

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 17th September 2024

Report of

Karen Page –
Head of Planning & Building
Control

Contact Officers:

Samuel Wong – Case Officer
Sharon Davidson –
Planning Decisions Manager

Category

Major

Ward

Town

Councillor Request

No

LOCATION: Chace Community School, Churchbury Lane, Enfield, EN1 3HQ

APPLICATION NUMBER: 24/00621/FUL

PROPOSAL: Demolition of 5 no. blocks (EFAA, EFAB, EFAD, EFAE and EFAF), consequential works to retained building EFAC, construction of a three-storey replacement school building and separate sports block, relocation of playing fields and parking area along with access, landscaping, and associated infrastructure.

Applicant Name & Address:

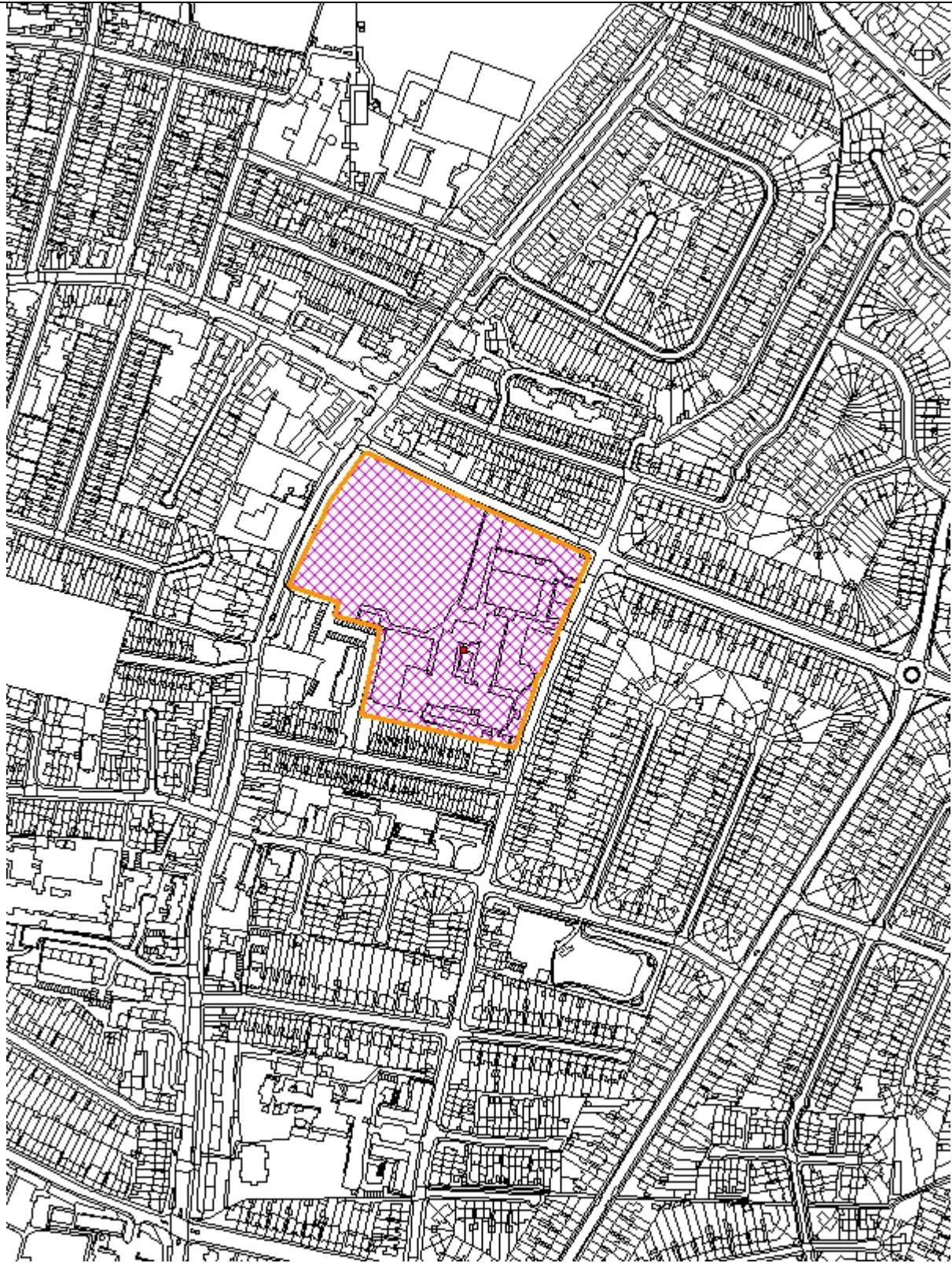
The Department for Education

Agent Name & Address:

Thomas Quille
DPP Planning
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RECOMMENDATION:

1. That planning permission be **GRANTED** subject to conditions.
2. That the Planning Decisions Manager be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.



1. Note for Members

- 1.1. The application is reported to the Planning Committee because it is classified as a major development, involving a non-residential development in excess of 1,000sqm, in accordance with the scheme of delegation.

2. Recommendation

- 2.1. That planning permission be **GRANTED** subject to the following conditions.

- 2.2. That the Planning Decisions Manager be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.

1. Limited Time Period Permission

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Written Scheme of Investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To safeguard the archaeological interest on this site

4. Tree Protection

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of all retained trees compliant with BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The scheme will comprise a detailed Arboricultural Method Statement (AMS) report supplemented by Tree Protection Plans (TPP) for each stage of the development. The plans shall be of legible scale and clearly show the layout (as agreed), all relevant existing site features that form a consideration within the protection scheme, and the location/extent of all appropriate protection measures.

Specific matters to be addressed within the AMS and TPPs will include:

- a) phasing of works.
- b) methods of demolition of existing structures within or directly adjacent to RPAs and the removal of existing hard standing and kerb edging within or directly adjacent to RPAs;
- c) specification, plans and sections for the construction of all roads, paths, parking areas and cycle storage within RPAs which demonstrate that there will be no reduction of existing ground levels within the RPA of retained trees and demonstrating that the raised areas can be effectively integrated with prevailing levels where they meet with adjacent surfacing or building damp proof courses;
- d) location and installation of all utility services/drainage, avoiding the Root Protection Areas (RPA) of all retained trees (RPA as defined within BS 5837:2012);
- e) specification for the installation of boundary treatments within or directly adjacent to RPAs;
- f) specification for protective fencing and ground protection, to safeguard all trees during both demolition and construction phases. The Tree Protection Plans shall clearly indicate the alignment of the fencing and extent of ground protection;
- g) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing and siting of fires;
- h) a schedule of supervision of key areas of work by a suitably qualified arboriculturalist.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To satisfy that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy DMD80 (Trees on Development Sites) and pursuant to section 197 of the Town and Country Planning Act 1990

5. Construction Logistics Management Plan

Prior to the commencement of any construction activities on the site, the developer shall submit a comprehensive Construction Logistics Management Plan (CLMP) to the Planning Authority for approval. The CLMP shall address the following key aspects:

1. Site Access and Egress:

- Detail the proposed routes for construction vehicles to access and exit the site.
- Provide measures to minimise traffic congestion and disruptions to the surrounding road network.
- Specify any proposed temporary road closures or diversions, if applicable.
- Provide a list and frequency of construction traffic accessing/egressing the site.
- Provide the details of Heavy Duty Crossover (HDC) to allow access for the construction plan.

2. Construction Traffic Management:

- Outline arrangements for the management of construction traffic, including loading and unloading areas.
- Confirmation of designated times for deliveries to minimise impact on peak traffic hours.
- Provide measures to ensure the safe passage of pedestrians and cyclists around the site.

3. Site Layout and Storage:

- Provide a site layout plan indicating the location of construction activities, storage areas, and welfare facilities.
- Detail provisions for the storage of materials, equipment, and waste to minimise visual and environmental impact.
- Specify measures to mitigate noise, dust, and other nuisances generated by construction activities.

4. Construction Schedule:

- Present a construction schedule outlining the sequence of works and anticipated duration of each phase, including number and type of vehicles required for each stage.
- Detail the hours of work expected for each phase and the overall duration.

5. Health and Safety:

- Demonstrate compliance with health and safety regulations, including provisions for worker safety and welfare.
- Detail measures to mitigate risks associated with construction activities, such as traffic accidents and site hazards.
- Arrangements for wheel cleaning.
- Measures to use operators committed to best practice, demonstrated by membership of TfL's Freight Operator Recognition Scheme (FORS), or similar.

6. Photographic condition survey:

- Provide a photographic condition survey of the public adopted highway leading up to the site including the footways, before any work commences.

Development shall be undertaken in accordance with the approved CLMP.

Reason: To ensure that the impact of the development on the surrounding transport network is sufficiently assessed and where necessary appropriately mitigated in accordance with policy DMD48 of the Enfield Development Management Document (2014) and Policy T7 of the London Plan (2021)

6. Details of Materials

No above ground works shall commence until the details of the external finishing materials to be used including details of the surfacing materials to be used within the development have been submitted to and approved in writing by the local planning authority. A schedule of materials and their use in the approved scheme is required and samples made available. A photograph showing all samples to be inspected must be submitted. The development shall be constructed in accordance with the approved details

Reason: To ensure a satisfactory external appearance

7. Soft Landscaping

No above ground works shall commence until the below details of soft landscape treatment shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of that phase of the development.

- 1) a scaled plan showing each phase of landscape planting.
- 2) a scaled plan showing retained trees and the arrangement, numbers and species of new planting and the relationship with existing and proposed drainage and all other utilities.
- 3) a schedule detailing size, specification, number and density of all proposed trees/plants;
- 4) a specification for ground preparation, planting, irrigation / aeration, tree protection, root barriers and underground modules, where appropriate.
- 5) landscape management plan for a period of five years following the completion of that phase of the development.

Any new planting (other than trees) that is removed or becomes severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced with new planting. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: To ensure that the aesthetic and ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, Policies CP30 and CP36 of the Core Strategy, Policies DMD37, DMD80 and DMD81 of the Development Management Document and the Publication London Plan

8. Cycle Parking

No above ground works shall commence until details of the siting and design of 135 pupil spaces, 13 staff spaces (secure and covered) and 10 short stay spaces, in line with Chapter 8 of the London Cycling Design Standards, have been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided prior to occupation of the development in accordance with the approved details and thereafter permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with the Council's

adopted standards.

9. Drainage from Hardstanding

No above ground works shall commence until details of how drainage from the hardstanding will be prevented from discharging towards the public highway eg provision of a soakaway, or permeable paving have been submitted to and approved by the Local Planning Authority. The surfacing and drainage measures shall be carried out in accordance with the approved detail before the development is occupied unless otherwise agreed with the Local Planning Authority.

Reason: To ensure water does not drain towards the highway

10. Means of Enclosure

No above ground works shall commence until details confirming that the enclosure around the vehicular access shall not exceed 0.60m in height where it encroaches within 2.0m of either side of the access, within the application site have been submitted to and approved by the LPA. The development shall be carried out in accordance with the approved detail prior to occupation.

Reason: To ensure visibility splays are maintained

11. Sports Hall

No development of the sports hall shall commence until details of its design and layout of which should include finishes, clear heights, finished wall dimensions, floor construction, and proposed sports to be played in the sports hall, and activity studio have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The sports block shall not be constructed other than in accordance with the approved details.

Reason: To ensure the sports block is fit for purpose and sustainable

12. Multi-Use Games Areas

No development of the multi-use games areas shall commence until details of its design and layout of which should include levels, drainage details, fencing and construction have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The multi-use games areas shall not be constructed other than in accordance with the approved details.

Reason: To ensure the multi-use games areas is fit for purpose and sustainable

13. Playing Fields

No development of the playing fields shall commence until a schedule of playing field maintenance including a programme for implementation for a minimum period of ten years starting from the commencement of use of the development has been submitted to and approved in writing by the Local

Planning Authority after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.

Reason: To ensure that the playing fields are first established as a functional playing field to an adequate standard and is fit for purpose

14. Lighting Details Compliance

The details of external lighting, including but not limited to height, design, orientation, beam angle and illumination, shall be built in accordance with the hereby approved External Lighting Layout SRP1105-RPS-ZZ-ZZ-D-E-6332-P03 and thereafter be maintained and retained as approved.

Reason: To protect the amenity of local residents and future occupants of the development from undue light spillage and to ensure there are no detrimental biodiversity impacts arising as a result of the development

15. Updated Energy Statement

The development shall be completed in compliance with Energy Report SRP1105-RPS-XX-XX-T-Z-0013 PO1 dated 23 January 2024. Following the practical completion of the development and prior to occupation, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm compliance with Energy Report and achievement of the carbon reduction savings identified in the Report.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by renewable energy are met in accordance with Policies DMD51-54 of the Development Management Document (2014) and Policy SI 2 of the New London Plan 2021

16. BREEAM

The development hereby approved shall achieve a BREEAM rating of 'Outstanding' or higher or an equivalent independent measure of energy performance and sustainability. Where the performance of the development is measured using BREEAM, it shall achieve not less than the total credits for each of the Energy, Materials and Waste categories in the BREEAM Pre-Assessment hereby approved.

A post completion certificate (or equivalent certification) confirming that the development has been completed in accordance with the required BREEAM rating and has maintained or exceeded the approved total credit scores for each of the Energy, Materials and Waste categories, shall be submitted to and approved in writing by the Local Planning Authority within three months of first occupation of the development.

Reason: To ensure the development minimises operational carbon emissions and achieves the highest levels of sustainable design and construction in accordance with DMD51 of the Development Management Document (2014)

17. Use of Sports Hall and Outdoor Sports Facilities

Use of the sports hall and outdoor sports facilities shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to both the internal and external sports facilities and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

18. Reinstatement of Crossovers

No occupation of the development shall take place until any redundant vehicular accesses are reinstated at the expense of the applicant. This condition should be read in conjunction with the Informative also attached to the permission.

Reason: In the interests of street scene and on street parking provision

19. Refuse and Waste Management

Prior to occupation of the development, details of refuse storage facilities including facilities for the recycling of waste to be provided within the development and a detailed Operational Waste Management Plan, both in accordance with the Enfield Council's Waste and Recycling Storage Planning Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied.

Reason: In the interests of amenity and the recycling of waste materials in support of the Borough's waste reduction targets

20. Secure by Design

Prior to occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason: In the interest of creating safer, secure, sustainable communities

21. Verification Report (Site Investigation)

The remediation recommendations put forward in the Site Investigation written by Evolve Geo-Environmental shall be fully implemented and a verification report demonstrating that the remediation has been fully completed shall be submitted to and approved by the local planning authority

prior to occupation of the development.

Reason: To protect future site users from ground contamination

22. Verification Report (SuDS)

Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to and approved in writing by the Local Planning Authority. This report must include:

- As built drawings of the sustainable drainage systems including level information (if appropriate)
- Photographs of the completed sustainable drainage systems
- Any relevant certificates from manufacturers/ suppliers of any drainage features
- A confirmation statement of the above signed by the site manager or similar

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies SI12 & SI13 of the London Plan and the NPPF

23. Acoustic Report

No occupation of the development shall take place until an acoustic report, written in line with the methodology in BS4142:2014+A1 2019, has been submitted to and approved by the Local Planning Authority. The report must set out the so level generated from the mechanical plant and state the noise control measures to be employed to ensure the noise from the system does not exceed a level of 5dB below the typical measured background noise level measured as L(A)90 15 minutes du operational hours, at the façade of the nearest or most noise affected residential property. The approved noise control measures shall thereafter be maintained and retained as approved.

Reason: To protect the local amenity from noise and disturbance

24. Phasing Plan Compliance

The development hereby approved shall be carried out in accordance with the approved phasing plan set out in Construction Phase Plan SRP1105-BNK-XX-XX-T-X-4001 P01. All outdoor facilities and amenities shall be completed within two years of the first occupation of the Teaching Block.

Reason: To ensure the implementation of the development and any necessary works and provide the outdoor facilities and amenities within a reasonable timescale

25. Hours of Operation (Lighting)

Notwithstanding the proposed curfew, the use of outdoor lighting hereby permitted shall not take place other than between the hours of 07:00 and 22:00.

Reason: To safeguard the amenity of adjacent residents and the area generally

26. Ecological Impact Assessment Compliance

The development shall be undertaken in accordance with the Ecological Impact Assessment (Issue 2) dated 14 Jun 2024 and shall be carried out in accordance with the mitigation measures set out in the Ecological Impact Assessment. The three Nest boxes and three Bat boxes mentioned in Section 5.4 of the Assessment shall be installed prior to the occupation of the development.

Reason: To ensure the development is undertaken in accordance with the Environmental Statement submitted and all measures identified therein to mitigate the impact of the development on the environment are fully complied with.

27. Playing Fields and Pitches Compliance

The playing fields and pitches shall be constructed and laid out in accordance with the planning application 24/00621/FUL and Drawing No. SRP1105-ALA-ZZ-ZZ-D-L-9001 Rev P06 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use as soon as practicable and in accordance with Condition 24 .

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development

28. Accessible Parking and EV Charging

The development shall provide two accessible parking bays, two active Electric Vehicle Charging Points and an additional 15 parking spaces with passive ducting for future Electric Vehicle Charging Point adaption in accordance with Page 12 and Appendix A of the Transport Assessment Rev V02 600797-HEX-00-TP-RP-X-0002 dated 2 Feb 2024.

Reason: To comply with London Plan (2021) Policy T6

29. Parking Users

The vehicular parking facilities hereby permitted shall not be used other than by staff members, personnel directly related to the core business or operations of the school and permitted non-school hours users of the school facilities.

Reason: To ensure a reasonable level of trip generation and safeguard the highway safety and character of the local area

30. Fire Statement Compliance

The development shall be built out strictly in accordance with the hereby

approved Outline Fire Safety Strategy (Issue 01) dated 12 Oct 2023.

Reason: To accord with London Plan Policy D12

31. Non-Road Mobile Machinery

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interests of good air quality

32. Future Land Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The approved remediation strategy shall thereafter be complied with.

Reason: To protect against risks arising from contamination

3. Executive Summary

- 3.1. The application site concerns an existing co-education secondary community school.
- 3.2. The proposal seeks to upgrade and modernise the existing facilities by demolishing five out of the existing six buildings, building a teaching block and a sports hall and improving the outdoor formal and informal play area. The capacity of the school would remain unchanged.
- 3.3. In addition to the existing adult 11 v 11 football pitch to be relocated within the site, the total soft outdoor space and the open space would increase by 799sqm and 450sqm respectively as a result of the proposed development.
- 3.4. The design and appearance of the proposed development would improve the interaction with the streetscene and provide a more distinct identity for the school.
- 3.5. The proposal would deliver a Biodiversity Net Gain and Urban Greening Factor above the legislation and policy requirements.

- 3.6. The development complies with relevant planning policies where identified in this report, or compliance can be ensured through the use of planning conditions that have been proposed.

4. Site and Surroundings

- 4.1. The subject site concerns Chace Community School, a co-education secondary community school with a capacity of 1080 pupils, according to the government website. The current number of pupils is 1084.
- 4.2. The site is about 1km north of Enfield Town. The site is bounded by Churchbury Lane to the east, Tenniswood Road to the north, Baker Street and Ivinghoe Close to the west and existing residential development to the south. The site measures about 220 metres east-west and 120m –170m north-south. The main vehicular entrance is to the east from Churchbury Lane.
- 4.3. The application site covers the following planning designations:
- Local Open Space
 - Natural grass 11 v 11 adult football pitch as designated in Enfield Playing Pitch Strategy
 - Low risk of surface water flooding
 - Adjacent to Local Centre

5. Proposal

- 5.1. In summary, the proposal seeks:
- Demotion of all buildings except EFAC
 - Erection of a teaching block and a sports hall
 - Replacement of playing fields on site
 - Changes to the layout of the amenity space and parking spaces
- 5.2. During the course of the application, an amendment has been received to
- Amend the positioning of the sports hall to set slightly further away from the boundary
 - Amend the positioning of the teaching block slightly to allow it to largely being parallel to the boundary
 - Open up the north entrance of the teaching block to integrate with the street and allow the entrance to form part of the secure line
 - Increase soft landscaping to screen the main parking area
- 5.3. The existing school site contains six buildings varying from one to three storeys namely EFAA, EFAB, EFAC, EFAD, EFAE and EFAF. All buildings except EFAC would be demolished. EFAC is the latest addition to the teaching buildings cluster which was granted in 2006 (ref: LBE/06/0026).
- 5.4. The proposal would erect a teaching block, a sports hall, a substation and an energy centre. The proposed three storey L-shaped teaching block would be located to the north of the site, projecting along the northern boundary (Tenniswood Road) by some 70m. The proposed sports hall would be located on the southwestern side of the site,

to the north of Ivinghoe Close, with a varying height from 5.4m to 11m and a building footprint of 36m x 34m. The proposed substation and energy centre would be modest single storey structures, with building footprints of less than 20sqm, located next to the proposed teaching block and the retained EFAC, to the northeast of the site.

- 5.5. The existing playing field is located at the northwestern side of the site, including a 11 v 11 adult football pitch, and is designated as Local Open Space. The proposal would replace the playing field by two outdoor PE areas. The proposed PE area to the south of the site, measuring 9290sqm, would incorporate a natural grass 11 v 11 adult football pitch or alternatively be used as two 9 v 9 football pitches. The other PE area, measuring 5090sqm, would be located at the north west of the site with a natural grass area for multiple sports pitches. The total soft outdoor space would be increased from 13388 sqm to 14187sqm (uplift of 799sqm). There would be a hardstanding MUGA to the west of the site comprising three sports courts.
- 5.6. The proposal would include a central courtyard space between the wings of the new teaching block and west elevation of the existing EFAC, with a canopy positioned in the centre of the courtyard. A SEN garden would be located to the north of the teaching block.
- 5.7. In terms of the parking spaces, the main parking area would be relocated to the northeastern corner of the site accommodating 53 parking spaces. 29 more parking spaces would be located to the south of the site, which is also currently a car park. The total parking spaces would remain at 82. Five additional trees would be planted at the northern end of the site along Churchbury Lane to screen the main car park.



