

ROLFE JUDD
/ PLANNING

/ Channing School – Main School Works

PLANNING STATEMENT

March 2024

/ Channing School – Main School Works

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

OC/P08584
March 2024

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. It supports a Full Planning and Listed Building Consent application at the site. The Application Site is known as Channing School, Senior School, The Bank, N6 5HF. The Applicant proposes the following development:

‘Erection of a basement and ground rear extension. Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works within the main school. Erection of a single storey rear dormer to Channing House. Landscaping alterations to the front and rear of the mains school.’

- 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

Section 6: Planning Considerations

– Reviews the proposal in terms of the relevant policy context and other material considerations.

Section 7: Conclusion

01.3 SUPPORTING APPLICATION DOCUMENTS

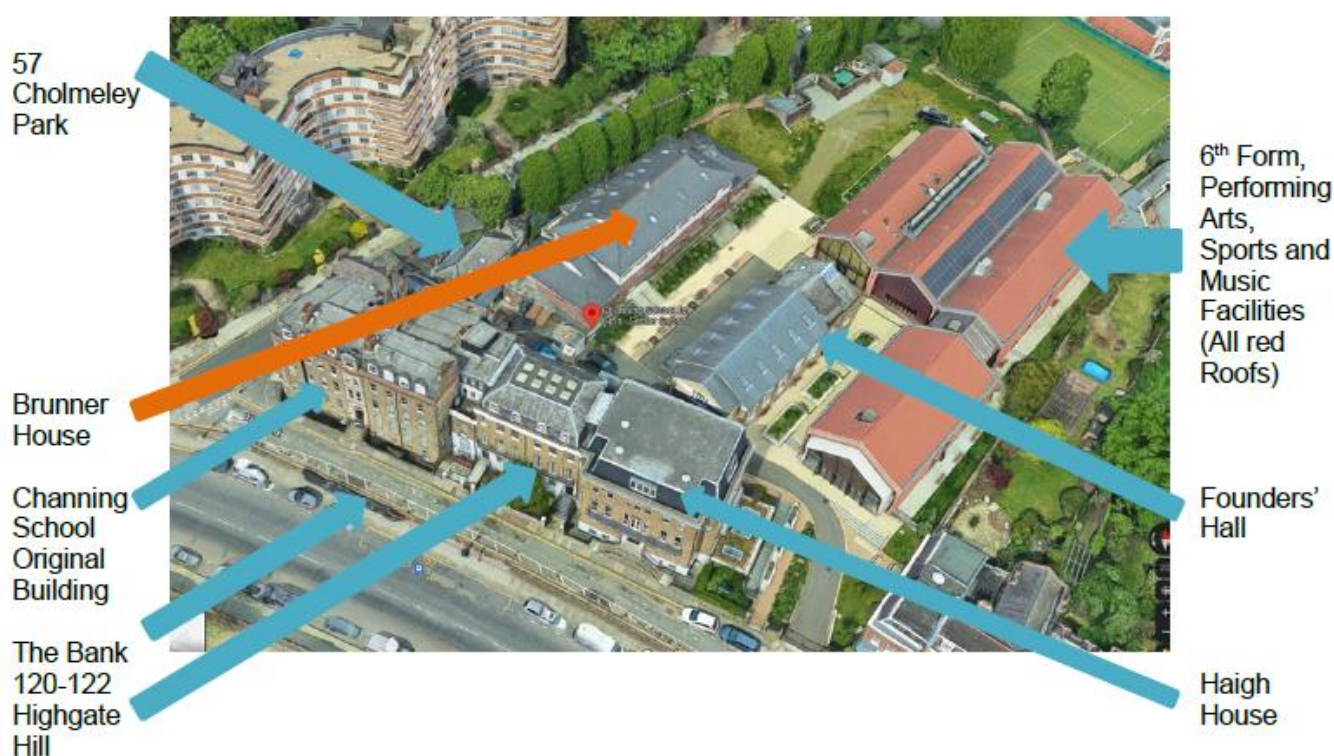
01.3.1 This Planning Statement should be read in conjunction with the following additional documents, which accompany the application:

- / 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
- / Heritage Significance Assessment - prepared by WS Heritage
- / Archaeological Desk-Based Assessment – prepared by Hawk Heritage
- / Draft Construction Management Plan – prepared by Caneparo Associates
- / Fire Strategy Note – prepared by Sempa
- / Basement Impact Assessment (including Non-Technical Summary) – prepared by A-Squared Studio Engineers
- / Building Damage Ground Movement Assessment – prepared by A-Square Studio Engineers
- / Engineering Planning Report – prepared by Heyne Tillett Steel
- / Flood Risk Assessment – prepared by Heyne Tillett Steel

