 2024 summer break. These will be phased works, principally outside of teaching times.

Thank you for taking the time to attend this public consultation and engaging with our proposals. We hope this presentation has been informative.

Please do not hesitate to ask any questions of the design team present today.

We welcome your thoughts and suggestions on the proposals. Please fill in one of the cards provided.

If you would like to send any comments after the event, please contact:

info@channing.co.uk
0208 340 2328

APPENDIX 2: FEEDBACK FORMS

Consultation Feedback Forms

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