Figure 1: Proposed site plan

- 5.8. The school would remain in operation during the construction period. The existing school would be decanted into the new buildings through a series of phases. The applicant has secured Hall Recreation Ground through LBE throughout the build programme until January 2028. Hall Recreation Ground is less than 10mins walk away from the school. Below is the phasing plan of the school:

<u>Phase 1.0 Oct 2024 – Dec 2024:</u>	Early works
<u>Phase 1.1 Dec 2024 – Mar 2025:</u>	Early works and commencement of ground works to the teaching block and sports hall
<u>Phase 1.2 Feb 2025 – Apr 2025:</u>	Sub-structure works and foundations installation
<u>Phase 1.3 Apr 2025 – Feb 2026:</u>	Superstructure works
<u>Phase 1.4 Feb 2026 – Apr 2026:</u>	Fit out and opening of teaching block and sports hall
<u>Phase 2.0 Apr 2026 – Oct 2026:</u>	Demolition of existing buildings
<u>Phase 2.1 Oct 2026 – Jan 2027:</u>	Landscaping works
<u>Phase 2.2 Jan 2028:</u>	Completion

6. Relevant Planning History

- 6.1. The 22/02001/PRV - Installation of roof mounted solar panels. - Prior Approval Not Required 01.09.2022

LBE/06/0026/DP2 - Details of external lighting submitted pursuant to condition 15 of approval under Ref:LBE/06/0026 for erection of a 3 storey building north of existing building and associated works. – Approved 19.05.2008

LBE/06/0026/DP1 - Details of materials, surfacing, levels, enclosure, parking/turning facilities, construction of roads/junctions, refuse storage, external lighting measures and sustainability submitted pursuant to conditions 02, 03, 04, 05, 06, 07, 10, 14 & 16 of approval under Ref:LBE/06/0026 for erection of a 3 storey building north of existing building and associated works. – Approved 14.09.2007

LBE/06/0026 - Erection of a 3 storey building north of existing building with link bridge at 2nd floor level for use for 6th form classrooms, art and drama centre and dining hall together with awning over external dining area and to north elevation of existing building and with new vehicular access from Churchbury Lane and provision of 12 car parking spaces. - Permission Granted with Conditions 30.11.2006

LBE/06/0003 - Alterations to existing front car parking layout (revised scheme). Permission Granted with Conditions 14.03.2006

TP/05/1781 - Change of use of part of the caretakers house to a safer neighbourhood unit (sui generis) and installation of four cycle lockers at rear. - Permission Granted with Conditions 01.12.2005

LBE/05/0031 - Formation of new car parking area at front together with alterations to existing car parking layout. - Permission Granted with Conditions 13.12.2005

LBE/04/0013 - Demolition of existing single storey classrooms and ancillary rooms to

south elevation and erection of two storey building to provide a Special Educational Needs Inclusion Unit. - Permission Granted with Conditions 14.07.2004

7. Consultation

Community engagement

- 7.1. The applicant conducted a public exhibition on 16 November 2023 at Chace Community School. This was publicised with letters to 229 immediate neighbours and flyer distributions to over 2000 residents. Bespoke information boards were provided for the event and a bespoke website was set up. The exhibition was covered by Enfield Dispatch. The proposal was also advertised by the applicant on Enfield Independent Advert.
- 7.2. 137 people attended the public exhibition and 48 people completed the feedback form with 98% of the respondents supporting the plans to redevelop the school. 35 of the 48 respondents gave details of their comments. Below is the summary of the feedback and the applicant's responses:

Feedback	Response
<p>Design and site layout 24 comments</p> <ul style="list-style-type: none"> • <i>Building external design and colour</i> • <i>Impact on neighbours</i> • <i>New facilities</i> • <i>Sustainability of design</i> 	<ul style="list-style-type: none"> ▪ The proposals are a boost Chace Community School's determination to provide an ambitious education and the architects followed a comprehensive set of design principles to deliver a high quality and sustainable place to teach and learn. ▪ The proposed site layout includes a single new main school building and a separate sports hall, with the current sixth form block retained. ▪ The building consolidation will improve accessibility to classrooms, and student circulation across the site. ▪ The choice of materials, selected by the school, Council and DfE, and the building technology will create a low acoustic environment taking advantage of natural light. ▪ The layout has been determined in collaboration with the school and meets their specification, with rooms for SEND support, a library, school/performance hall, music, ICT, DT and subject areas grouped to facilitate sharing of resources. The sports hall includes a 4-court hall, activity studio, storage, pupil changing and locker facilities. ▪ Externally a new covered outdoor space will be provided for various activities including dining, DofE training and science lessons. ▪ The building is designed for climate resilience with the overheating study undertaken using a 2080 weather file and follows the London Plan and DfE Output Specification Cooling Hierarchy with energy-efficient passive ventilation, which precludes the need for air conditioning. ▪ The layout allows for simplified sharing of facilities with community groups outside of school hours, as part of the Chace's commitment to extending learning and working with the community. ▪ Any changes to floodlighting will not form part of this planning application. ▪ The proposals will enable Chace Community School to make savings on running costs.
<p>Support 14 comments</p>	<ul style="list-style-type: none"> ▪ We are pleased support for the proposals was reiterated in comments. ▪ Respondents recognised the benefits the investment will bring to staff and students, as well as the wider community. ▪ Feedback referenced the limitations of the current site and highlighted how a new building will deliver fit for purpose facilities

	and enhance the learning environment, delivering a sense of belonging and matching the aspirations of the school.
Construction <i>11 comments</i> <ul style="list-style-type: none"> • <i>Disruption during construction</i> • <i>Construction access and parking</i> 	<ul style="list-style-type: none"> ▪ Bowmer + Kirkland will manage all aspects of the project to ensure the works are carried out safely, on time, to the right quality and with the least disruption possible to neighbours, students and staff. ▪ Bowmer + Kirkland has extensive experience of managing sites where the school remains operational. ▪ During construction the school will continue to operate in all the current buildings, with no need for temporary classrooms. ▪ The construction of the school will be phased over 70 weeks (including demolition and landscaping) and will be programmed to minimise disruption, working with Chace Community School to ensure minimal disturbance occurs during the national exam periods. ▪ Off-site methods of construction and optimised components for efficient manufacturing reduce time on-site and improve health and safety. ▪ Bowmer + Kirkland will establish noise mitigation and air quality (dust management) plans. ▪ Progress updates will be shared with neighbours and the local community. ▪ Deliveries and vehicle movements will be made via Oxford Road and will be programmed to minimise disruption to the neighbouring areas and a traffic management plan will be in place with parking for construction workers on site. ▪ A Construction Environmental Management Plan will be established.
Internal Design <i>10 comments</i> <ul style="list-style-type: none"> • <i>Internal circulation</i> • <i>Internal layout and facilities</i> 	<ul style="list-style-type: none"> ▪ The project team has made every effort to provide appropriate facilities to accommodate staff needs. The proposed internal layout is shown in the FF&E plans with discussions on some details on-going. ▪ The proposals will greatly improve department organisation, allowing for equipment to be distributed easily. The regeneration will see improved facilities and an energy efficient building. ▪ Communal and multi-functional spaces are designed to support the curriculum, the needs of the school throughout the school day and year, whilst also permitting passive supervision. ▪ Internal circulation is carefully examined and by incorporating lifts the school building is accessible and inclusive. ▪ Bowmer + Kirkland use a 'Fabric First Principle' which help to future proof internal design with fabric, heating, ventilation, water and lighting systems are designed to be energy efficient.
Access and parking <i>6 comments</i> <ul style="list-style-type: none"> • <i>Parking provision</i> • <i>School access</i> 	<ul style="list-style-type: none"> ▪ The proposals for Chace Community School do not include an expected increase in student or staff numbers, and therefore overall transport demands and car movements will not increase as a result of the scheme.

	<ul style="list-style-type: none"> Existing access points will be broadly retained, with reconfiguration of those on Churchbury Lane to improve separation of pedestrian circulation and vehicular traffic within the site. Parking provision is informed by Transport for London's car parking standards. In line with planning requirements. Parking across the site is to be rationalised in the north-eastern corner, with retention of existing parking to the south, and enhanced cycle parking provision across the school site for both staff and students. Consideration of existing school travel patterns will be included in a Travel Plan, including surveys to identify opportunities to further encourage non-car travel amongst staff, students, and visitors. Latest survey data shows only 12% of students arrive at school by car and the school is highly accessible by existing bus services.
Sustainability <i>4 comments</i>	<ul style="list-style-type: none"> The new building will be constructed to meet government specification and has been target by the Government as being Net Zero Carbon (as defined by the UK Green Building Council) in operation at handover. The design complies with the latest building regulations, BREEAM Very good is achieved as standard on DfE projects, their standards of Be Lean, Be Clean and Be Green are supported by several key sustainability aspects; photovoltaic panels (PVs) and green roof, maximising daylight consequently reducing use of lights, high insulation standards, effective surface water management and reduction of water use in building facilities. Ground Source Heat Pumps will also be installed for the new buildings. Bowmer + Kirkland use efficient off-site methods of construction and minimise construction waste and ensure a high percentage of what is generated is diverted from landfill through reuse or recycling. The school will reuse FF&E where appropriate.
Landscape <i>4 comments</i> <ul style="list-style-type: none"> Preservation of trees Boundary planting 	<ul style="list-style-type: none"> The proposals see the retention of most mature trees and plants around the boundary which provide a visual and acoustic buffer. The quiet student garden and the memorial tree are retained. Planting proposals will be progressed to ensure climate resilience and a bio-diversity net gain and an Urban Greening Factor of 0.36. The planting strategy will provide curriculum opportunities, the introduction of habitat areas as well as bird and bat nesting boxes and bug hotels and will improve the biodiversity of the site. The planting strategy is detailed in accompanying documents.
Community use <i>4 comments</i> <ul style="list-style-type: none"> Accessibility of spaces Facilities 	<ul style="list-style-type: none"> The proposals simplify community use outside of school hours within the main school building, sports hall, and outside facilities. Accessibility will be improved, with considered layout and planned access routes. Chace Community School will continue to manage community use through their Council approved Community Use Agreement. With the retention of existing buildings throughout construction, existing community users will continue to use these facilities. Community use during and after the construction project will be managed by the school through their Community Use Agreement.
Highways <i>3 comments</i> <ul style="list-style-type: none"> Traffic calming New bus/coach stop 	<ul style="list-style-type: none"> There are no proposed highways changes. Impact of proposals on the highway network will be considered as part of a Transport Statement, to be supported by discussions with the highway authority.

Table 1: Summary of comments from community engagement and applicant's responses

Statutory and Non-Statutory Consultees

Internal

- 7.3. Climate Action and Sustainability:
Support subject to conditions.
- 7.4. Energetik:
Energetik concluded that the location of the application site would not allow the proposed development to connect to the upcoming district energy network (DEN). The applicant has adjusted the design of the energy network to allow future DEN connection.
- 7.5. Environmental Health:
No objections subject to conditions
- 7.6. Flood risk and SuDS:
No objections subject to condition
- 7.7. Highway Services:
No objections subject to conditions
- 7.8. Strategic Transport:
No objections subject to conditions.
- 7.9. Tree:
No objections subject to conditions.
- 7.10. Urban Design:
No objections subject to conditions.

External

- 7.11. Active Travel England:
No comments.
- 7.12. Historic England (GLASS):
No objections subject to conditions.
- 7.13. Met Police
No objections subject to conditions.
- 7.14. Sport England
No objections subject to conditions.
- 7.15. Thames Water
No objections.
- 7.16. Transport for London:
No comments

Public Consultation

- 7.17. Consultation letters dated 5 April 2024 were sent to neighbouring and nearby properties. Notice was also displayed at the site (dated 17 April 2024) and published in the local press (dated 10 April 2024).
- 7.18. Reconsultation took place following the amendments to the proposal. Consultation letters dated 9 May 2024 were sent. Notice was also displayed at the site (dated 18 June 2024) and published in the local press (dated 3 July 2024).
- 7.19. A total of 406 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:
- No of individual responses: 4 Support: 2 Objection: 1 Neutral: 1
- 7.20. The matters raised in support of the application are detailed below:
- Contributes positively to surroundings
 - Contributes to regeneration
 - Creates economic vitality
 - General support for the proposals
 - High quality design
 - Improves the quality of the area
 - Includes carbon reduction measures
 - Makes sustainable use of land
 - New skills/employment opportunities
 - Provides community facilities
 - Sustainable construction
- 7.21. The matters raised objecting the application are detailed below:
- Close to adjoining properties
 - Development too high
 - General dislike of proposal
 - Inadequate access
 - Inappropriate scale, height, massing
 - Increase of pollution
 - Loss of light
 - Loss of privacy
 - Noise nuisance
 - Over development
 - Strain on existing community facilities
- [Officer Comment: The issues have been discussed below in the main body of the report.]

8. Relevant Planning Policies

- 8.1. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2. National Policy

8.3. London Plan (2021)

The London Plan (LP) together with Enfield's Local plan forms the Development Plan for this application. It is the overall strategic plan for London setting out an integrated economic, environmental, transport and social Framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

D3	Optimising site capacity through the design-led approach
D4	Delivering good design
D5	Inclusive design
D11	Safety, security and resilience to emergency
D12	Fire safety
D14	Noise
S3	Education and childcare facilities
G1	Green infrastructure
G5	Urban greening
G4	Open space
G6	Biodiversity and access to nature
G7	Trees and woodlands
SI1	Improving air quality
SI2	Minimising greenhouse gas emissions
SI3	Energy infrastructure
SI4	Managing heat risk
SI5	Water infrastructure
SI12	Flood risk management
SI13	Sustainable drainage
T1	Strategic approach to transport
T2	Healthy Streets
T3	Transport capacity, connectivity and safeguarding
T4	Assessing and mitigating transport impacts
T5	Cycling
T6	Car parking
T6.5	Non-residential disabled persons parking
T7	Deliveries, servicing and construction

8.4. Core Strategy (2010)

The Core Strategy (CS) was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following policies of the Core Strategy is considered particularly relevant:

CP8	Education
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CP11	Recreation, leisure, culture and arts
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22	Delivering sustainable waste management
CP24	The road network
CP25	Pedestrians and cyclists
CP28	Managing flood risk through development
CP30	Maintaining and improving the quality of the built and open environment
CP32	Pollution
CP34	Parks, playing fields and other open spaces
CP36	Biodiversity
CP46	Infrastructure contributions

8.5. Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD16	Provision of new community facilities
DMD37	Achieving high quality and design-led development
DMD38	Design process
DMD45	Parking Standards
DMD46	Vehicle crossovers and dropped kerbs
DMD47	New roads, access and servicing
DMD48	Transport assessments
DMD49	Sustainable design and construction statements
DMD50	Environmental assessment methods
DMD51	Energy efficiency standards
DMD52	Decentralised energy networks
DMD53	Low and zero carbon technology
DMD54	Allowable solutions
DMD55	Use of roof space / vertical surfaces
DMD56	Heating and cooling
DMD57	Responsible sourcing of materials
DMD58	Water efficiency
DMD59	Avoiding and reducing flood risk
DMD60	Assessing flood risk
DMD61	Managing surface water
DMD62	Flood Control and Mitigation Measures
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land contamination and instability
DMD68	Noise
DMD71	Protection and enhancement of open space
DMD72	Open space provision

DMD74	Playing pitches
DMD79	Ecological enhancements
DMD80	Trees on development sites
DMD81	Landscaping

8.6. Other material considerations

London Cycling Design Standards (2014)
 Enfield Blue and Green Strategy (2021)
 Enfield Council Waste and Recycling Storage Planning Guidance (2020)
 Enfield Playing Pitch Strategy (2018)
 Enfield Decentralised Energy Network Technical Specification SPD (2015)
 Enfield Strategic Flood Risk Assessment (2008)

8.7. Emerging Local Plan

8.8. The New Enfield Local Plan 2019-2041 (ELP) was submitted to the Secretary of State for examination on 6 August 2024. Inspector S Lee BA(Hons) MA MRTPI has been appointed to hold an independent examination of the Enfield Local Plan, with hearing sessions expected in early 2025. The Enfield Local Plan is at an advanced stage of preparation and is considered by the Council to be sound.

The NPPF 2023 Paragraph 48 states that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the London Plan and the NPPF 2023.

Enfield's Regulation 19 Consultation took place between 28 March and 20 May 2024, and a full summary of comments in plan order is available from the council's examination [webpage](#). Policies that have received few objections at the Regulation 19 consultation can be given more weight than a policy that receives many objections. As such, policies must be considered on a case-by-case basis during the examination period and the weight given to specific policies must be determined at the time a decision is made and in reference to the ongoing examination in public. Enfield's [adopted](#) Development Plans remain the starting point for decision taking until the new Enfield Local Plan is adopted.

9. Analysis

9.1. The main issues arising from this proposal to consider are:

- Principle of development
- Character and appearance of the site and surrounding area
- Neighbouring amenity and environmental health
- Transportation and highways
- Trees, landscaping and ecology
- Biodiversity Net Gain
- Flood risk and sustainable drainage
- Sustainability

- Fire safety
- Secure by design

Principle of development

Land use

- 9.2. The proposal would retain the application site for educational use and does not seek to alter the capacity of the school. The proposed work would be to replace and upgrade the current facilities. As such, the current proposal would be consistent with the existing land use principle.

Accessibility and co-location

- 9.3. Policies S3 and S5 of the LP, CP11 of the CS and DMD16 of the DMD state that education facilities should be accessible and maximise the extended or multiple use of the facilities for community or recreational use.
- 9.4. Accessible design and facilities such as accessible parking bays, powered entrance doors, level access, accessible WC facilities and lift would be provided. In addition, apart from the outdoor PE areas, the sports hall and the main hall and the Learning Resource Centre of the teaching block are designed for co-location and out of hours community use with the following design details to facilitate the use:
- The separate and self-sufficient sports hall would avoid the need for community users to enter other indoor educational facilities;
 - A dedicated visitor's entrance for the teaching block with direct access from Tenniswood Road;
 - The main hall and the Learning Resource Centre would be located on the ground floor of the teaching block to allow the upper floors of the school to be secure.

Playing pitch and sports facilities

- 9.5. The football pitch (adult 11 v 11) within the application site is designated in the Enfield Playing Pitch Strategy. In connection with Paragraph 103 of the NPPF, Policies S2 and S5 of the LP, Policy CP11 of the CS, Policy DMD74 of the DMD and the Enfield Playing Pitch Strategy, the proposal should not result in a net loss in playing field or sport/recreation land.
- 9.6. The proposal would replace the playing field by two outdoor PE areas and create a 4 court sports hall. The proposed PE area to the south of the site, measuring 9290sqm, would incorporate a natural grass 11 v 11 adult football pitch or alternatively be used as two 9 v 9 football pitches. The other PE area, measuring 5090sqm, would be located at the north west of the site with a natural grass area for multiple sports pitches. The total soft outdoor space would be increased from 13388 sqm to 14187sqm (uplift of 799sqm). There would be a hardstanding MUGA to the west of the site comprising three sports courts.
- 9.7. Sport England supports the level of provision of the proposed sports facilities in principle with the design details and the community use agreement to be conditioned.

- 9.8. With the relevant conditions being imposed, it is the view of officers that both the quantity and the quality of the playing pitch and sports facilities would be improved and, thus, acceptable in this regard. The conditions recommended by Sport England are included in the recommendation section above.

Local Open Space

- 9.9. Much of the site is classified as Local Open Space under policy DMD71 of the DMD. Paragraph 103 of the NPPF, Policy G4 of the LP, Policy CP34 of the CS and Policies DMD71 and DMD72 of the DMD strive to protect and enhance both the quantum and quality of Enfield's open space. Any loss of open space would need to be robustly justified.
- 9.10. The total existing open space measurement on the site is 24,980sqm, which includes both playing field space and amenity open space. As part of the development proposal, the total amount of open space equates to 25,430sqm, thus delivering a net addition of 450sqm. The uplift of open space is welcomed in this instance.
- 9.11. In short, given the presence of appropriate conditions, the proposal is acceptable in principle subject to other planning material considerations.

Character and appearance of the site and surrounding area

- 9.12. The proposal would erect four buildings including the teaching block, sports hall, substation and energy centre.

Site layout

- 9.13. The proposed L-shaped teaching block would project along, largely in parallel to, the boundary of Tenniswood Road by 74m with a set back of 10-17m. The main entrance of the teaching block (facing Tenniswood Road) would form part of the secure line of the school following the advice from the Council's Urban Designer to reduce the area of the school site being bounded by fences in order to create a more inviting outlook.



Figure 2: Main entrance of the teaching block

- 9.14. The proposed sports hall would be located on the southwestern side of the site, to the north of the garages on Ivinghoe Close. During the course of the application, the location of the sports hall has been relocated further away from the boundary to maintain a set back of some 7m to increase the breathing space and avoid the said building being too oppressive to the neighbouring properties.
- 9.15. The locations of the substation and the energy centre would be in close proximity to the teaching block and the existing EFAC building for operational purposes.
- 9.16. The layout of the proposed teaching block and sports hall as well as the existing EFAC would create a central courtyard area for gathering and informal student play interactions, diversifying the use of the space. The proposed layout of the buildings would also allow the demolition of the five old buildings to be carried out after the erection of the new buildings, ensuring the school's continued operations.
- 9.17. The total building footprint of the school would be reduced and result in an uplift of open space by 450sqm to allow for additional formal and informal play areas.

Scale, form and appearance

- 9.18. The proposed teaching block would be flat roofed and three storeys, measuring 12.7m in height. On the roof level, stairwell, ventilation turrets, roof plants and PV panels would be obscured by the 1.1m high parapets.
- 9.19. The proposed sports hall would be flat roofed with a varying height from 5.4m to 11m. The ancillary structures on the roof would largely be concealed by the 1.1m high parapets.

- 9.20. In terms of the external facing materiality of the teaching block and sports hall, brick slips would be used on the ground floor with cladding panels on the upper floors. The main colour palette of the cladding panels would be dark grey, to reference the retained EFAC building, with variations of light grey and pale yellow panels to avoid the buildings being dominated by dark colour. The windows would be grouped by projecting aluminium yellow picture frames to add interest to the building. The main entrances are framed with a feature yellow surround to define the access and provide clear wayfinding for all users.



Figure 3: North elevation of the teaching block (facing Tenniswood Road)

- 9.21. The substation and the energy centre would be single storey and have a flat roof with a footprint of less than 20sqm. The size is considered modest and the use of dark grey bricks is considered commensurate to the purpose of the structures by not being overly dominant.

Character and streetscene

- 9.22. The immediate area is primarily residential in character. The side facing Baker Street has a small mix of retail, commercial and community use properties. The side facing Churchbury Lane and Tenniswood Road, where most of the buildings and main entrances are located, is mainly traditional dwellinghouses.
- 9.23. The proposal would retain most of the trees along the perimeter of the school site. Additional trees would be planted around the proposed parking area, along the perimeter of the application site and within the new soft landscaping area. A SEN garden would be created between the proposed teaching block and Tenniswood Road.
- 9.24. Chace Community School, by virtue of its size and its use, is a local landmark. As such, it is not necessary for the materials proposed to replicate the prevailing local design and material palette as long as they are high quality and sympathetic.
- 9.25. The proposed scheme would increase the interaction with the streetscene with a more welcoming entrance to the teaching block. The overall scale, height and form would not result in the school buildings being dominant in the local context while the design and choice of materials would maintain a level of architectural interest. In addition, the landscaping and SEN garden along the fences would soften the harshness of the perimeter fences. In short, the proposed school would sit comfortably in the local area and would not detract from the local area and the streetscene.

Neighbouring amenity and environmental health

- 9.26. Given the location of the proposed teaching block, the front elevations of the residential properties located on Tenniswood Road, namely No. 38-48, would front

directly onto the proposed teaching block. It is noted those properties are semi-detached bungalows.

- 9.27. The proposed teaching block would have a distance of 28-32m from the aforementioned properties. A Sunlight and Daylight Report in accordance with the BRE standards has been submitted along with the application. The BRE guidance states that if the angle to the horizontal subtended by the new development at the level of the centre of the lowest window is less than 25 degrees for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight and sunlight enjoyed by the existing building.
- 9.28. The submitted Sunlight and Daylight report shows that a geometric angle analysis has been undertaken and it demonstrates that the proposed teaching block sufficiently subtends an angle below 25° to the horizontal from the centre of all windows analysed. Therefore, officers are satisfied that the proposal would not have undue impact by reason of loss of daylight and sunlight. Given the ample separation distance between the teaching block and the nearby properties, the upper floors teaching rooms being used only during school hours, the presence of mature trees along the school boundary and the fact that the teaching block fronts onto only the front elevations of the immediate properties, it is considered that the proposal would not give rise to harm in the context of outlook, loss of privacy and visual intrusion for nearby residents

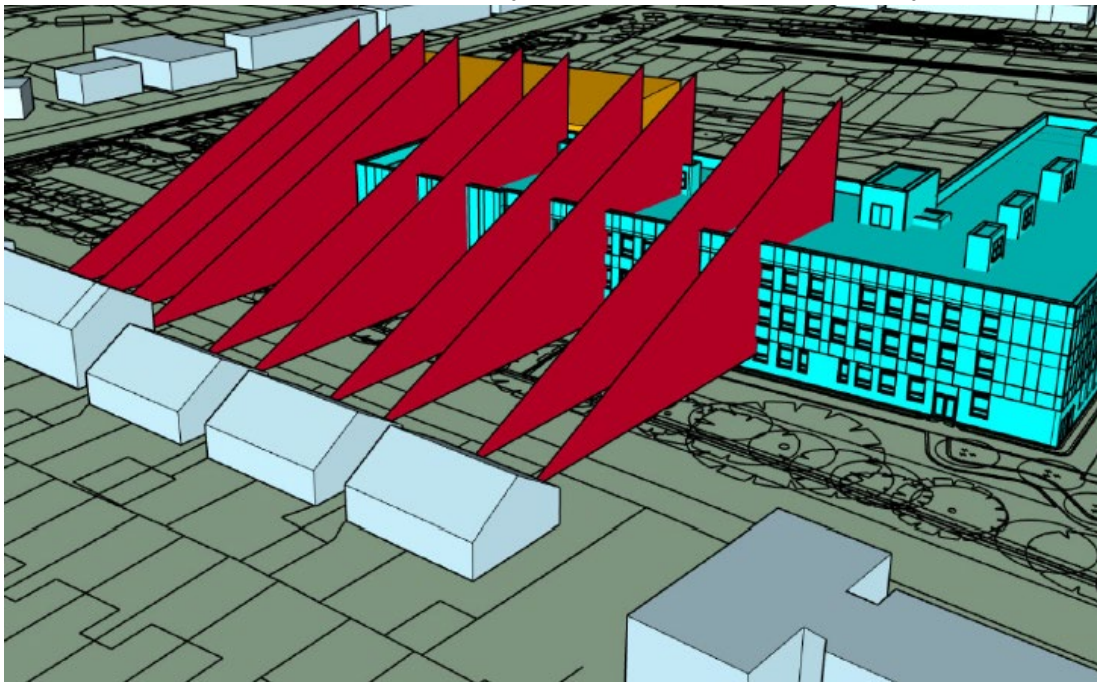


Figure 4: Geometric analysis showing the 25° angle

- 9.29. The closest residential property to the proposed sports hall would be a 4 storey flatted building setting away circa 30m. The side of the flatted building which faces onto the proposed sports hall is a blank gable. Furthermore, given the nature of the sports hall, the number of windows would be limited and they would be located at a high level. Thus, it is deemed that the proposed sports hall would not have an undue impact on the amenities of the neighbouring properties by reason of loss of light, loss of privacy/overlooking and visual intrusion.
- 9.30. A Noise Impact Assessment, Air Quality Assessment, Construction Environmental Management Plan, Construction Logistics Management Plan and Land

Contamination Assessment have been submitted and reviewed by the Council's Environmental Health Officer. The Officer raised no objections to the proposal subject to conditions relating to noise, air quality and land contamination.