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 LISTED BUILDING STATUS

- 02.2.1** The application concerns work to a listed building. The listed building is known as Slingley and Westview and is Grade II listed. The entry is described:

'It Now part of Channing House School. Mid C19 pair, each three storeys and basement, three windows. No.122 has added two storey left bay. Stock brick with stucco cornice and blocking course. Slated mansard roofs each with two round headed dormers. Recess on axis. Outer bays slightly set back. Ground floor and basement of banded stucco; segment headed ground floor windows. Gauged brick arches, flat on second floor and round on first, to sash windows with margin lights. No.120 has door of six fielded panels with plain fanlight; No.122 has four-panel door with patterned segmental fanlight.'

02.3 SURROUNDING AREA

- 02.3.1** 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.
- 02.3.2** 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.

02.3.3 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.

02.4 PLANNING POLICY DESIGNATIONS

02.4.1 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

02.5 RELEVANT PLANNING HISTORY

02.5.1 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.

02.5.2 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'

02.5.3 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.'

02.5.4 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.

02.5.5 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.'

02.5.6 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.

02.5.7 Planning Application HGY/2023/3404 is pending determination 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.’

02.5.8 Pre-application discussions as well as community consultation was held on this proposal at the same time as this submission. Both applications have a degree of overlap given that the works to Brunner House will provide teaching spaces for DT and relocate science lessons to the building, freeing up space within the main school buildings for these proposed works. The works to the main school will follow completion of the Brunner House works.

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 was decided to separate the Brunner House works from those at the main site.

03.1.4 As requested following the second pre-application discussions, a Heritage Significance Assessment has been prepared to assist officers in their review.

03.1.5 Public Consultation

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

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

04. THE APPLICATION PROPOSAL

04.1 DESCRIPTION OF DEVELOPMENT

04.1.1 The Description of Development for this application proposal is:

‘Erection of a basement and ground rear extension. Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works within the main school. Erection of a single storey rear dormer to Channing House. Landscaping alterations to the front and rear of the mains school.’

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 separate planning application pending for Brunner House, at the rear of the site, is designed to provide the school with the facilities to offer Design Technology in the curriculum. In addition, the existing science facilities within the main school are heavily constrained by the floorplans of the historic main school buildings as well as in need of upgrading to meet modern teaching standards. They do not for instance meet the Department for Education’s recommended space standards. The Brunner House application will provide this space, freeing space in the main school for refurbishment and reconfiguration.

04.2.3 A further purpose of the application is to address circulation within the building, principally focussed on Slingley & Westview House at the centre of the main school buildings. These buildings are mid-19th century townhouses converted to their current use. Alterations to the floorplates and linkages between buildings have created convoluted routing and between lessons the circulation spaces are often cramped. The school dining hall is located at lower-ground level and students often queue on the staircase leading to the hall, with a backlog that congests the ground floor.

04.3 PROPOSED WORKS

04.3.1 There are 4 discernible parts to the proposed works:

- / Erection of a basement and ground rear extension.
- / Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works throughout the main school.
- / Erection of a single storey rear dormer to Channing House.
- / Landscaping alterations to the front and rear of the main school.

ERECTION OF A BASEMENT AND GROUND REAR EXTENSION TO SLINGLEY & WESTVIEW HOUSE

- 04.3.2** The proposed rear extension principally spans Slingley & Westview House, with a smaller section dropping for Channing House. The extension is predominantly glazed, with the structure a coated or anodised metal on a concrete plinth. The roof will be topped with a sedum roof.
- 04.3.3** The section drop reflects the topography of the rear of the site as well as addressing the massing of the extension. The design approach is for a conscious modern and lightweight addition to the building so that it is not overbearing to the rear, can clearly be read as a later addition to the building, and the original rear of the buildings can still be appreciated.