- 9.31. Concerns have been raised by the members of the public in regard to the noise, dust pollution and traffic diversions during the construction period, the compliance of construction mitigation works and the light pollution made after the proposed development is in use.
- 9.32. To mitigate the aforementioned impacts, a condition requiring a detailed construction management plan would be imposed. The Council has the discretion to take enforcement action if breaches of conditions occur. In terms of light pollution, the proposal would erect 21 8m high lighting columns and two 6m high light columns. There would be no introduction of floodlights or pitch specific lighting. The school is located within a suburban environment surrounded by roads and their lighting. The number of lighting columns and their respective design are not considered excessive for the use of the development. The light spill of the proposed lighting columns outside of the grounds of the school would fall to 3 lux, which would not be significant. The Council's Environmental Health Officer raised no objections to the scheme. It is also noted that the school's opening hours would ensure that the impact upon neighbouring properties would be limited. The details and the hours of the lighting would be secured by appropriately worded conditions.

Transportation and highways

Access and parking

- 9.33. The student access at Churchbury Lane would be maintained. The main entrance to the proposed teaching block located on Tenniswood Road would be used for visitors and staff members. A secondary staff entrance would be located to the south of the site from Ivinghoe Close.



Figure 5: Proposed pedestrian access

- 9.34. In terms of vehicular access, most of the vehicles including staff, visitor, service and delivery vehicles would enter through the car park in the northeastern corner of the site. Emergency vehicles would utilise the eastern entrance on Churchbury Lane equipped with wide gate and allow direct access to the central courtyard. A secondary staff vehicular egress would be located at the southeastern side of the site to facilitate direct access to the secondary parking spaces.



Figure 6: Proposed vehicular access

- 9.35. The pick up and drop off arrangement would remain unchanged. The majority of the vehicular access would be separated from the proposed pedestrian access. The Council's Transport Officer raised no objections to the scheme. It is considered that the proposed access arrangement is fit for purpose and sufficient to ensure the safety of different road users.
- 9.36. Due to the unchanged capacity of the school, it is expected that the number of parking spaces will not increase in order to comply with the aims and objectives of the LP to promote active travel. The main parking area would be relocated to the northeastern corner of the site accommodating 53 parking spaces. 29 more parking spaces would be located to the south of the site, which is also currently a car park. The total parking spaces would remain at 82. The main parking area would include two accessible parking bays, 2 EV charging points and 15 parking spaces with passive ducting for future Electric Vehicle Charging Point adaption. Five additional trees would be planted at the northern end of the site along Churchbury Lane to screen the main car park. It is considered that the number of parking spaces is acceptable in this instance.
- 9.37. The Council's Transport Officer has reviewed the parking arrangement and confirmed that the layout of the parking spaces is acceptable, meeting the required dimensions

and having sufficient manoeuvring space. The Officer also concluded that based on the unchanged capacity of the school and already existing access to the school, the proposed parking spaces would not result in significant change by reason of highway impact.

Cycle

- 9.38. The proposal would include 43 cycle parking spaces for pupils and four cycle parking spaces for staff. Policy T5 of the LP requires one long stay cycle parking space per 8 staff members, one long stay cycle parking space per 8 pupils and one short stay parking space per 100 pupils.
- 9.39. Based on the capacity of the school (1080 students) and the stated number of staff members (105), a total of 148 long stay cycle parking spaces and ten short stay parking spaces should be provided in accordance with Policy T5 of the LP. It is acknowledged that the proposed cycle parking spaces demonstrate a significant shortfall compared to the policy requirements. Officers considered that the proposed site is capable of accommodating the required cycle parking spaces through design and utilisation of space such as using two-tier parking rack and utilising the open area between the EFAC building and Churchbury Road. Officers are not convinced that the proposal is justified to provide cycle parking spaces less than the policy requirements. Therefore, a condition requirement to provide the aforementioned quantum of cycle parking spaces would be imposed. This also supports the approach to modal shift for reduced car reliance in accordance with the aims and objectives of the London Plan.

Refuse

- 9.40. The refuse storage area is located next to the entrance of the main car park with a designated service vehicle access. The location of the storage area is considered appropriate and allows convenient refuse collection. The design of the refuse storage would be secured through a planning condition.

Trees, landscaping and ecology

- 9.41. The site is not subject to any Tree Preservation Orders. A Tree Survey and Arboricultural Impact Assessment (AIA) have been submitted in this instance. The proposal would retain most of the trees within the school site, particularly those trees along the perimeter. Below is a summary of proposed tree removal to facilitate the development or due to poor conditions of the trees:
- 3 trees from 3 Category B group trees
 - 1 Category C group tree of 7
 - Small section of a Category B group tree
 - Small section of a Category B hedge
 - 6 individual trees including 1 Category B tree, 2 Category C trees and 3 Category U trees
- 9.42. Some 50 trees would be planted mainly around the proposed parking area, along the perimeter of the application site and within the new soft landscaping area. A SEN garden would be created between the proposed teaching block and Tenniswood Road.
- 9.43. The Council's Tree Officer raised no objections to the proposed removal of the trees stated in the AIA and the proposed landscaping subject to conditions for details of tree protection and proposed landscaping. Despite some loss of trees, overall the replanting scheme and the creation of additional soft landscaping areas would mitigate the harm and improve the overall landscaping of the school site. The relevant condition would allow a mechanism for the Local Planning Authority to review if the quantum of tree planting was appropriate on the basis of right tree right place.
- 9.44. Policy G5 of the LP requires major residential developments and commercial developments to achieve an Urban Green Factor of 0.4 and 0.3 respectively. Despite the fact that community development is not included in the said policy, the proposal would deliver an Urban Greening Factor of 0.44 exceeding any requirements set out in Policy G5 of the LP, which is considered a benefit of the scheme.
- 9.45. The site is not subject to any ecological designations. A Preliminary Ecological Appraisal survey and three Dusk Bat Surveys were conducted along with the desk study. In the bat surveys, no roosts were identified. The submitted Ecological Impact Assessment recognised that the proposed works such as the loss of modified grassland and loss of trees would impact the ecological value of the site, however, the proposed larger PE areas and landscaping as well as the compensation and mitigation measures could negate the harm.
- 9.46. Given the absence of ecological designation and the results of the ecological assessment, the Officers agree that the proposed site does not have a high ecological value. The mitigation and compensation measures such as landscape enhancement, protection of retained habitats, sensitive work timing and practice and erection of six nest boxes and six bat boxes, are considered sufficient and commensurate with the site condition. Those measures would be secured through a condition requiring compliance with the Ecological Impact Assessment.

Biodiversity Net Gain (BNG)

- 9.47. From February, in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), developers must deliver a BNG of 10%. BNG is an approach to development to make sure that habitats for wildlife are left in a measurably better state than they were before the development.
- 9.48. The proposal would deliver a BNG of 12.27% through on site habitat creation, exceeding the legal 10% requirements of the BNG.

Flood risk and sustainable drainage (SuDS)

- 9.49. London Plan Policy SI12 outlines development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI13 outlines that development proposals should aim to achieve greenfield runoff rates and ensure that surface water run-off is managed as close to its source as possible. It also states there should also be a preference for green over grey features, in line with an outlined drainage hierarchy.
- 9.50. Core Strategy Policies CP21, CP28 and CP29 and Development Management Document Policies DMD59 – DMD63 outline the requirements for major development from the perspective of avoiding and reducing flood-risk, the structure and requirements of Flood Risk Assessments (FRAs) and Drainage Strategies and maximising the use of Sustainable Urban Drainage Systems (SuDS).
- 9.51. All major developments must achieve Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) year events and maximise the use of SuDS in accordance with the London Plan Drainage Hierarchy and the principles of a SuDS Management Train.
- 9.52. The proposed site is not subject to significant fluvial and pluvial flood risk. A Flood Risk Assessment and SuDS strategy have been submitted in this instance. During the course of the application, the applicant has amended the strategy to satisfy the aforementioned policies. The Council's Flood Risk and Sustainable Drainage Officer supported the scheme subject to a condition for a verification report.

Sustainability

- 9.53. Policy DMD 49 requires that all developments achieve high sustainability standards. Policy DMD 50 sets out the requirement to demonstrate compliance with targets relating to the relevant adopted environmental assessment methods. Policy DMD51 requires that all proposals minimise energy-related carbon dioxide emissions; see also policy CP20. Policy DMD56 sets out requirements around heating and cooling and Policy DMD58 relates to water efficiency requirements. London Plan policy SI2 sets out zero-carbon requirements for major developments.
- 9.54. The proposal includes the demolition of five buildings in contrast with the council's and the GLA's retrofit first guidance. Justification for the demolition was submitted stating four out of five blocks contain asbestos, and three out of five are high risk according to RICS Condition Code.
- 9.55. The proposed development is estimated to achieve net zero with an overall 100%

improvement over Part L 2021 through 18% at Be Lean stage (low U-values and airtightness) and 82% at Be Green stage with 666 PV Panels covering 1300sqm of solar roof area for a total peak of 261.3 kWp, generating approximately 227 MWh/yr and a GSHP.

- 9.56. The Overheating Risk Assessment found that the development is high risk, which is proposed to be mitigated through peak looping cooling technology, an additional power source in synchronisation with the mains power supply to deliver enough power to meet the peak demand that the mains supply cannot meet. Peak looping is required when a facility runs out of power, rather than making standby provision for power failure, which is considered a cost effective measure.
- 9.57. The Council's Climate Action and Sustainability Officer supported the proposed scheme subject to conditions requiring strict compliance with the submitted Energy Statement, an updated Energy Statement following the completion of the development and the proof of achieving a BREEAM rating of 'Outstanding' or higher.
- 9.58. Energetik concluded that the location of the application site would not allow the proposed development to connect to the upcoming district energy network (DEN). The applicant has adjusted the design of the energy network to allow future DEN connections.

Fire safety

- 9.59. London Plan Policy D12 outlines that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they follow a set criterion. Part B of the policy outlines that all major development proposals should be submitted with a Fire Statement which is an independent fire strategy, produced by a third party, suitably qualified assessor.
- 9.60. It is considered that the submitted Fire Safety Strategy contains sufficient details to address the six criteria of the required Fire Statement in accordance with Policy D12 of the LP. A condition would be applied to require compliance with the Strategy.

Secure by design

- 9.61. London Plan Policy D11 Part C states that development should include measures to design out crime. The policy states that these measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area.
- 9.62. The applicant engaged in discussions with the Design Out Crime Officer at the application stage and these discussions have informed the design. The Design Out Crime Officer has been consulted on the application and has confirmed a condition to achieve Secure by Design accreditation. A condition is recommended to ensure that details of security measures are submitted for approval and that Secure by Design accreditation is achieved prior to the occupation of the development.

10. The Community Infrastructure Levy (CIL)

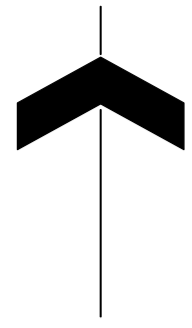
- 10.1. In this case, due to the nature of the development, the proposal would not be liable to pay the Council's CIL or the Mayoral CIL.

11. Public Sector Equality Duty

- 11.1. In line with the Public Sector Equality Duty the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. It is considered that the proposal to grant planning permission for this development would not disadvantage people who share any of the different nine protected characteristics compared to those who do not have those characteristics and therefore it is considered that the development would not have a disproportionate equalities effect. Accordingly, the recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

12. Conclusion

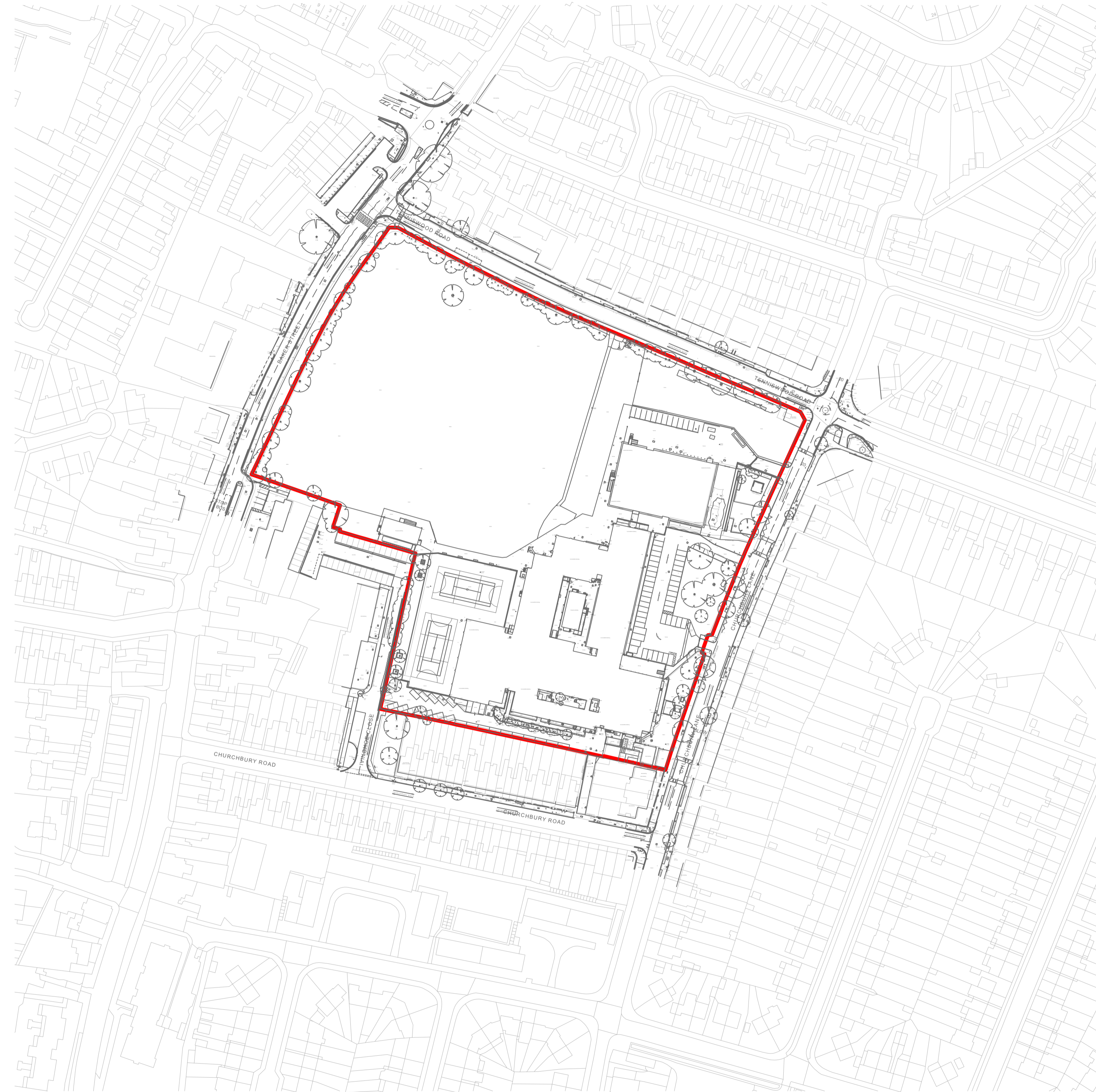
- 12.1. The proposed development is for the upgrade and modernisation of an existing secondary school which would improve the students' learning experience and constitute a public benefit. The upgrade would also improve the energy performance of the school and increase the quality and quantity of formal and informal play facilities. In addition, the proposal would deliver a beyond requirement Biodiversity Net Gain and Urban Greening Factor. Meanwhile, the proposal would comply with relevant planning policies where identified in this report, or compliance can be ensured through the use of planning conditions that have been proposed.
- 12.2. The proposal is therefore recommended for approval subject to the recommended conditions.



KEY

Site

- Planning Application Boundary
- - - Extent of Works



REV	DATE	DESCRIPTION
P02	31/01/2024	Issued for Planning: Extent of works expanded within planning application boundary
P01	14/12/2023	Issued for Planning

CLIENT



Department for Education

CONTRACTOR



CONSULTANT



PROJECT

Chace Community School

DRAWING TITLE

Site Location Plan

DRAWING PURPOSE

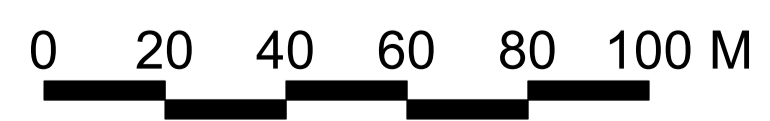
S3 - PLANNING

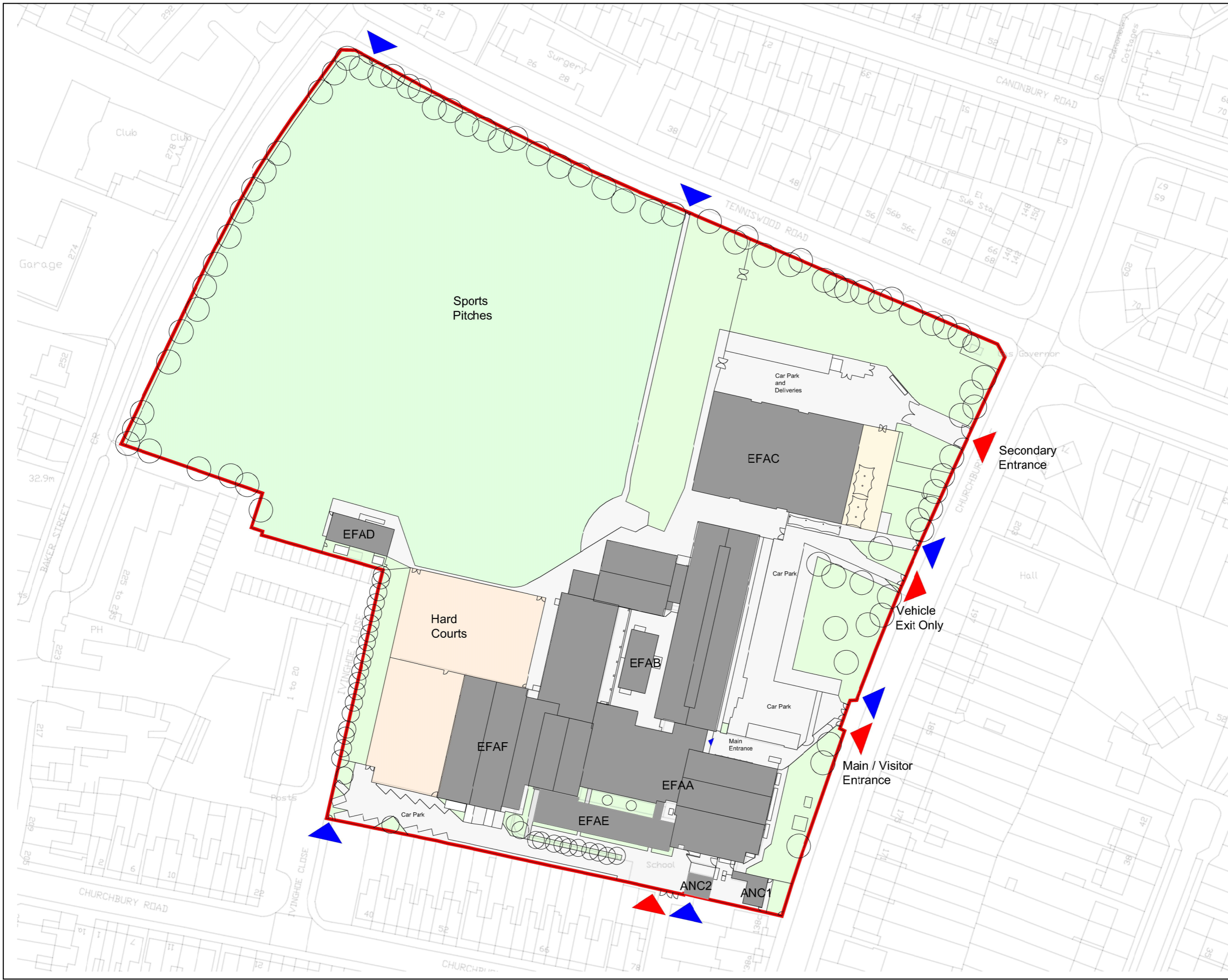
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MR	21/11/2023	LA	1:1250	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)

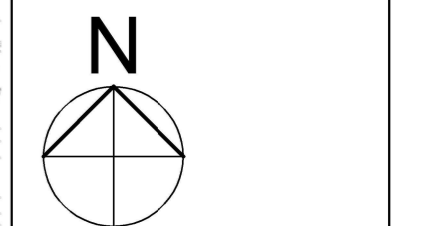
DEIR 200

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-ALA-ZZ-ZZ-D-L-9036	P02





NOTES:
1:500 SCALE BAR



- Key
- Site boundary
 - ▲ Vehicular Access
 - ▲ Pedestrian Access

Rev	Date	Description	MC	KM	APP
P2	16-01-23	Titles added			

PROJECT:
CHACE COMMUNITY SCHOOL

ARCADIS Design & Consultancy

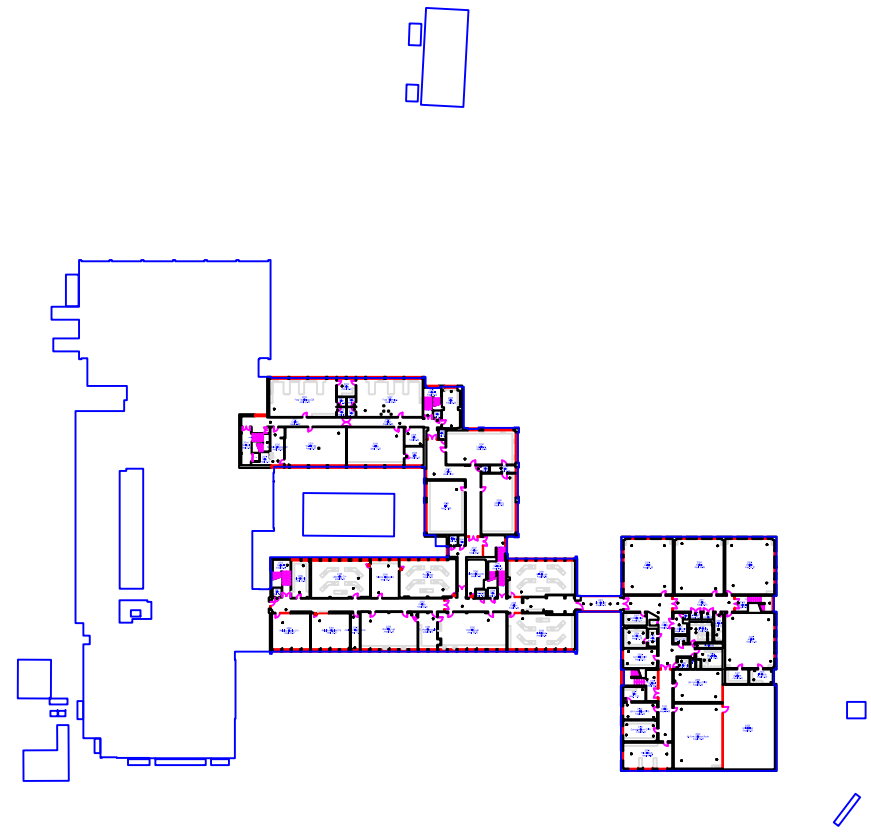
Registered office:
Arcadis Consulting (UK) Limited
80 Fenchurch Street
London EC3M 4BY
United Kingdom
Tel +44 (0)20 7812 2000
www.arcadis.com

TITLE:
Existing Site Plan

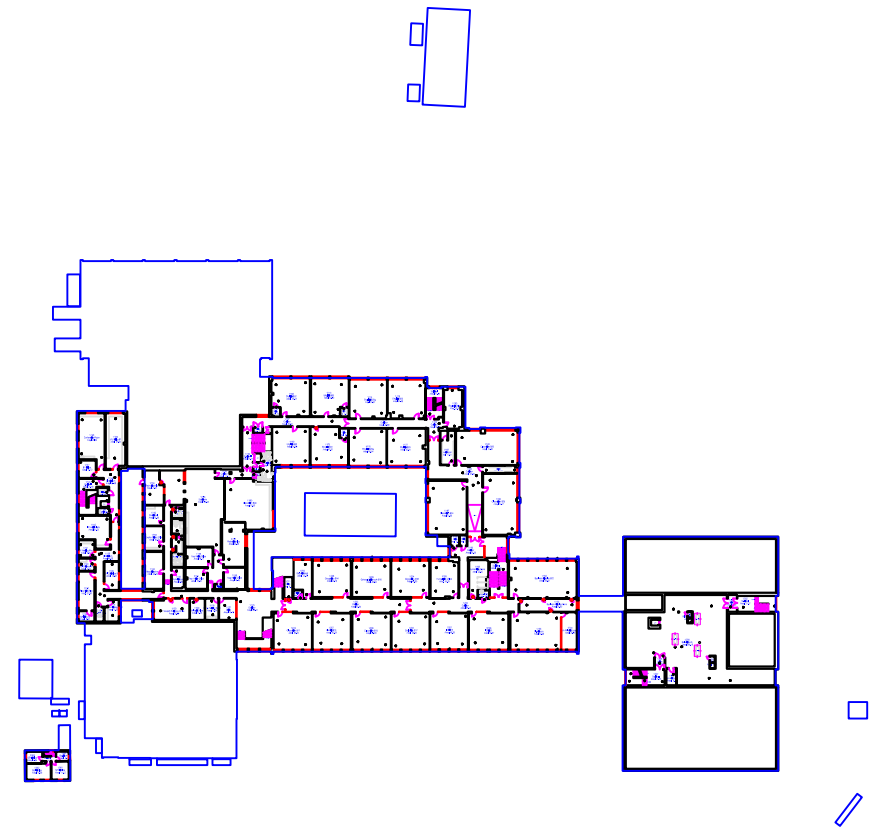
Designed	Drawn	Checked	Approved	Signed	Date
	BC	KM			06 SEP 2022
					06 SEP 2022

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Suitability Description:

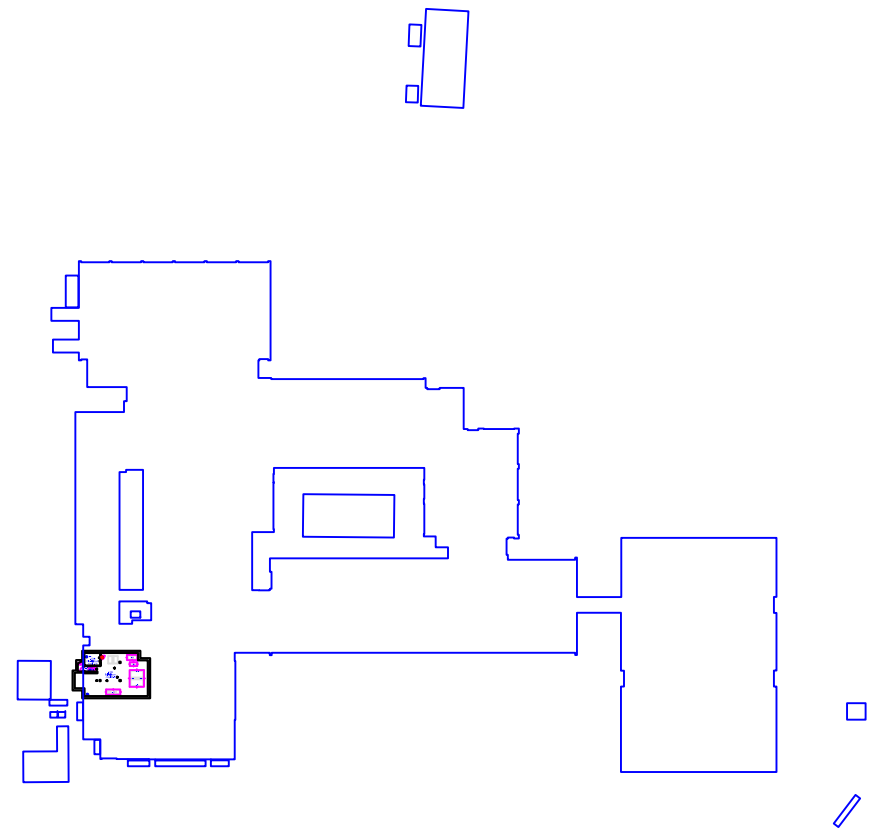
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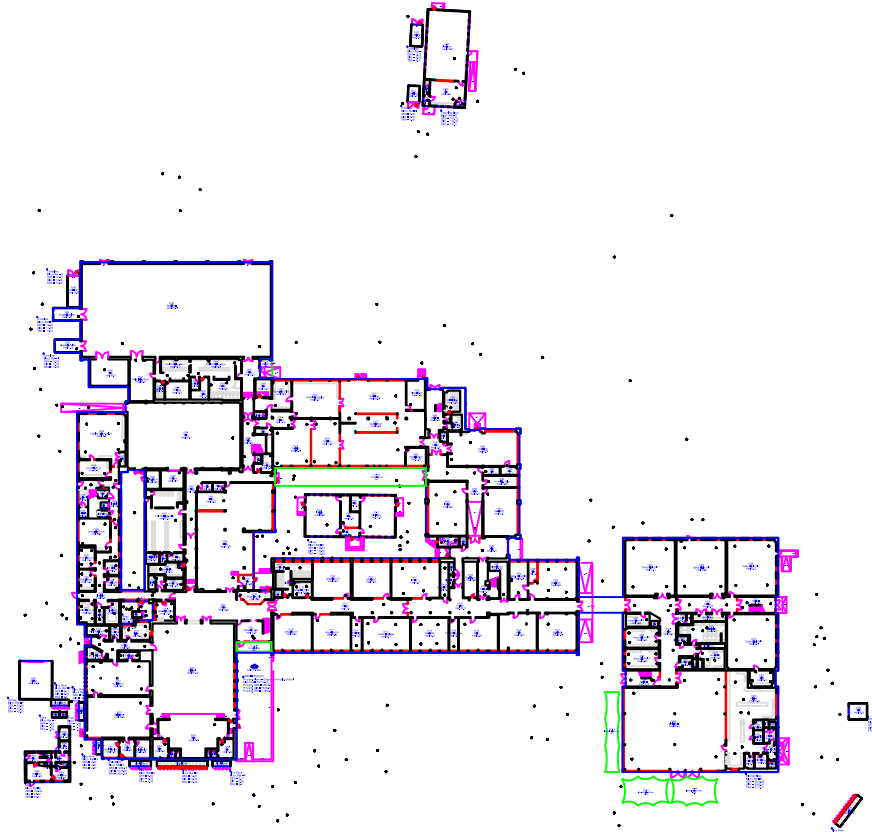
Second Floor



First Floor



First Basement



Ground Floor

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Revision:
B

Description:
Updated

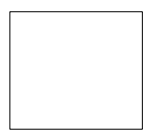
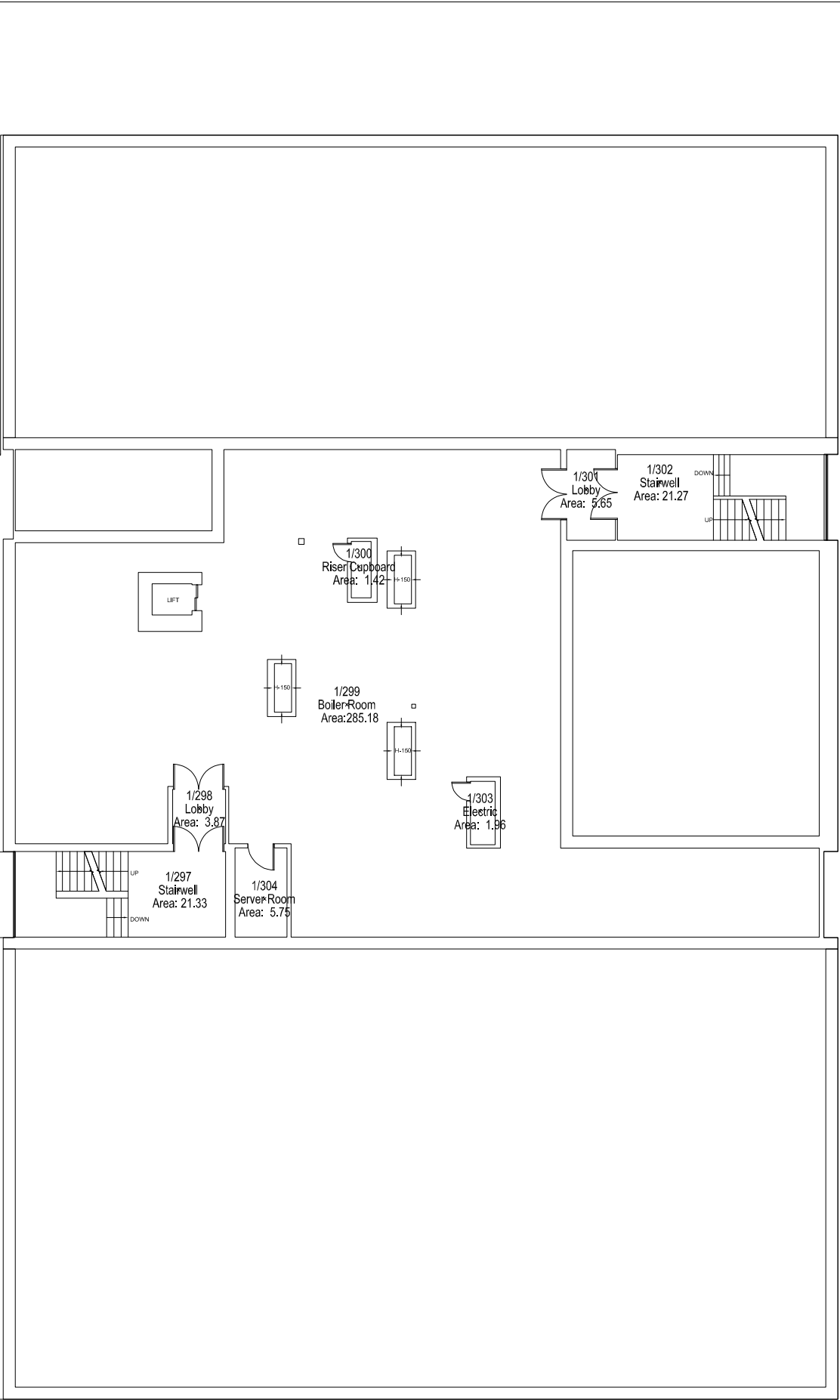
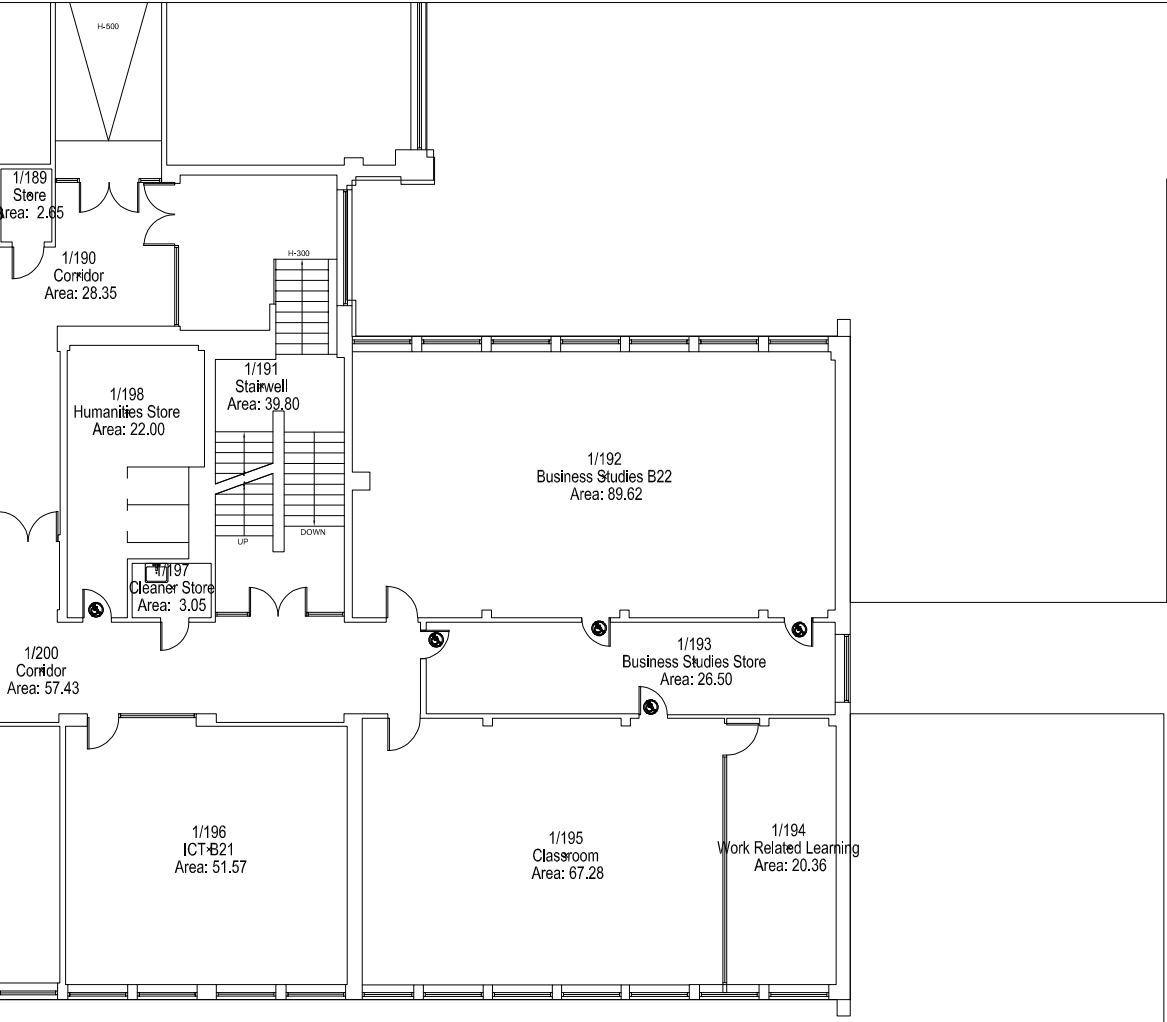
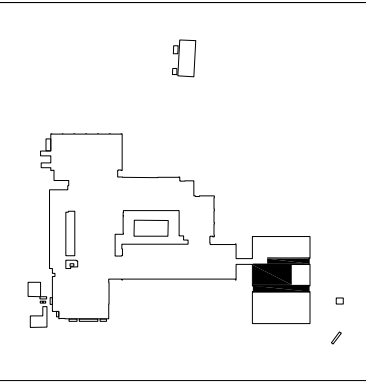
Date:
12/07/2010



Scale: NTS @ A3	Date: 21/08/2010	UPRN: P000051
Drawn: SPINT	Checked: SPINT	Accepted:
Filename: SRP1105-HCE-XX-XX-D-Z-0303-MeasuredBuildingSurveyPdf		

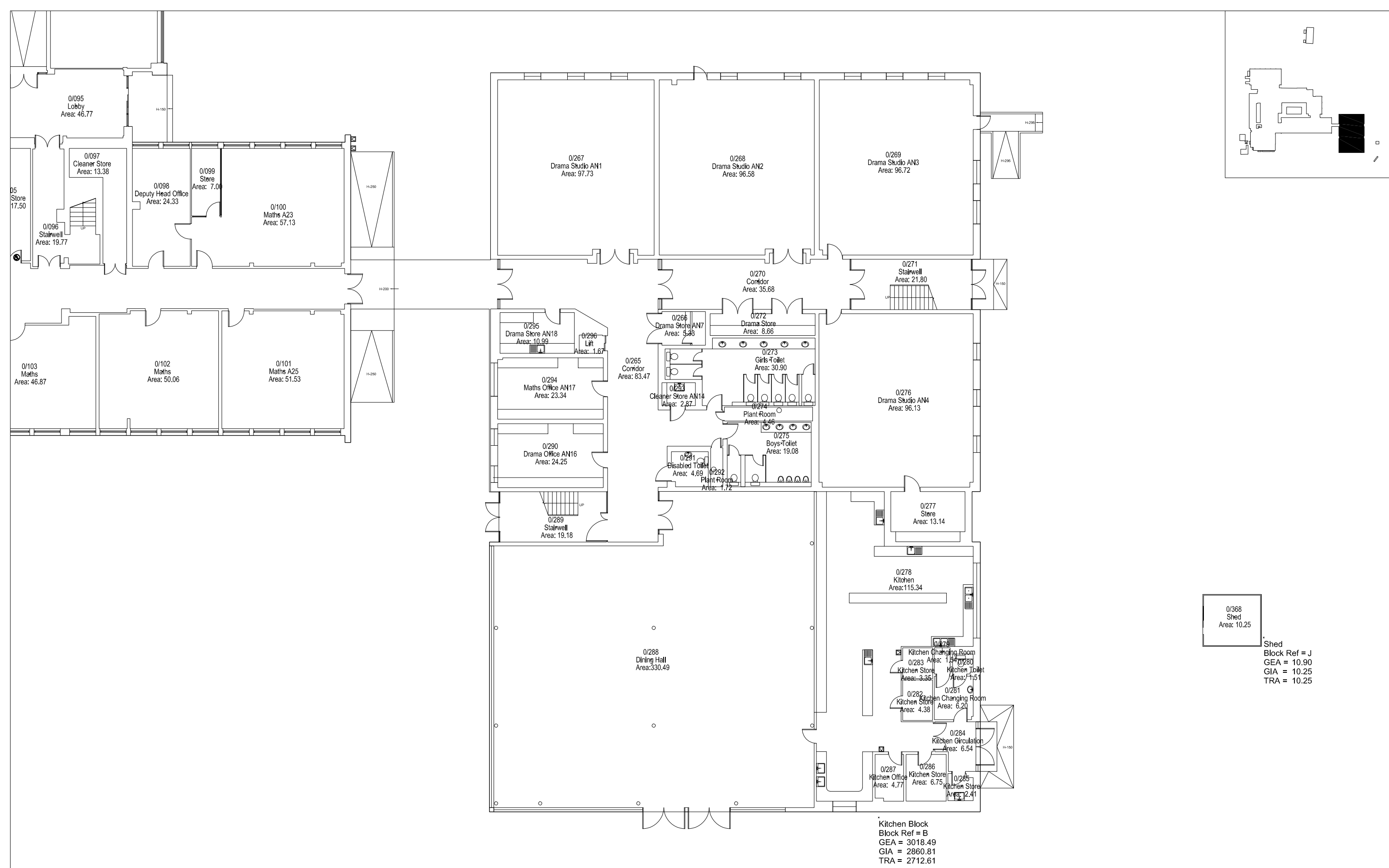
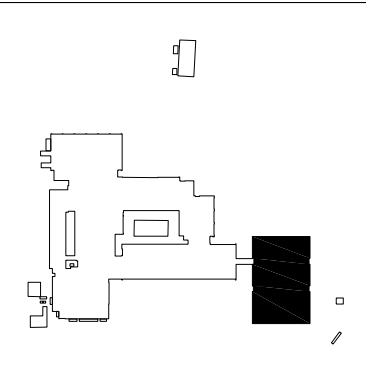
Chace Community School
Churchbury Lane, Enfield, EN1 3HQ

Floor Plans



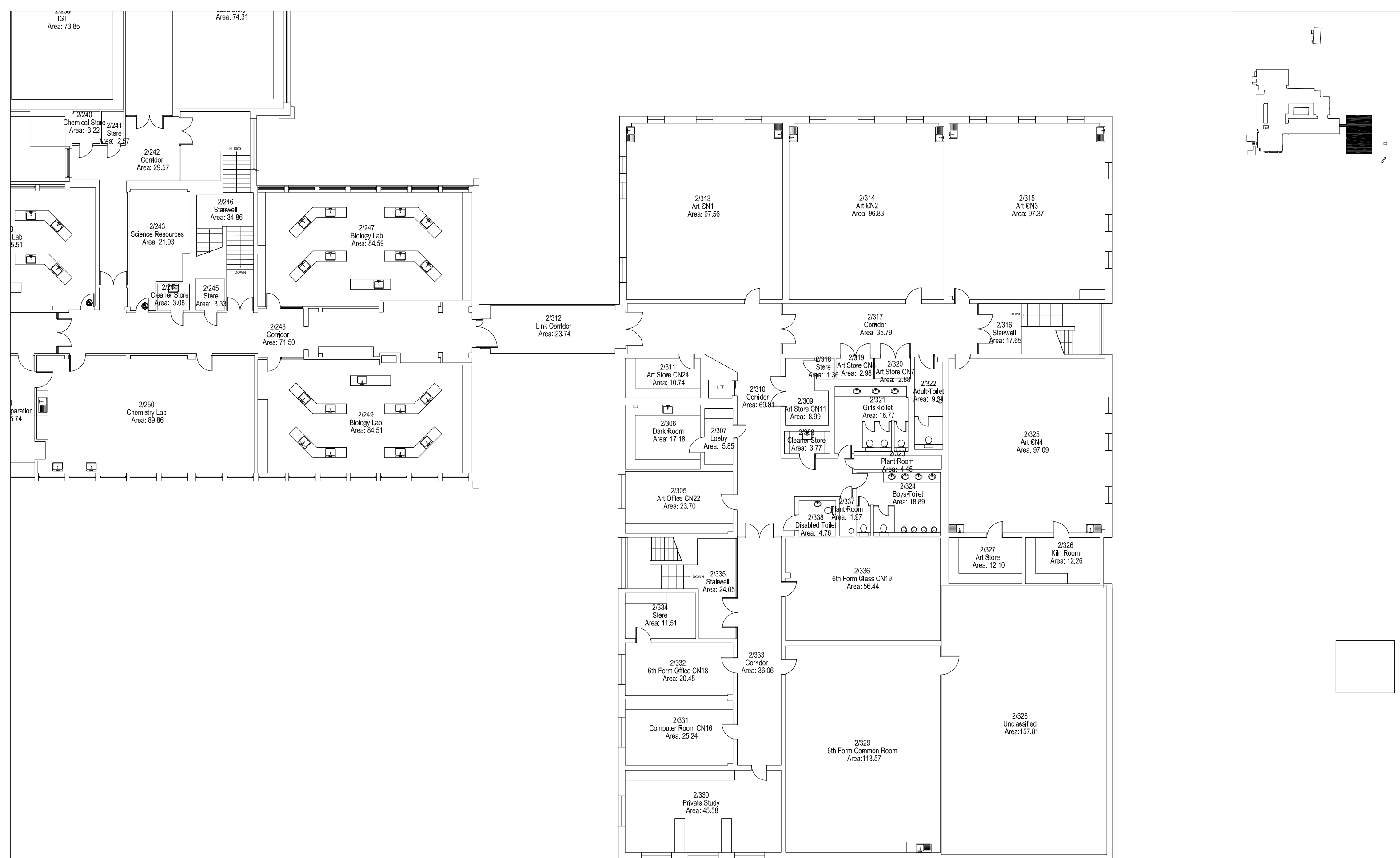
First Floor

<p>© London Borough of Enfield</p> <p>This plan and associated data has been produced by Spatial Intelligence on behalf of London Borough of Enfield. The graphical elements are representations only and the data held within collected from a range of sources believed to be correct at the time of issue.</p>	<p>Revision: B</p>	<p>ENFIELD Council</p>	<p>Scale: 1:200 @ A3</p>	<p>Date: 21/08/2010</p>	<p>UPRN: P000051</p>	<p>Chace Community School Churchbury Lane, Enfield, EN1 3HQ</p> <p>Floor Plans (Sheet 10 of 13)</p>
	<p>Description: Updated</p>		<p>Drawn: SPINT</p>	<p>Checked: SPINT</p>	<p>Accepted:</p>	
	<p>Date: 12/07/2010</p>		<p>Filename: P000051 - Chace Community School.dwg</p>			

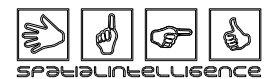



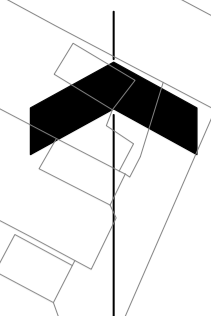
Ground Floor

© London Borough of Enfield	Revision: B			Scale: 1:200 @ A3	Date: 21/08/2010	UPRN: P000051	Chace Community School Churchbury Lane, Enfield, EN1 3HQ
This plan and associated data has been produced by Spatial Intelligence on behalf of London Borough of Enfield. The graphical elements are representations only and the data held within collected from a range of sources believed to be correct at the time of issue.	Description: Updated			Drawn: SPINT	Checked: SPINT	Accepted:	Floor Plans (Sheet 5 of 13)
	Date: 12/07/2010			Filename: P000051 - Chace Community School.dwg			



Second Floor

<p>© London Borough of Enfield</p>	<p>Revision: B</p>	 	<p>Scale: 1:200 @ A3</p>	<p>Date: 21/08/2010</p>	<p>UPRN: P000051</p>	<p>Chace Community School Churchbury Lane, Enfield, EN1 3HQ</p>
<p>This plan and associated data has been produced by Spatial Intelligence on behalf of London Borough of Enfield. The graphical elements are representations only and the data held within collected from a range of sources believed to be correct at the time of issue.</p>	<p>Description: Updated</p>		<p>Drawn: SPINT</p>	<p>Checked: SPINT</p>	<p>Accepted:</p>	
<p>Date: 12/07/2010</p>			<p>Filename: P000051 - Chace Community School.dwg</p>			



- KEY
- (A) Car Park
 - (B) Outdoor PE
 - (C) MUGA
 - (D) Library Spill Out
 - (E) SEN Spill Out
 - (F) Student Cycle Parking
 - (G) Bin Store
 - (H) 180sqm Covered Space
 - (I) Soft Informal Play with Rain Gardens
 - (J) GSHP energy centre
 - (K) Substation
 - (L) Area retained as existing
 - (M) Area retained as existing

Changes made to respond to pre-app feedback: Teaching block rotated; sport block moved away from boundary line; main entrance opened up with additional street presence; SEN garden moved West; extent of sport fields amended to suit; central raingarden and planting islands amended to suit; cycle provision increased.