Proposed rear extension link

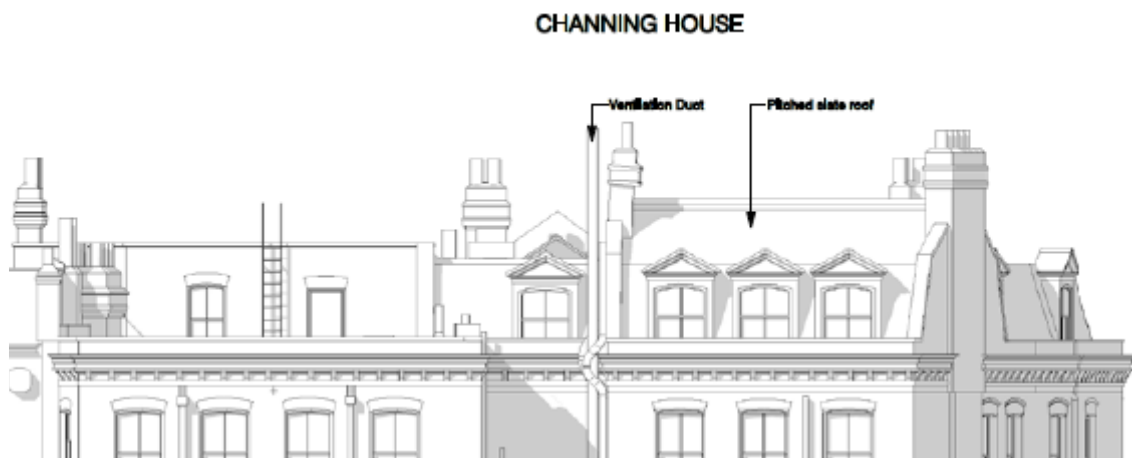
- 04.3.4** The link will provide a new area for queuing to enter the dining hall, with a new staircase to this area proposed. This will alleviate pressure within the building and enable positive alterations to the floorplates within the original buildings. The extension totals 169sqm (GIA).

RECONFIGURATION OF FLOORPLATES, INCLUDING THE INSTALLATION OF A LIFT TO ALL LEVELS, AND HERITAGE RESTORATION WORKS THROUGHOUT THE MAIN SCHOOL

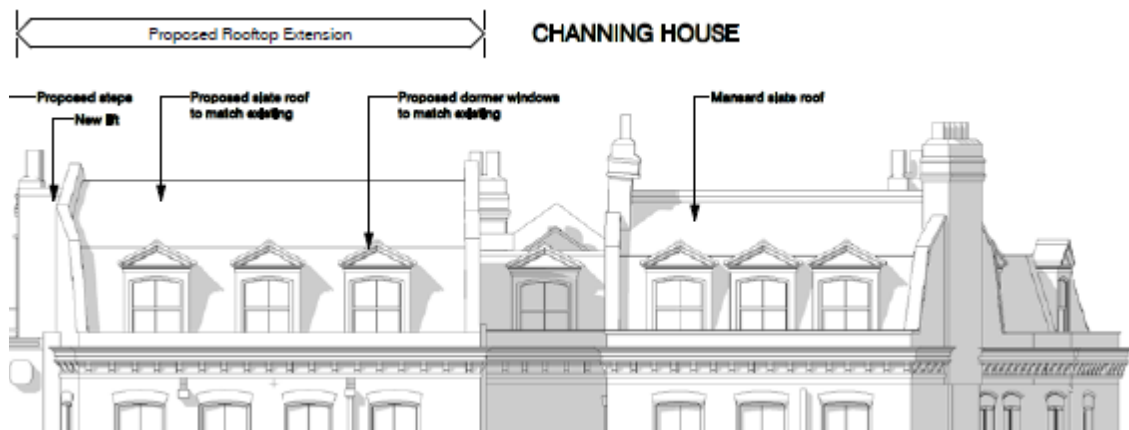
- 04.3.5** By providing the rear link described above, works can be undertaken within the main school buildings. Slingley & Westview House in particular have been heavily altered in their floorplan, linked incoherently throughout with two original buildings seemingly merging as one. The prominence of the main stair cores and principal rooms have been undermined and historic features have either being covered up or severed, such as the cornicing.
- 04.3.6** The application will therefore secure the investment into undertaking restoration works to the floorplates, with the principal rooms restored, circulation simplified and features restored.
- 04.3.7** The applicant supports the imposition of planning and listed building conditions finalising the detail of the restorative works prior to the commencement of the development to ensure satisfaction over the finish and maximise the heritage benefits of the proposal.
- 04.3.8** The school also has a need to secure lift access to all floors of the school to support equal access. The lift is situated between the party walls of Slingley House and Channing House.

ERECTION OF A SINGLE STOREY REAR DORMER TO CHANNING HOUSE

- 04.3.9** A dormer extension is proposed at the rear of Channing House. The building already hosts dormer accommodation at the front and part of the rear of the property, with the proposed dormer located on an atypical flat roof for the property. The design approach is one of integration given its prominence, with the dormer designed to match that already present at the rear.
- 04.3.10** The work would add an additional 70sqm(GIA) of floorspace to the property.