REV	DATE	DESCRIPTION
P08	19/04/2024	
P07	05/04/2024	Issued for Stage 4: Contractors Proposals
P06	07/02/2024	Planting bed, hedge, and fence near car park amended

Department for Education

CONTRACTOR
BOWMER KIRKLAND

CONSULTANT
ares
LANDSCAPE ARCHITECTS

PROJECT
Chace Community School

DRAWING TITLE
Whole Site Plan

DRAWING PURPOSE
S3 - Planning

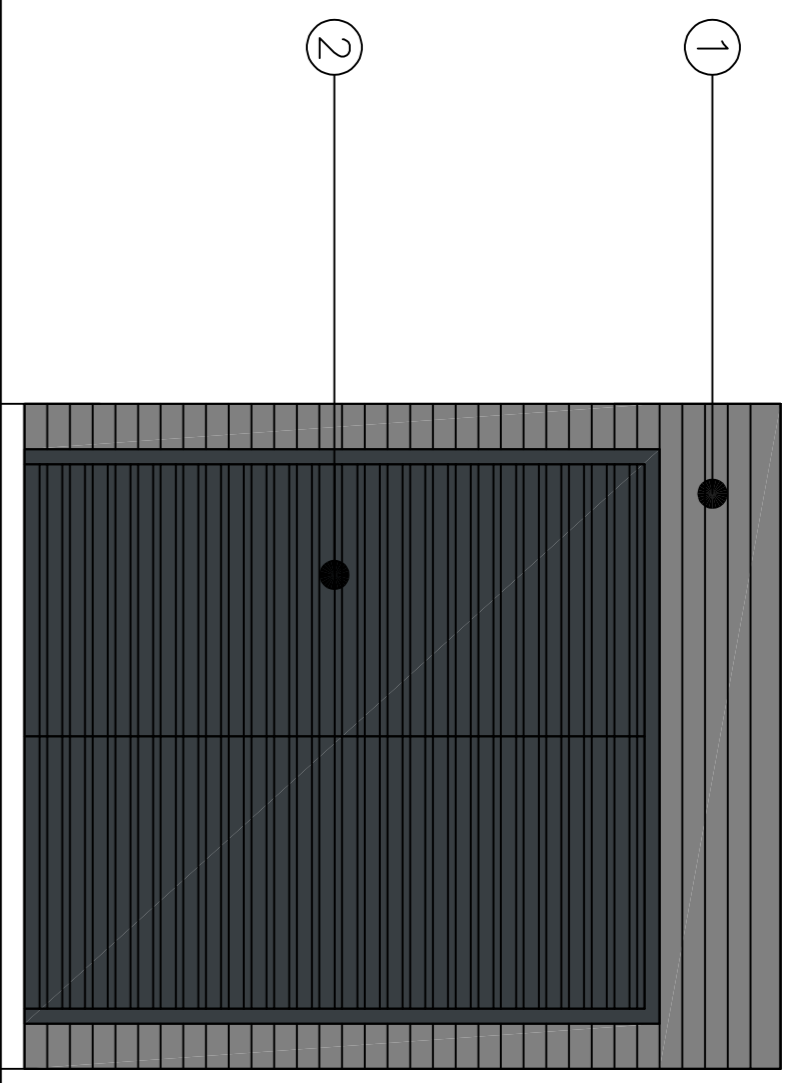
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MR	02/10/2023	LA	1:500	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)
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SRP1105-ALA-ZZ-ZZ-D-L-9001 P08

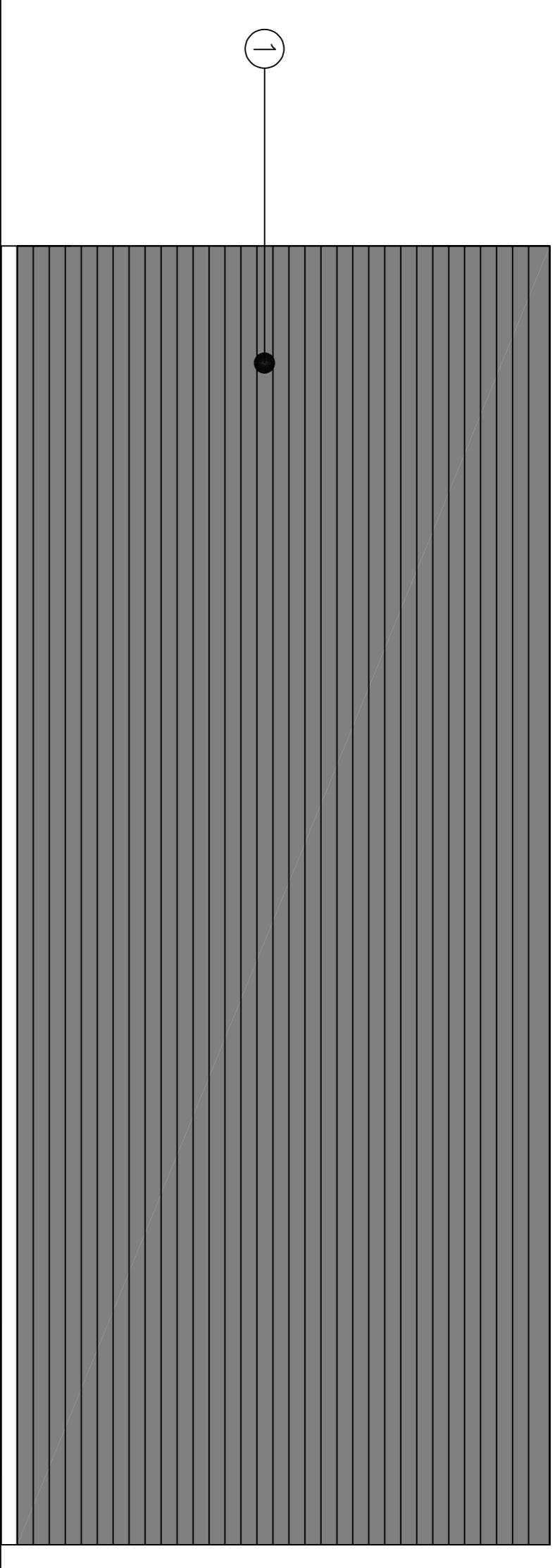


KEY

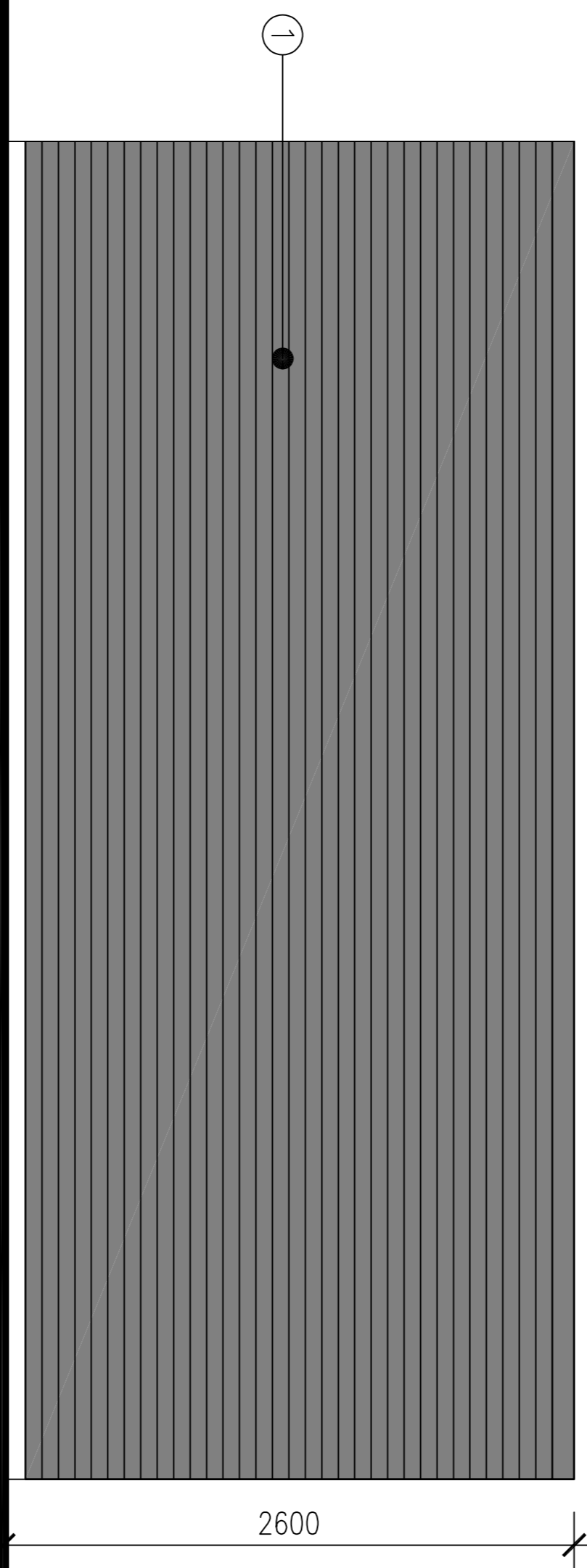
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- 2. PPC Doors/Louvers - RAL TBC (Dark Grey)



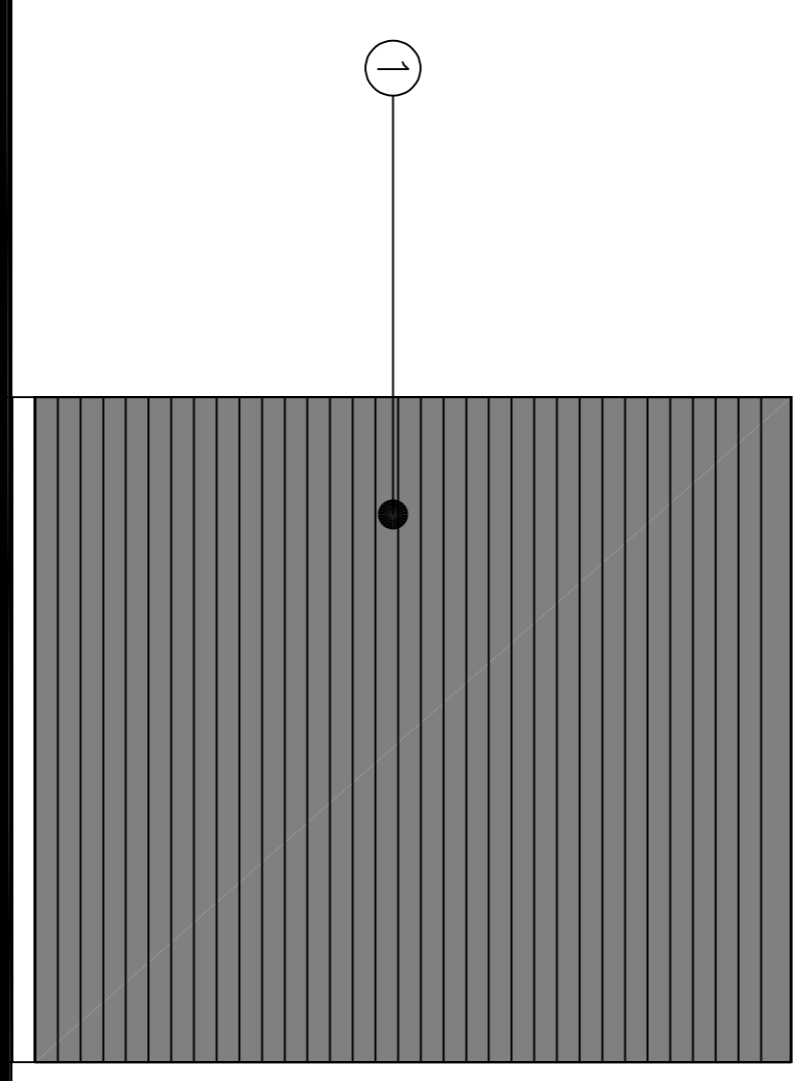
Heat Pod West Elevation



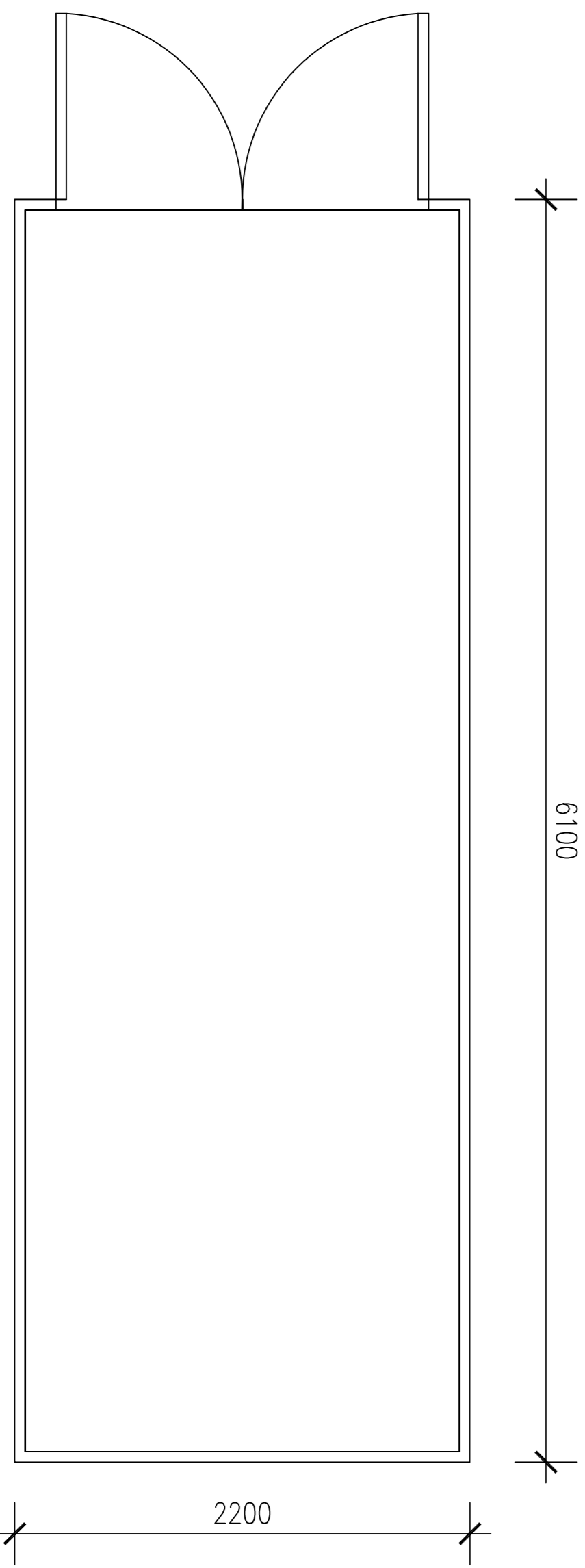
Heat Pod North Elevation



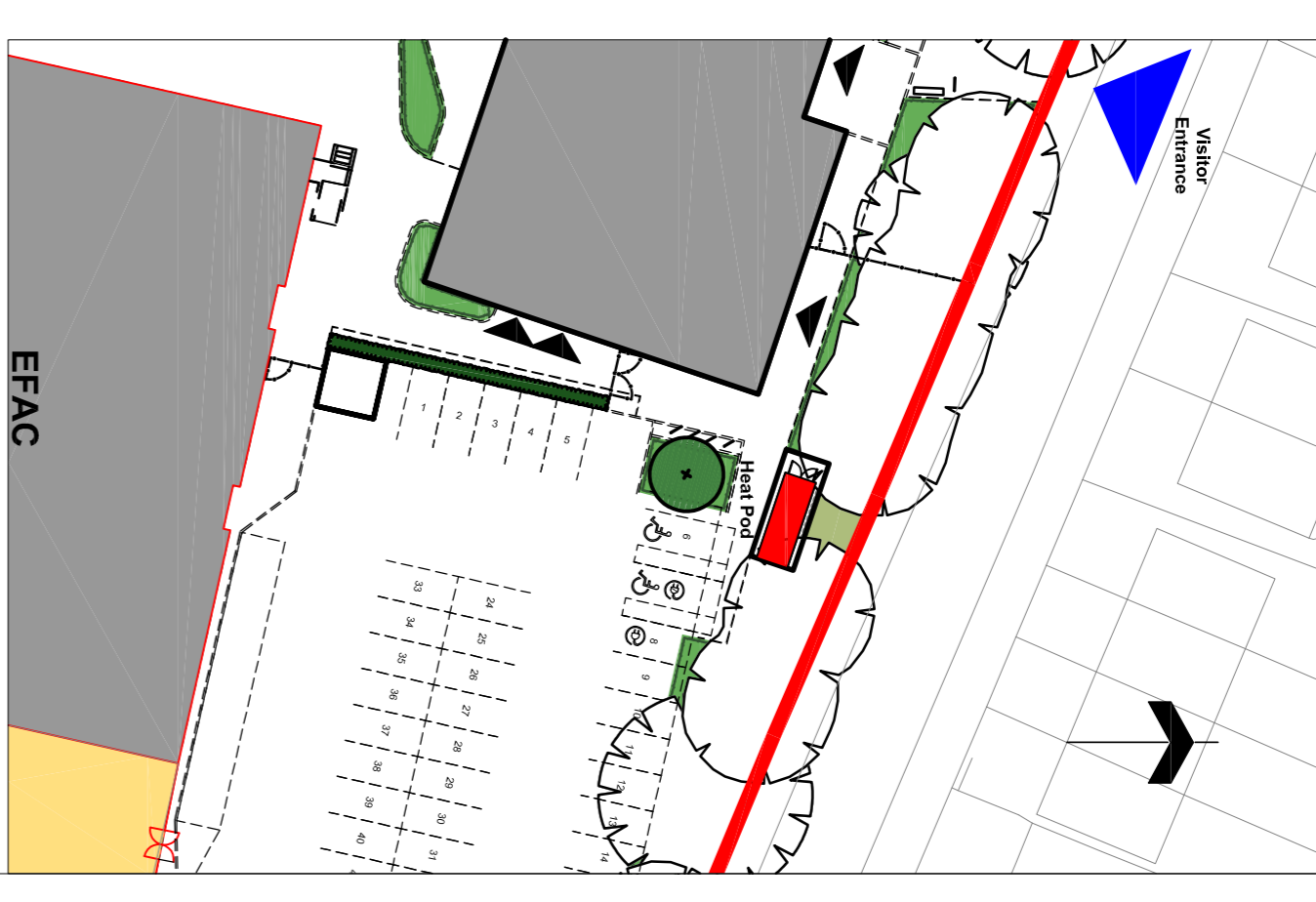
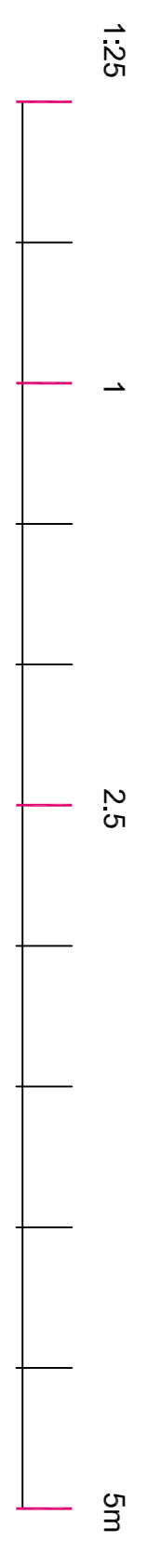
Heat Pod South Elevation