Existing rear of Channing House



Proposed rear of Channing House

LANDSCAPING ALTERATIONS TO THE FRONT AND REAR OF THE MAIN SCHOOL

- 04.3.11** The final element of work concerns the landscaping. The existing front of the building utilises a temporary ramp to support accessible access but the lack of integration means that it is generally detractive in appearance. The proposal will therefore seek a new ramped access which integrates with the front area. Landings have been

integrated into the ramp following pre-application discussions and there will be an enhancement to the planting reflective of a front garden which would have been the case for these properties.

04.3.12 At the rear, new paving will replace the existing tarmac, integrating this area with the rest of the rear of the school. The opportunity for planting is limited in this area due to this being a highly trafficked route through the school but a small rain garden with a focal tree will introduce some nature into the space.



Proposed front landscaping

05. SITE PHOTOS

05.1.1 Additional photographs are provided below of some of the key areas for the proposal:



Rear of the main school



Main staircase leading to the dining hall



Location of flat roof for proposed rear dormer



School Dining Hall



Typical example of cornicing interrupted by modern partition

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 (2023)

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. This proposal is part of a wider programme of works, related to the Brunner House application, which relieves pressure on the main school buildings and enables a reconfiguration of the main school, which in turn supports heritage improvements (discussed further below). The principle of the proposal is strongly supported.

06.3 EQUAL ACCESS

- 06.3.1** 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'.
- 06.3.2** 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.
- 06.3.3** The addition of a DDA lift within the building is a clear benefit of the proposed development as is the ramped access to the front of the property. The improvements to accessibility carry significant weight attributed to equal access.

06.4 HERITAGE

- 06.4.1** Paragraph 205 of the NPPF places great weight to the conservation of an asset, with greater weight attributed based on the importance of the asset. Paragraphs 206 and 207 of the framework identifies two key metrics of harm when concerning heritage assets, 'substantial harm' and 'less than substantial harm'. The nature of the development proposal places the scheme in the 'less than substantial harm' category, meaning that the public benefits of the proposal including, where appropriate, securing its optimum viable use should be taken into account. Paragraph 209 of the framework identifies that non-designated heritage assets should also be taken into account in decision making with a balanced judgment over the scale of harm required against other aspects of the proposal required.
- 06.4.2** The submitted Heritage Impact Assessment identifies that whilst in an immediate sense the application site is situated directly adjacent to:
- / Grade II listed 'Retaining Wall along Highgate Hill Between Street Pavement and Higher Paved Walk...' (List Entry Number: 1079237)
 - / Grade II listed 'Cholmeley Lodge' (List Entry Number: 1390725) to the northwest;
 - / Grade II listed 'The Cottage' (List Entry Number: 1188843) to the southeast;
 - / Grade II listed 'Elizabeth House' (List Entry Number: 1391376) to the northeast;
 - / Grade II listed 'Furnival House' (List Entry Number: 1392904) to the north;
 - / Locally listed Channing Cottage (i.e. no. 57 Cholmeley Park),

06.4.3 Given the nature, extent and siting of works intended for the application site, combined with the layout, built form and configuration of both this and surrounding development, it is not considered that proposals will result in any undue impingement upon the settings of these heritage assets, and/or the contribution made by said settings toward the significance of these. This is primarily attributable to the internal nature of many works, in combination with the rear, enclosed and/or introspective nature of others. This is where the layout and/or configuration of the site will in most cases physically and visually shield more peripheral assets from the effects of most external works.

06.4.4 In consideration of the Highgate Conservation Area, the front of the application site is identified to be the main contributor to the application site with the rebuilding of the front boundary wall and landscaping considered an enhancement of the character and appearance. Major alterations to the property are to the rear of the site, the precedent for which has been set for by many properties throughout the immediate locale. Due to the siting and careful consideration of scale and mass, these extensions will not however have a negative impact upon the character and appearance of the conservation area, resulting in its fundamental preservation.

06.4.5 The main subject therefore of this application concerns Grade II Slingley & Westview (List Entry Number: List Entry Number: 1294537). Internally, the submitted Significance Assessment identifies the following for each floor:

- / At Basement Level 1 (Lower Ground Floor), there are no surviving historic details of note, therefore proposed works to basement Level 1 will have no adverse impacts upon the significance of the heritage asset.
- / At Level 0 (Upper Ground Floor) there are several surviving elements of historic significance, namely decorative cornicing and windows are in good condition throughout. Proposals seek to remove the subdivisions which have obstructed this detail, simultaneously better-revealing the historic floor plan and significance of the interior at this level. Therefore, a wholly positive impact is considered to result.
- / At Level 1 (First Floor) there are examples of surviving historic interiors throughout. Importantly however, where works are proposed, there are no significant historic features or details of note. Therefore, upon the implementation of proposals a wholly negligible impact is considered to result.
- / At Levels 2 & 3, only minor interior details of note survive, namely the windows, albeit in varying levels of condition. Once again, where works are proposed, there are no significance features or details of note. Therefore, a negligible impact is considered to result.
- / At Roof Level, a chimney stack is proposed to be removed in order to facilitate the installation of the new lift, however, proposed works will not adversely affect the significance of Slingley and Westview and the minor degree of harm to the character and appearance of the conservation area is considered to be outweighed by the public interest generated by the provision of equal access.

06.4.6 In respects of the rear extensions, the Heritage Impact Assessment identifies the rear to be of lesser significance than the front. The report notes that the extensions categorically improves use and functioning of

the buildings and school, whilst being of a design quality that, together and individually, both preserves and enhances the listed building and its immediate setting being i) subservient and of a high design quality (i.e. the rear glazed link); and ii) sympathetic, traditional and referential, and of a high design quality (i.e. the upward extension of Channing House). The extensions are critical in unlocking the internal works identified to be either negligible or wholly positive as described.

06.4.7 In summary of the heritage assessment, the impacts of the proposal fall under 'less than substantial harm' as defined within the NPPF, with any considerations of harm to be weighed against the public benefits. The proposal raises no undue impingement on the setting of the identified neighbouring listed and locally listed buildings nor does it harm the fundamental preservation of the conservation area. Whilst the extensions intervene in the listed buildings of Slingley & Westview, they are subservient, of a high quality design and unlock heritage benefit internally. The extensions are required to optimise the established use of the site as a school and the internal heritage benefits cannot be unlocked without the extensions. Combine with the identified benefits of improving educational facilities and delivering equal access, the benefits of the proposal outweigh any perceived harm and is supported by the NPPF.

06.4.8 With respect to the Haringey Local Plan (2017), the proposals accord with Policy SP11 - Enhancing and enriching Haringey's built environment to create places and buildings that are high quality, attractive, sustainable, safe and easy to use. They also accord with local plan Policy SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets. Policy DM9 would also be satisfied, whereby proposals would conserve and enhance the significance of the heritage asset and as such, should be supported.

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 ARCHAEOLOGICAL DESK-BASED ASSESSMENT

06.6.1 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.

06.7 BASEMENT IMPACT ASSESSMENT, FLOOD RISK ASSESSMENT AND SUDS

06.7.1 A comprehensive Basement Impact Assessment and Ground Movement Assessment has been carried out and it is concluded that the potential for impacts on neighbouring developments to be 'Category 1 – Very Slight'. Monitoring will be in place as part of the management during construction. 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.

- 06.7.2** The site is located in a Critical Drainage Area. A Flood Risk Assessment has therefore been undertaken. The report concludes a low risk of flooding from all sources. The scale and type of development does not enable incorporation of SUDS measures however the sedum roof to the ground level extension as well as improved landscaping will be beneficial over the existing situation. The proposal is accordance with Policy SP5, DM25 and DM26.

06.8 DRAFT CONSTRUCTION MANAGEMENT PLAN

- 06.8.1** A draft Construction Management Plan has been prepared by Caneparo 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:

'Erection of a basement and ground rear extension. Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works within the main school. Erection of a single storey rear dormer to Channing House. Landscaping alterations to the front and rear of the mains school.'

07.1.2 The proposals are sought as part of an enhancement to the educational facilities of Channing Senior School. The works will alleviate pressure within the building with the additional space reflecting the optimised use of the listed building. The extensions enable restorative works to the floorplate, revealing historic fabric and supporting greater distinction between the two listed buildings of Slingley and Westview. The lift supports equal access through the building with no material harm to the historic fabric. The proposal is considered to amount to less than substantial harm to the listed building, with the benefits of the proposal outweighing any perceived harm. The interventions have been modelled with a low risk identified to the buildings from the intervention.

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

OLD CHURCH COURT
CLAYLANDS ROAD
LONDON
SW8 1NZ

+44 (0)20 7556 1500
info@rolfe-judd.co.uk