Heat Pod East Elevation



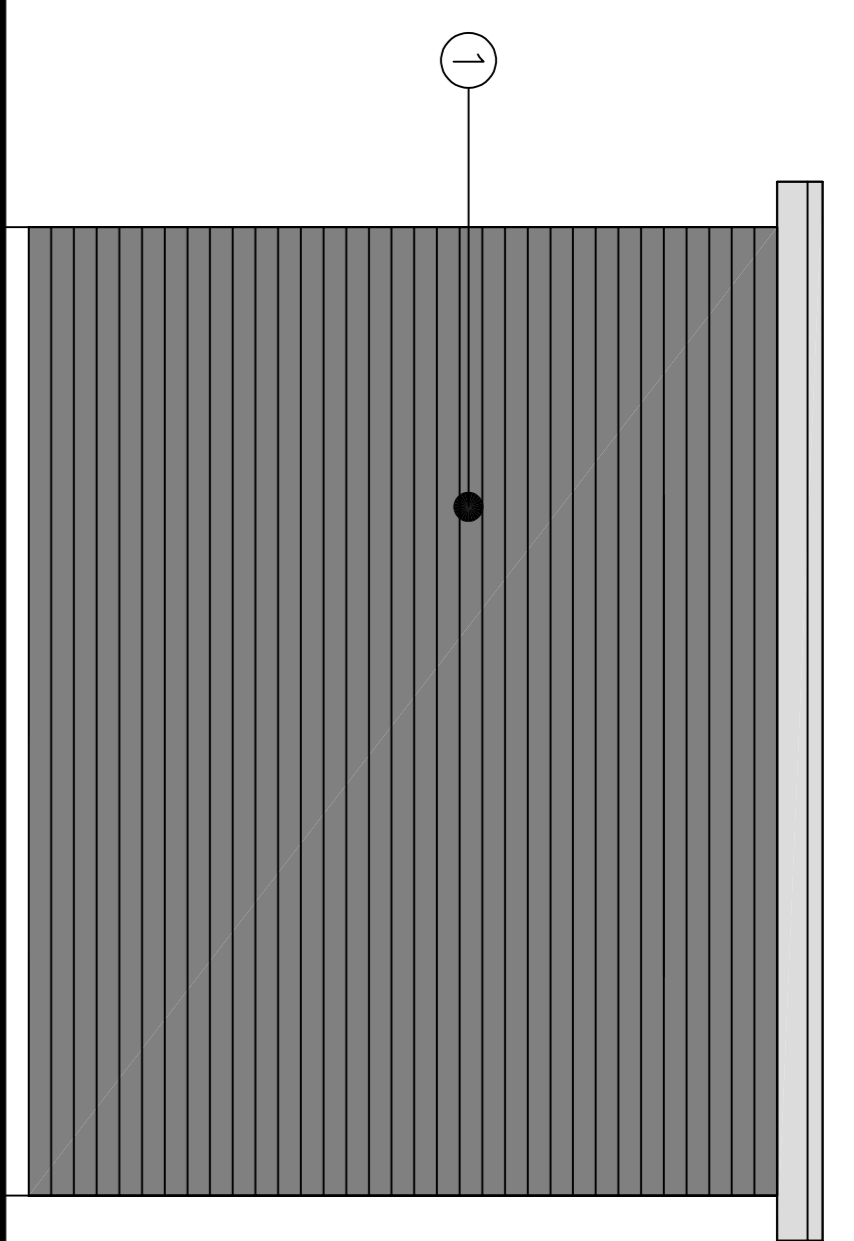
Heat Pod Plan



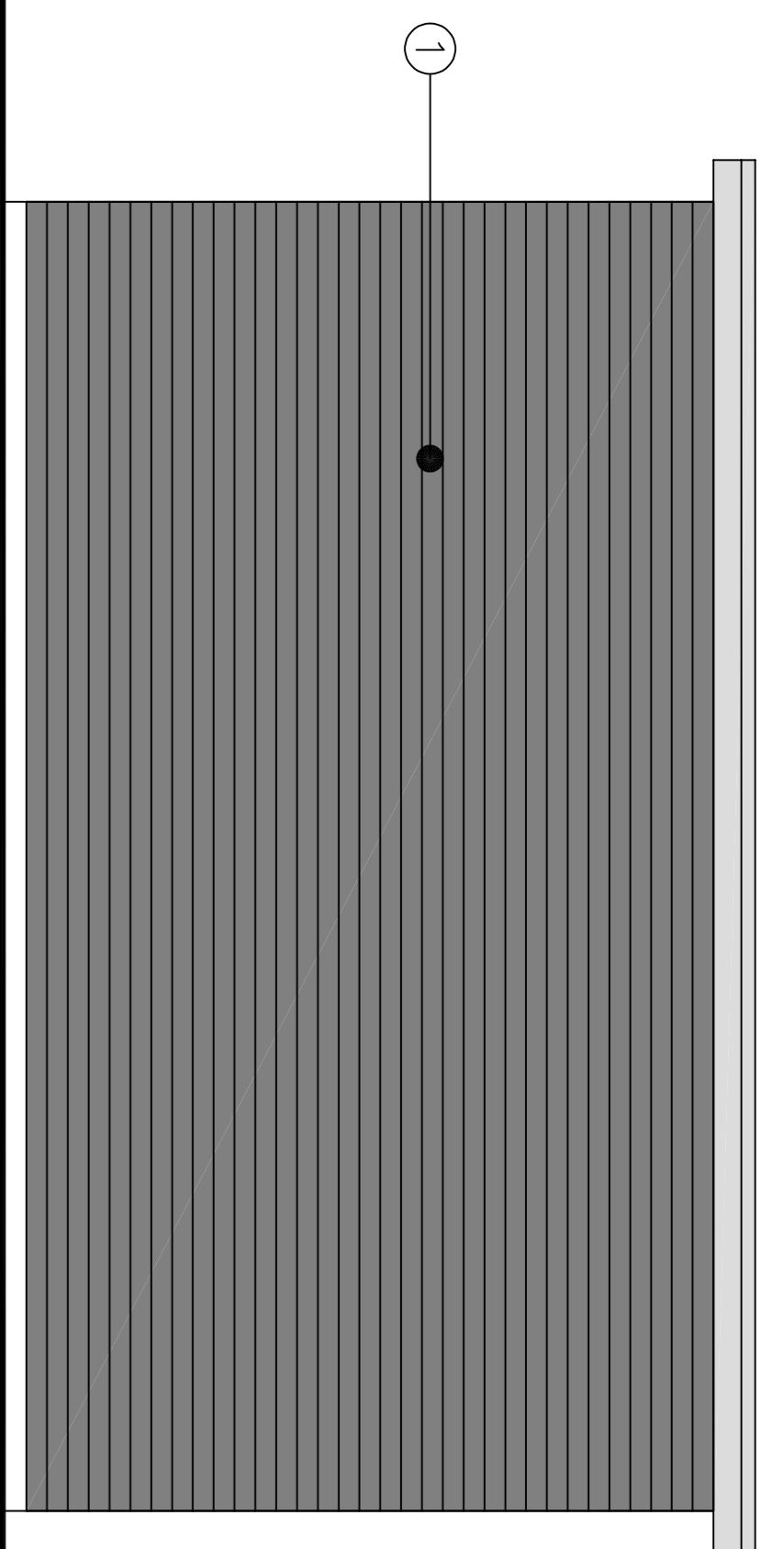
P01 10.05.2024 ISSUED FOR PLANNING
 REV DATE DESCRIPTION
 CLIENT
 CONTRACTOR
Department for Education
B+K
 PROJECT
 Chace Community School
 DRAWING TITLE
 Proposed Heat Pod
 DRAWING PURPOSE
 S4 - Planning
 DRAWN BY DATE CHK'D BY SCALE MEDIA
 NRG 10.05.2024 -- 1:25 A1
 CONTRACT DRAWING REFERENCE (AS REQUIRED)
 DEIR 212
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 SRP1105-BNK-ZZ-04-D-X-0100 P01

K3V

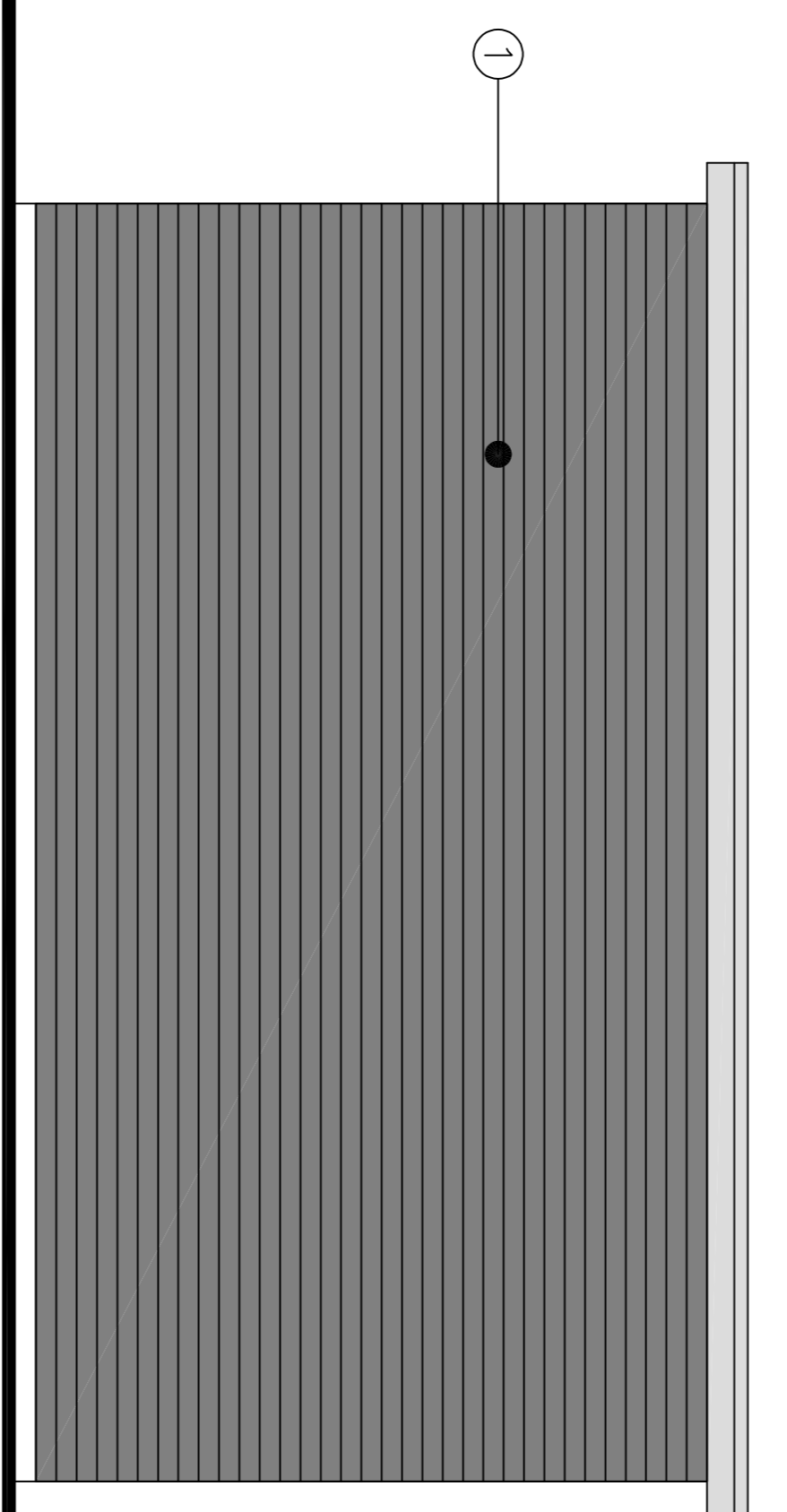
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- 2. PC Doors/Louvers - RAL TBC (Dark Grey)



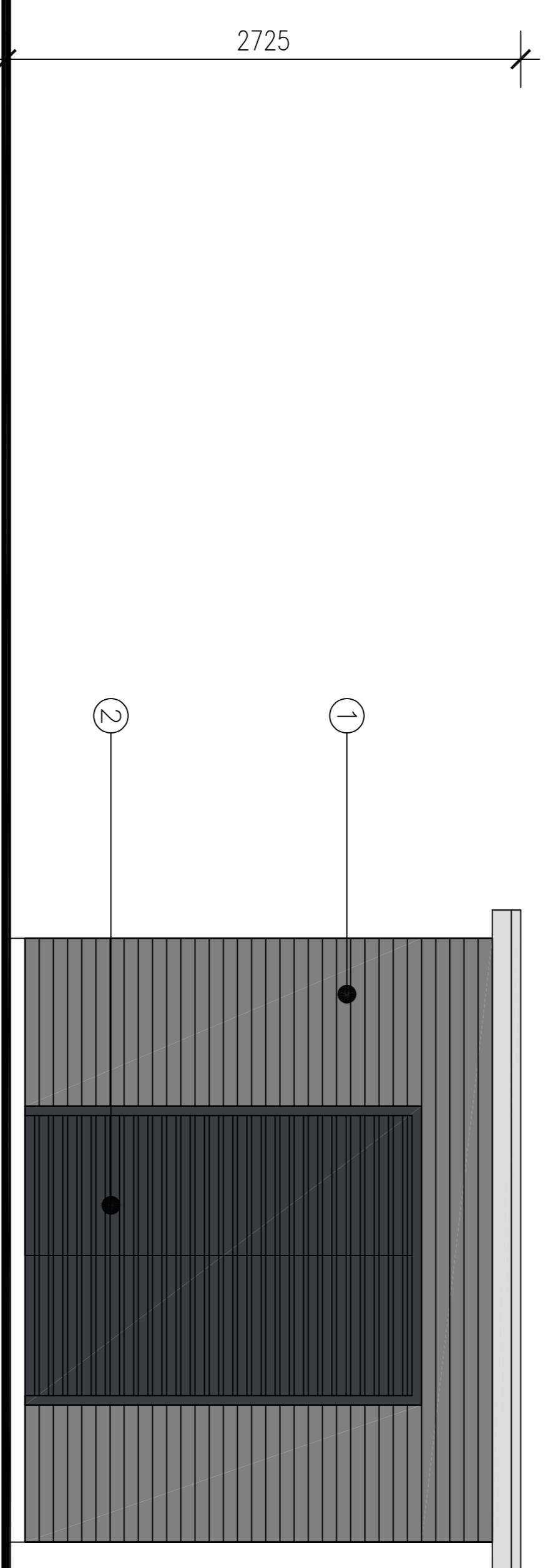
West Elevation



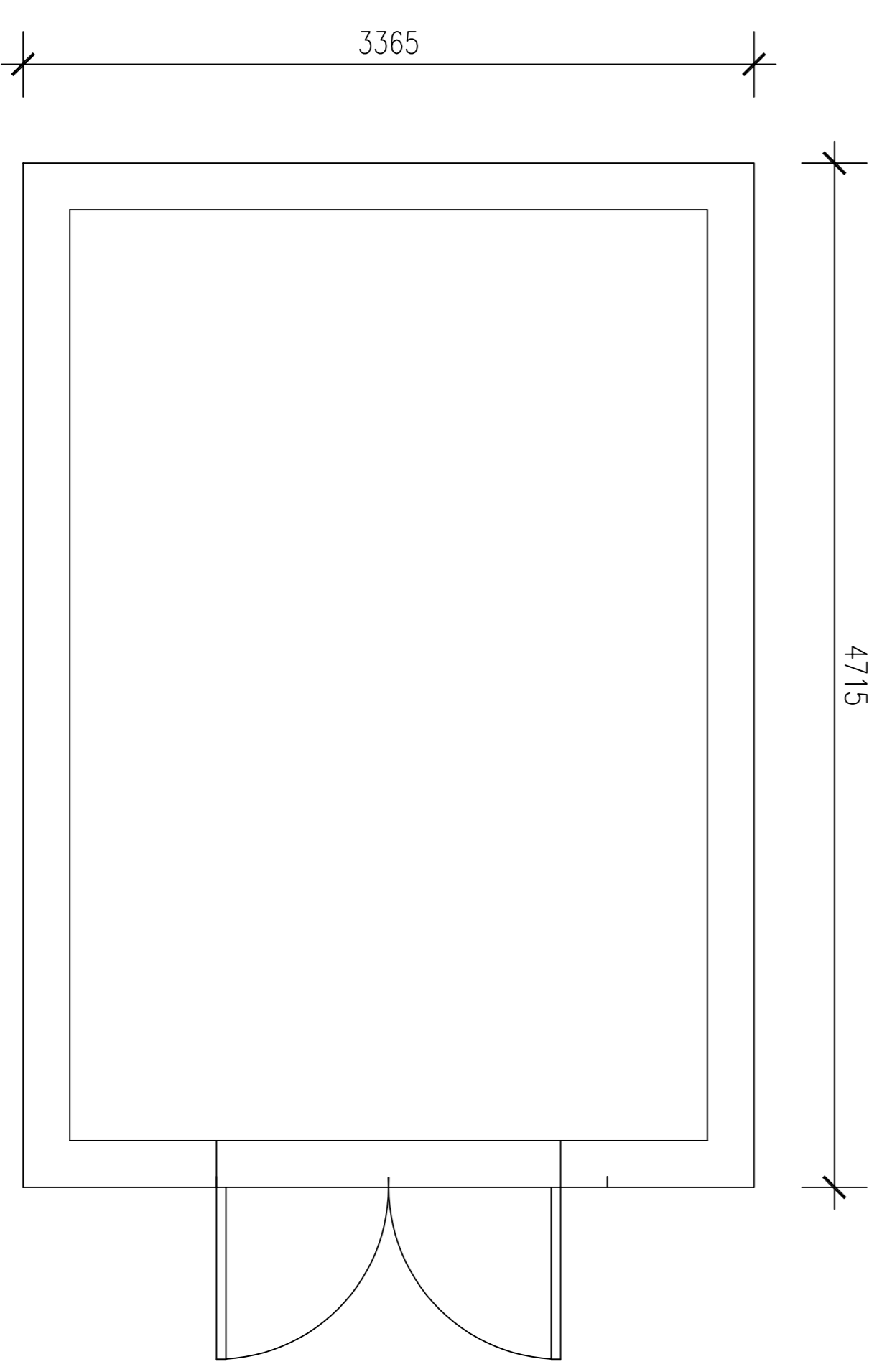
North Elevation



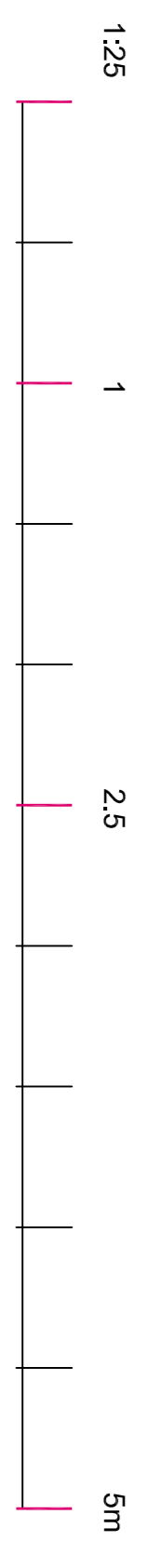
South Elevation



East Elevation



Sub Station Plan



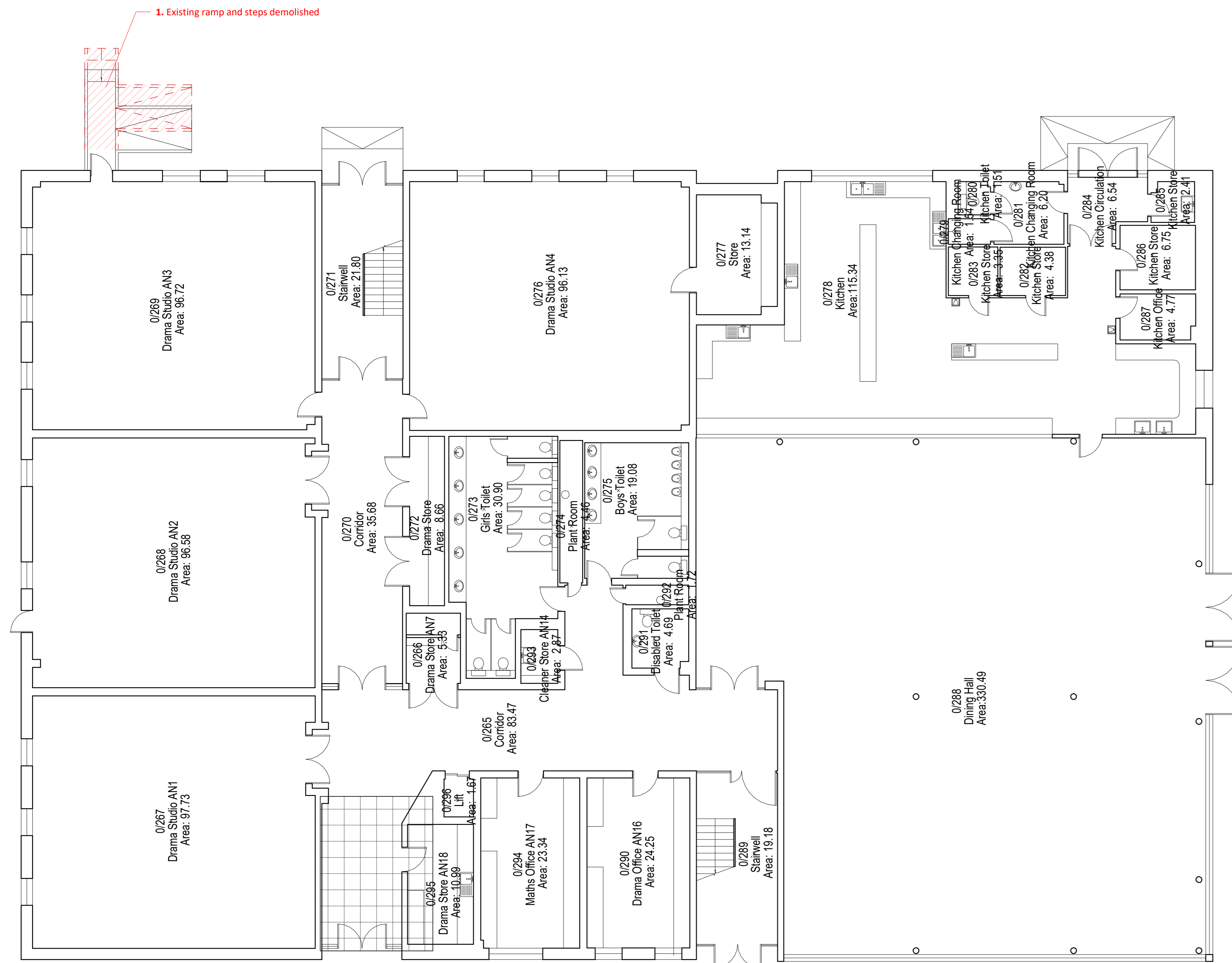
P01 10.05.2024 ISSUED FOR PLANNING
 REV DATE DESCRIPTION
 CLIENT
 CONTRACTOR
 PROJECT
 Chace Community School
 DRAWING TITLE
 Proposed Sub Station
 DRAWING PURPOSE
 S4 - Planning
 DRAWN BY DATE CHK'D BY SCALE MEDIA
 NRG 10.05.2024 -- 1:25 A1
 CONTRACT DRAWING REFERENCE (AS REQUIRED)
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 SRP1105-BNK-ZZ-05-D-X-0100 P01

B+K

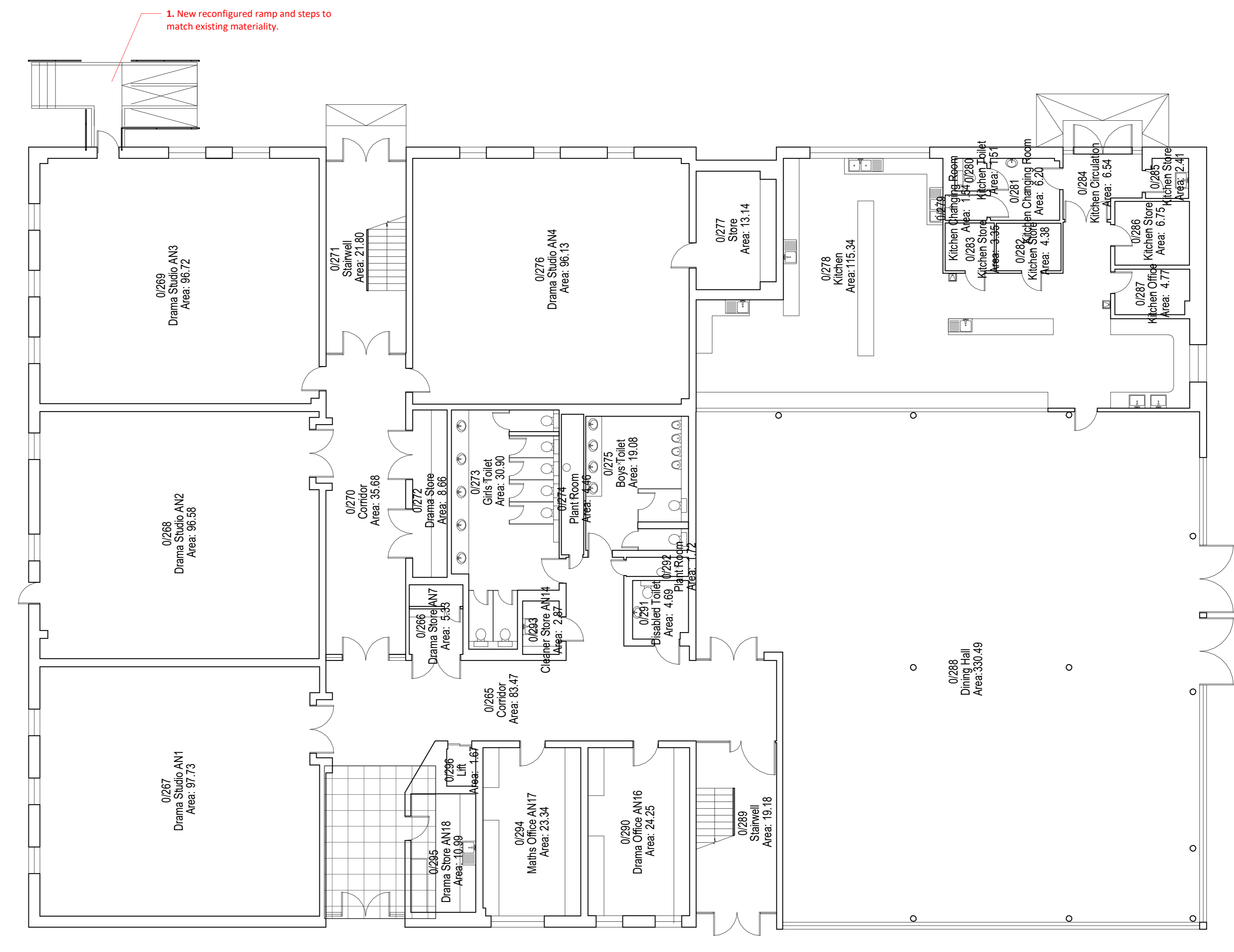
GA Legend

Notes

Please note this drawing is not created from a measured building survey



1 EFAC Ground Floor GA - Existing
1:100



2 EFAC Ground Floor GA - Proposed
1:100

PO3	19/04/24	Planning Updates - Response to Pre-App (Key Plan Update)
PO2	02/02/24	Planning Issue
PO1	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION



PROJECT
Chace Community School

DRAWING TITLE
EFAC - GA - Existing/Proposed Ground Floor Plan

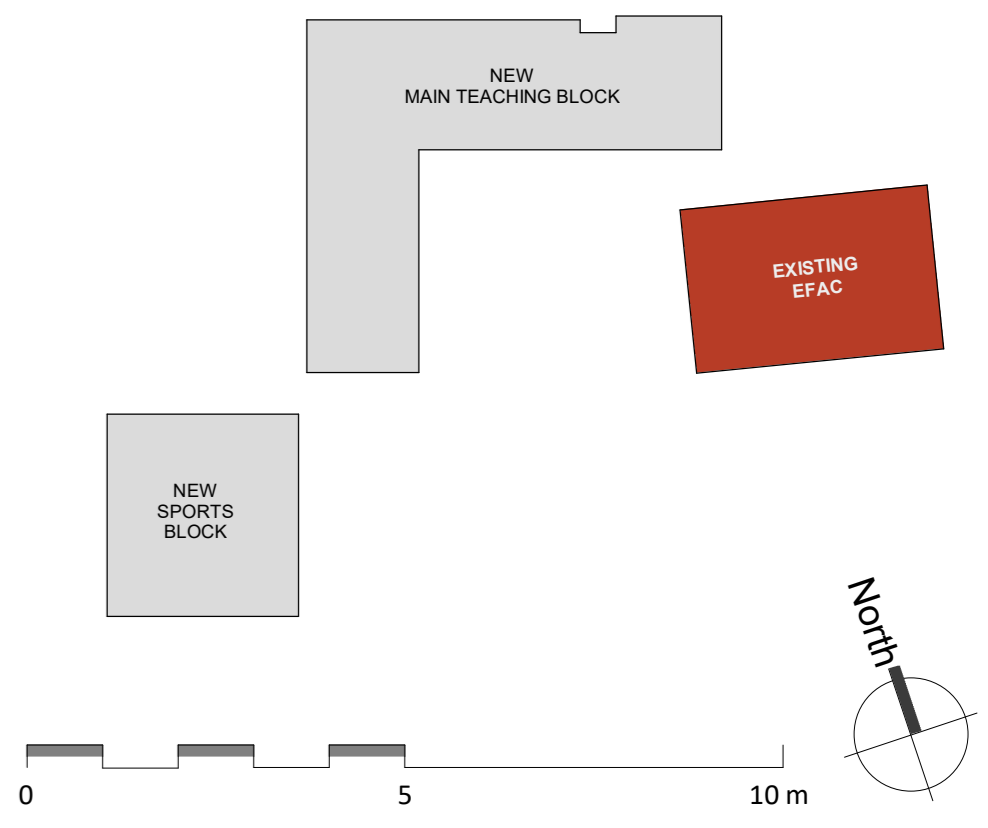
DRAWING PURPOSE
PLANNING

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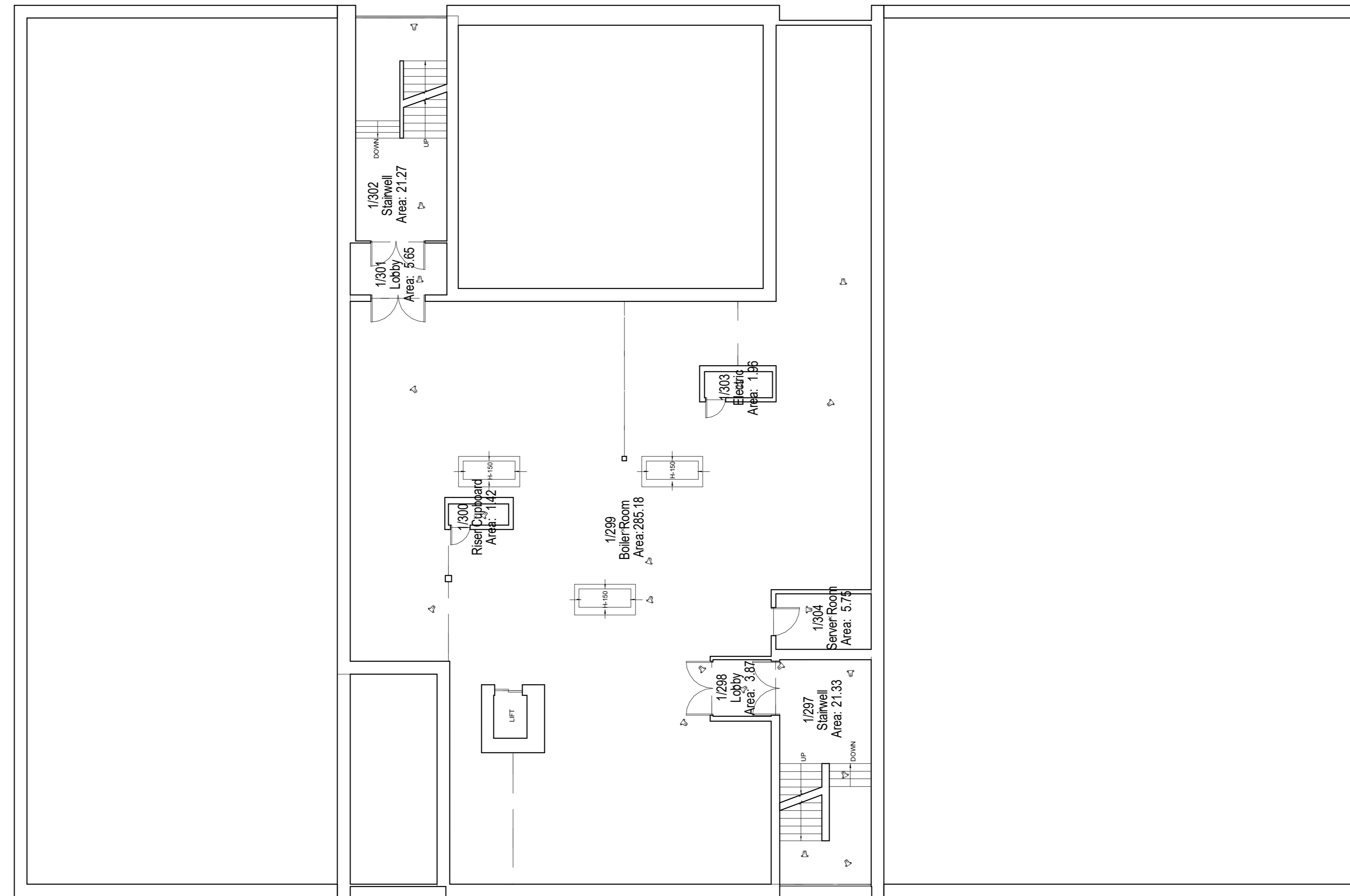
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-01-00-D-A-0107	P03

GA Legend



Notes

Please note this drawing is not created from a measured building survey



3 EFAC First Floor GA - Existing (NO WORKS PROPOSED TO THIS FLOOR)
1:100

REV	DATE	DESCRIPTION
P02	19/04/24	Planning Updates - Response to Pre-App (Key Plan Updated)
P01	02/02/24	Planning Issue

CLIENT



CONTRACTOR



CONSULTANT 156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

EFAC - GA - Existing First Floor Plan



DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
ES	19/04/24	ES	1:100	A0

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER

SRP1105-STL-01-00-D-A-0108

REVISION

P02

Link bridge (structure and associated connections) to be removed prior to the commencement of EFAC demolition.



Existing Elevation - South
1 : 100

New parapet capping to match existing detail
Opening to be infilled with curtain walling to match existing ground to first floor. Existing cladding surround to area of works to be made good.

New cladding to cover removed bridge connection - to match existing.



Proposed Elevation - South
1 : 100

GA Legend

Notes

Please note this drawing is not created from a measured building survey

P03	19/04/24	Planning Updates - Response to Pre-App (Key Plan Updated)
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION

CLIENT



CONTRACTOR



CONSULTANT

156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

EFAC - Existing and Proposed South Elevation

DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
ES	19/04/24	ES	1 : 100	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-01-ZZ-D-A-0212	P03

GA Legend

Notes

Please note this drawing is not created from a measured buiding survey



Existing ramp and steps demolished as part of external works

Existing Elevation - North
1 : 100



New reconfigured ramp and steps to match existing materiality.

Proposed Elevation - North
1 : 100

P02	19/04/24	Planning Updates - Response to Pre-App (Key Plan Updated)
P01	02/02/24	Planning Issue
REV	DATE	DESCRIPTION

CLIENT



CONTRACTOR



CONSULTANT

156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

EFAC - Existing and Proposed North Elevation

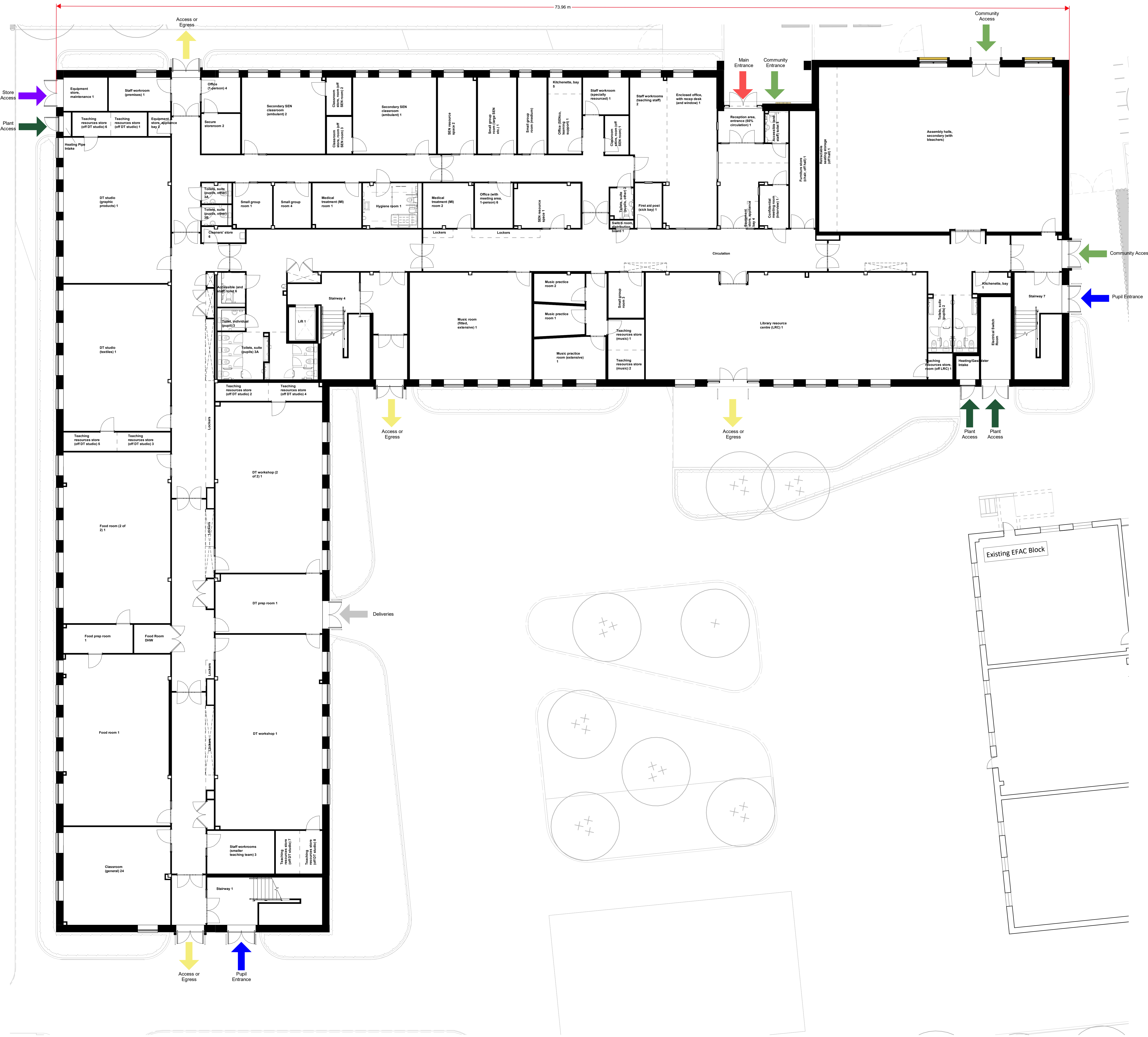
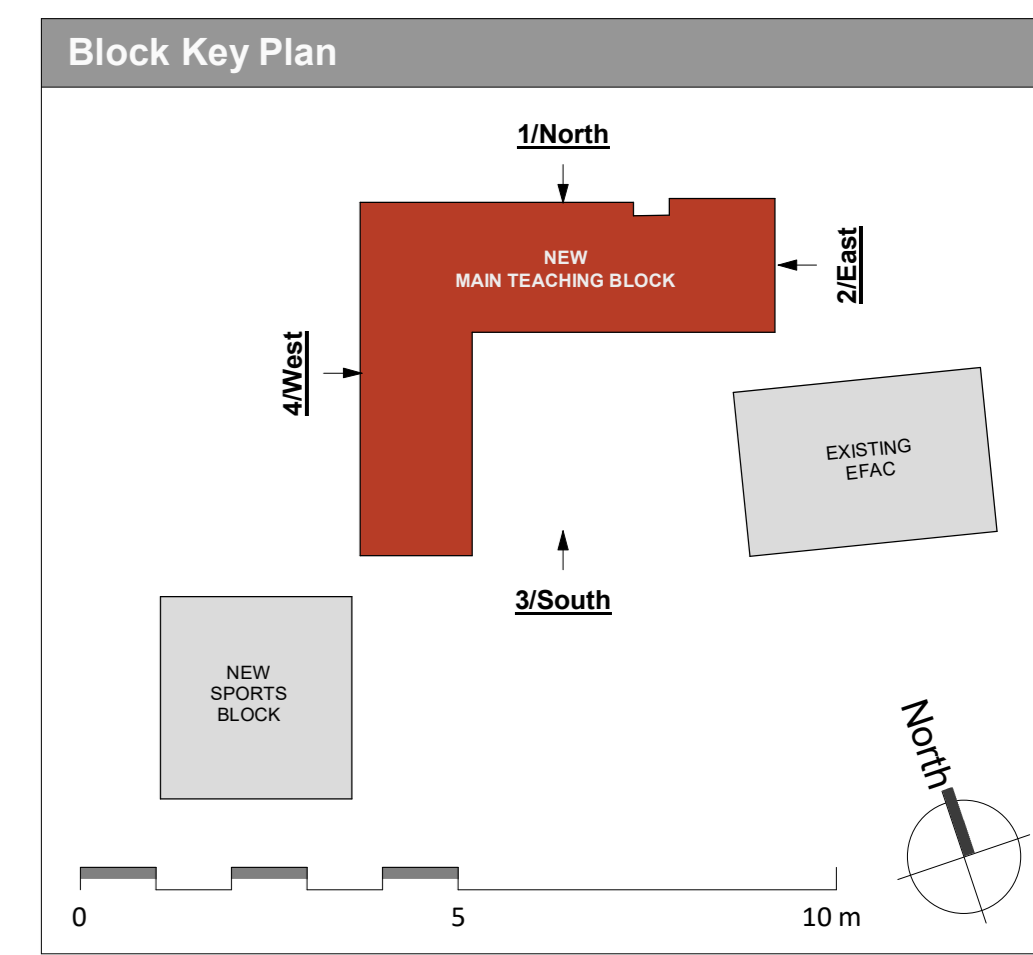
DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
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CONTRACT DRAWING REFERENCE (AS REQUIRED)

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SRP1105-STL-01-ZZ-D-A-0213	P02



PROJECT
Chace Community School

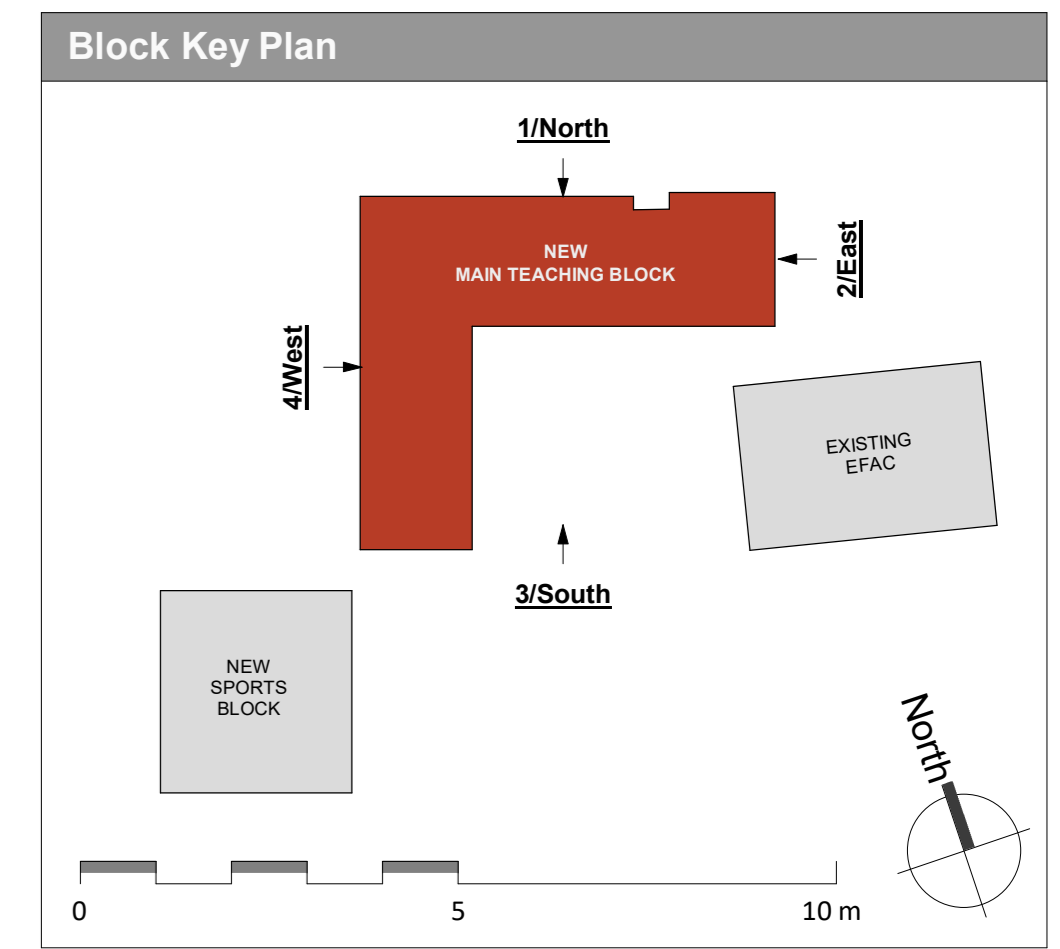
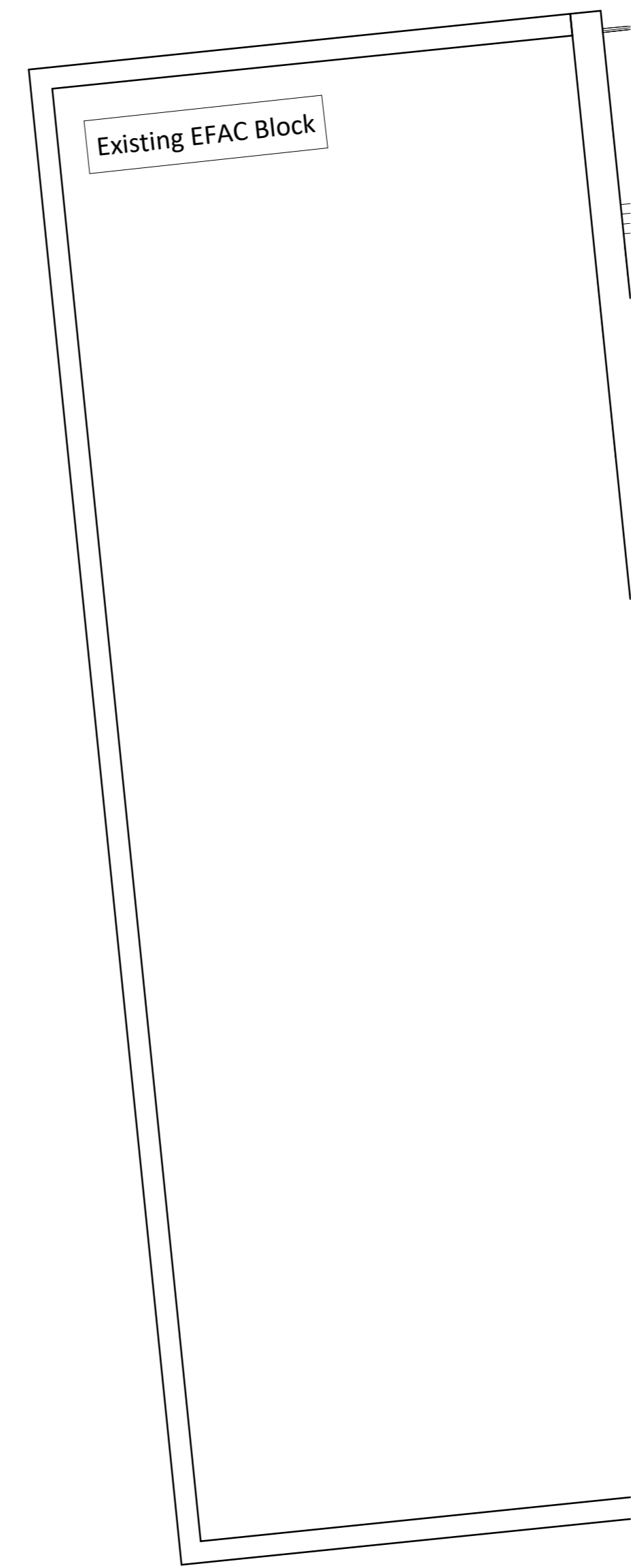
DRAWING TITLE
Teaching Block - GA - Ground Floor Plan

DRAWING PURPOSE
PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
FW	19/04/24	ES	1:100	A0

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-02-00-D-A-0100	P03



REV	DATE	DESCRIPTION
P03	19/04/24	Planning Updates - Response to Pre-App - Building Relocations/Key Plan
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue



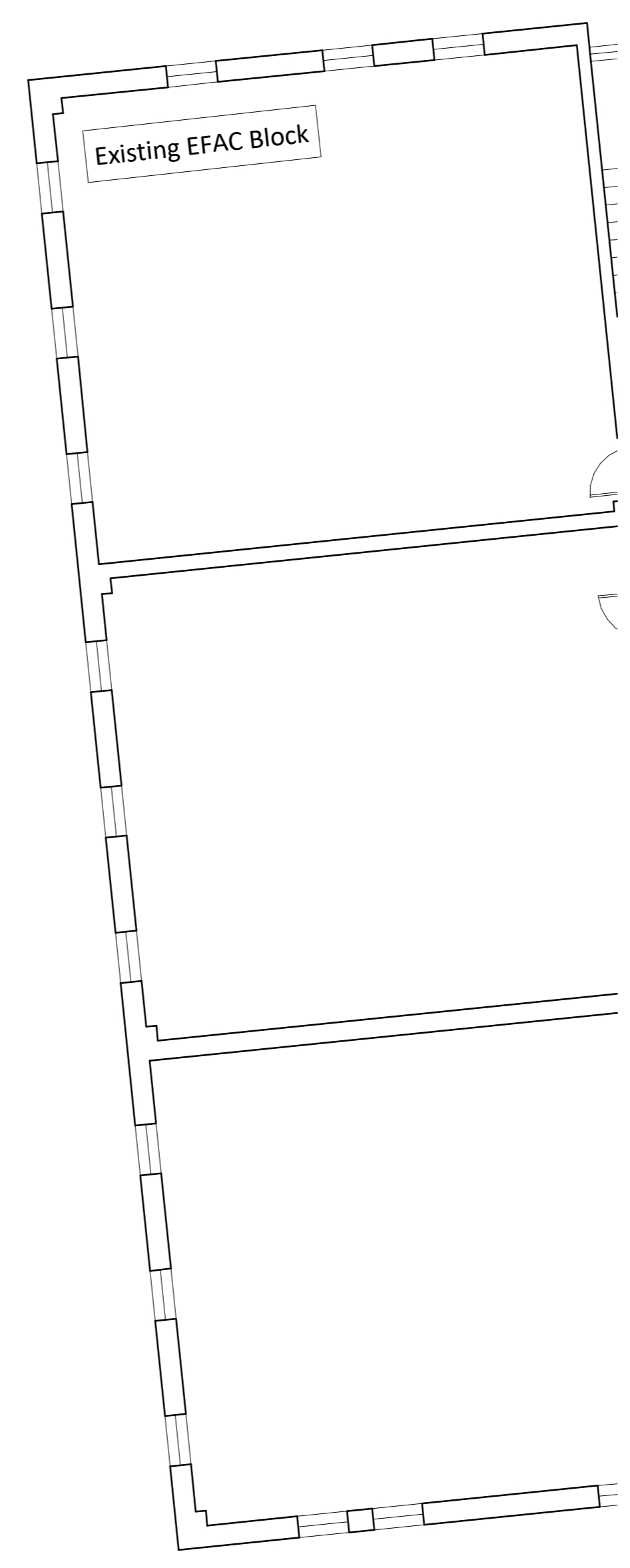
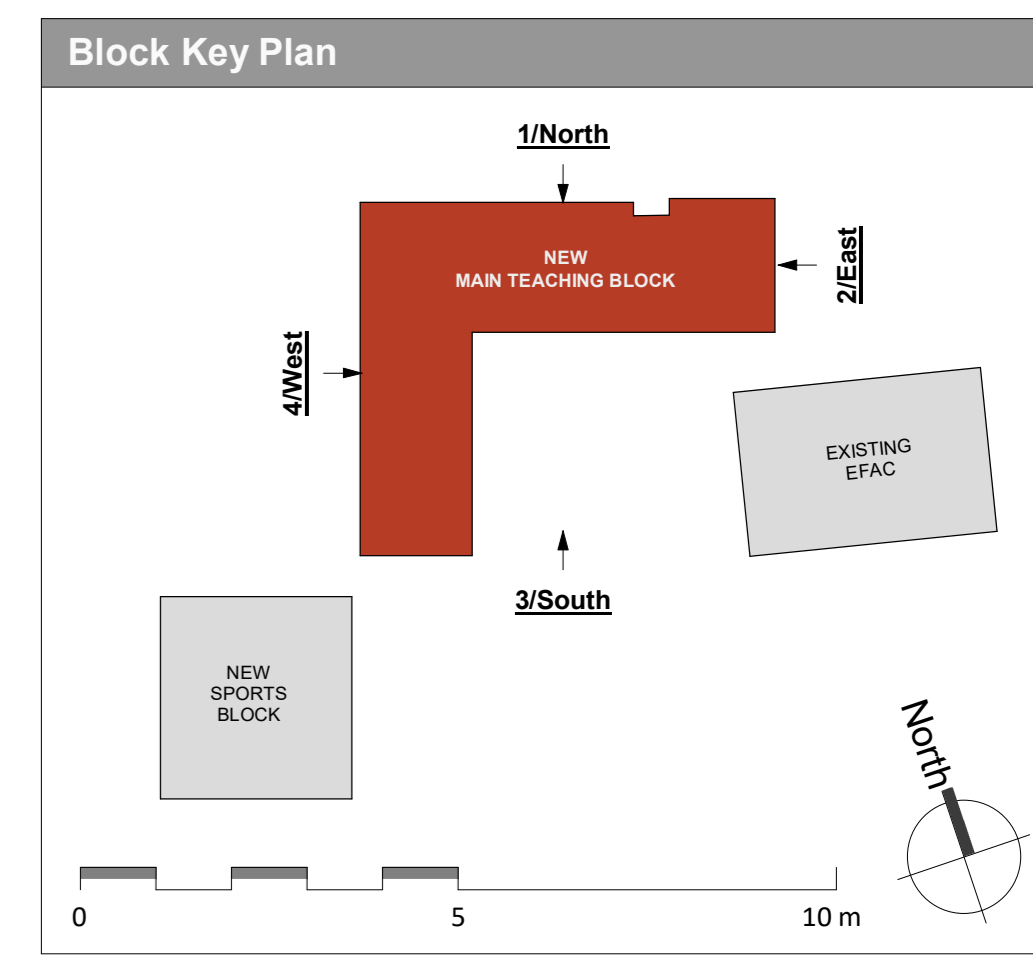
PROJECT
Chace Community School

DRAWING TITLE
Teaching Block - GA - Proposed First Floor Plan

DRAWING PURPOSE
PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
FW	19/04/24	ES	1 : 100	A0

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-02-01-D-A-0101	P03



REV	DATE	DESCRIPTION
P03	19/04/24	Planning Updates - Response to Pre-App - Building Relocation/Key Plan
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue

CLIENT

CONTRACTOR

CONSULTANT

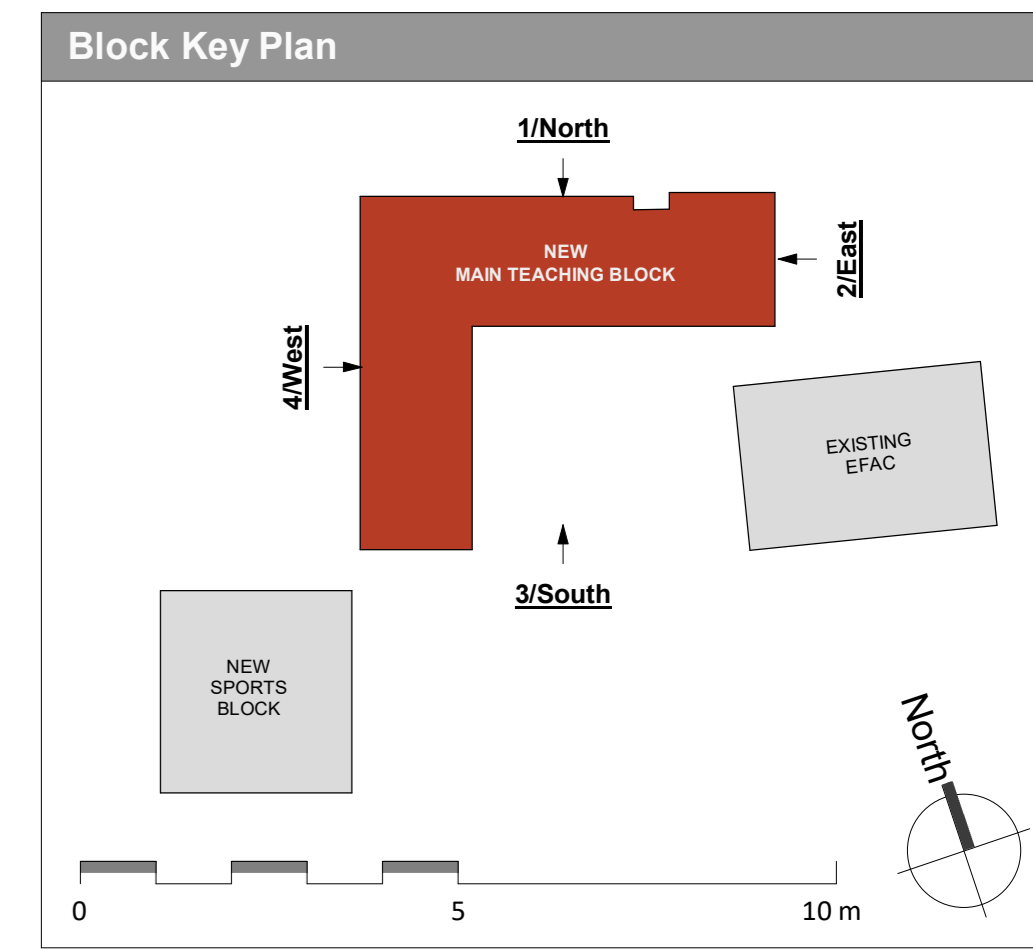
PROJECT
 Chace Community School

DRAWING TITLE
 Teaching Block - GA - Proposed Second Floor Plan

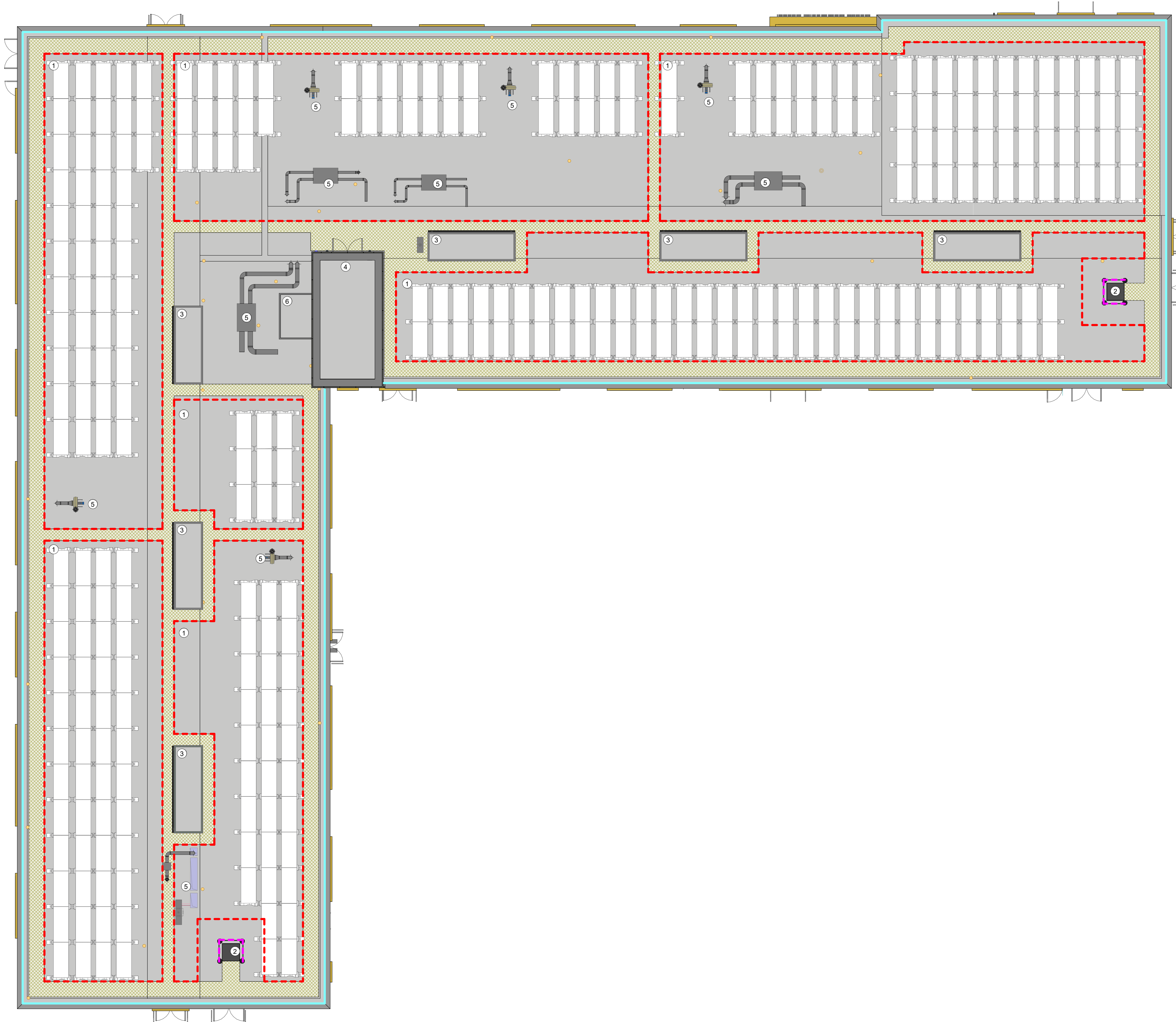
DRAWING PURPOSE
 PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
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PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-02-02-D-A-0102	P03



- GA Legend**
- Single Ply Roof Membrane
 - Anti-Slip Walkway Matting
 - PV Panel Zone - shown indicatively **TBC by Specialist**
 - 1100mm min. high perimeter parapet provided for edge protection to all accessible roofs
 - 1100mm guarding around rooflights, secondary escape hatch and external stairs
- ① PV Panel Zones shown indicatively only (by others)
 ② Roof Access Hatch for secondary escape only
 ③ Natural Ventilation Turrets with vertical glazing
 ④ Access door from stairwell to roof
 ⑤ Roof Plant/Pop-Ups
 ⑥ Lift overrun



PO3	19/04/24	Planning Updates - Response to Pre-App
PO2	02/02/24	Planning Issue
PO1	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION



PROJECT
Chace Community School

DRAWING TITLE
Teaching Block - GA - Proposed Roof Plan

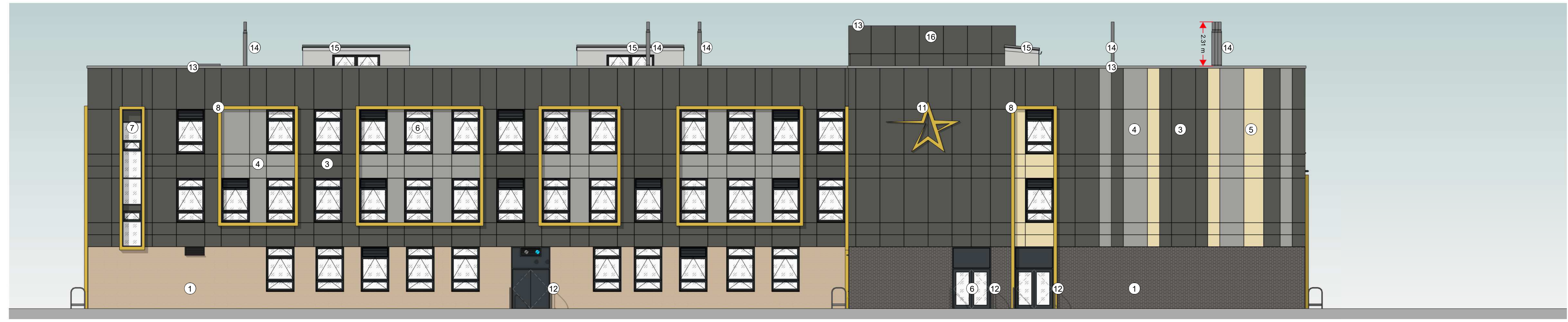
DRAWING PURPOSE
PLANNING

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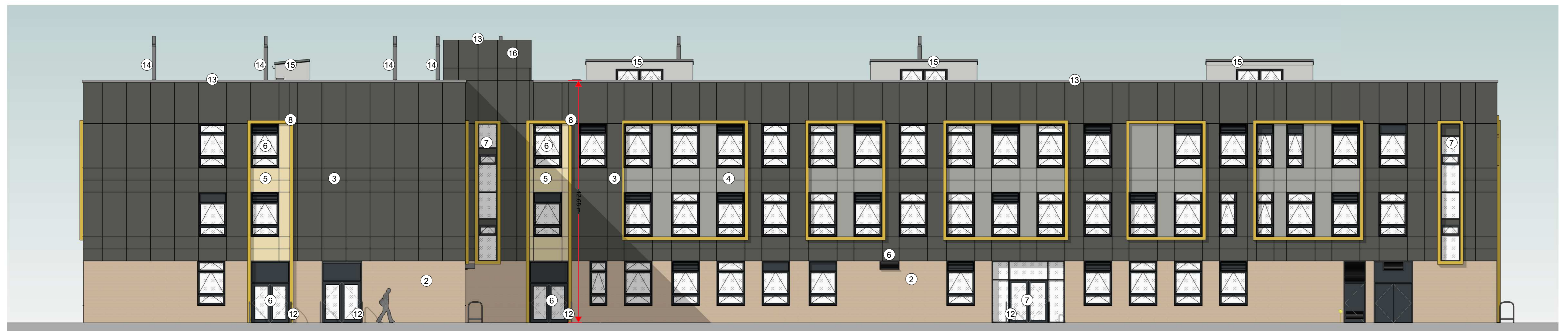
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-02-RF-D-A-0103	P03



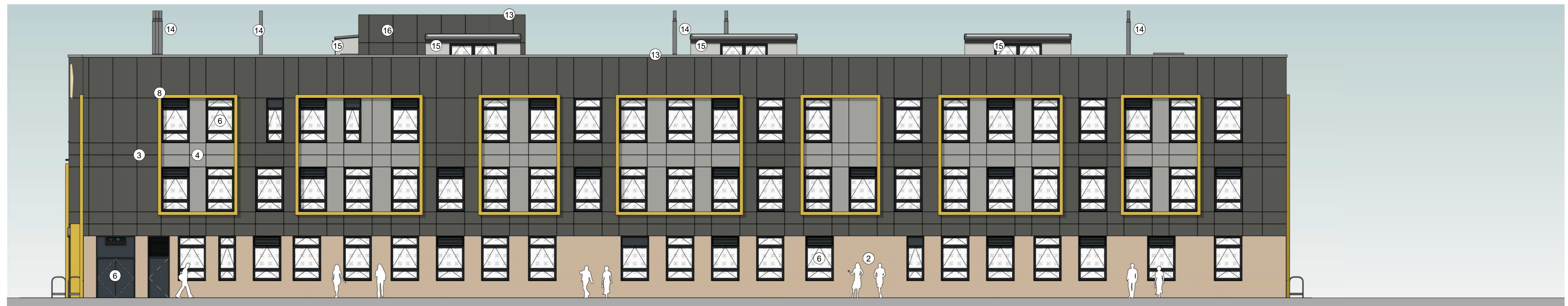
1 Proposed North Elevation
1:100



2 Proposed East Elevation
1:100



3 Proposed South Elevation
1:100



4 Proposed West Elevation
1:100

Block Key Plan

External Building Elevation Key

- 1 External Brickwork - Dark Grey Brick
- 2 External Brickwork - Buff Brick
- 3 Cladding Panels - Dark Grey
- 4 Cladding Panels - Light Grey
- 5 Cladding Panels - Pale Yellow/Natural
- 6 PPC Windows/Doors/Louvres - RAL TBC (Dark Grey)
- 7 PPC Aluminium Curtain Walling
- 8 PPC Aluminium Frame - RAL TBC (Yellow)
- 9 PPC Aluminium Frame/Canopy - RAL TBC (Yellow)
- 10 Signage (indicative only)
- 11 Signage School Logo (indicative only)
- 12 Door Hoops
- 13 Parapet Capping
- 14 Rooftop plant and associated ductwork and chimneys
- 15 Single Ply Membrane (Roof Turret Walls)
- 16 Pop up Stairwell

NOTE - all colours indicative only and subject to further consultation with local planning authority.

REV	DATE	DESCRIPTION
P03	19/04/24	Planning Updates - Response to Pre-App
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue

CLIENT



CONTRACTOR



CONSULTANT

156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

Teaching Block - GA - Proposed Elevations

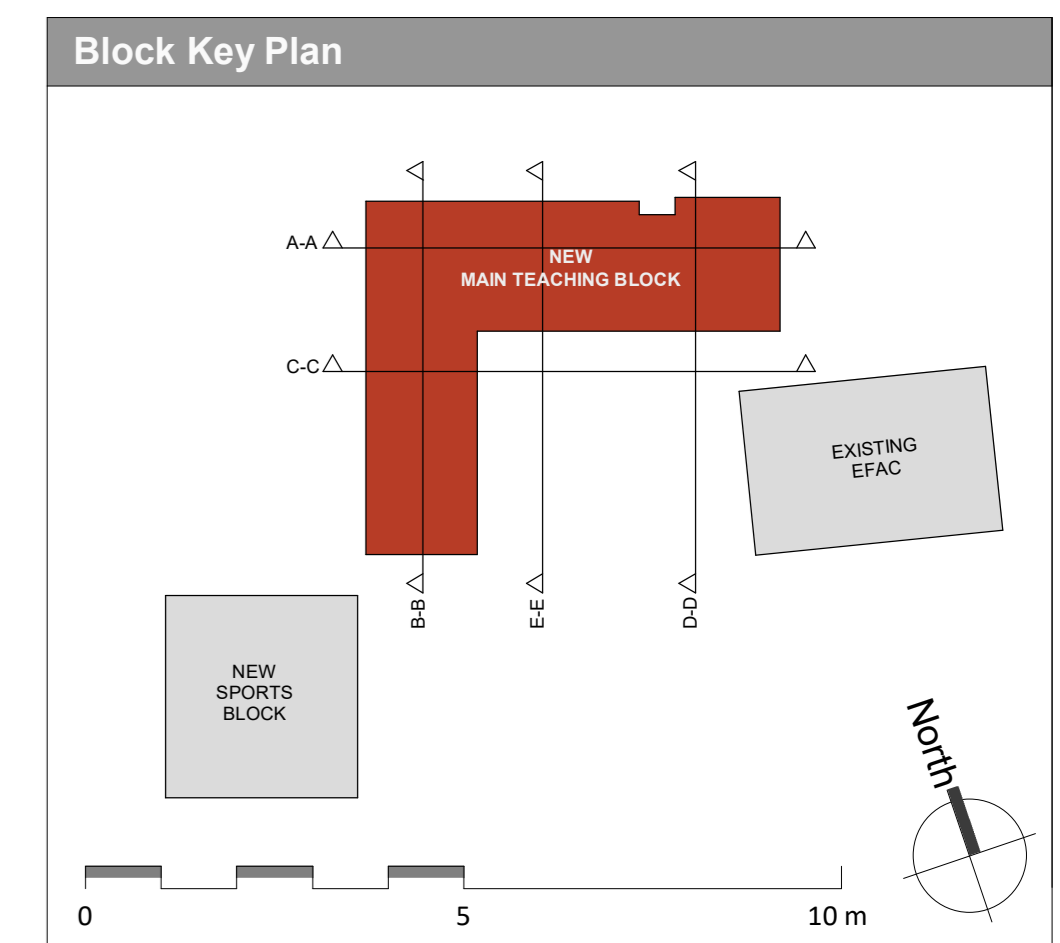
DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
ES	19/04/24	ES	1:100	A0

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-02-ZZ-D-A-0210	P03



1 Proposed Section A-A
1 : 100



2 Proposed Section B-B
1 : 100

REV	DATE	DESCRIPTION
P04	22/04/24	Planning Updates - Response to Pre-App
P03	19/04/24	Planning Updates - Response to Pre-App - Building Relocation/Key Plan
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue

CLIENT



CONTRACTOR



CONSULTANT

156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

Teaching Block - General Arrangement - Proposed Building Sections 1

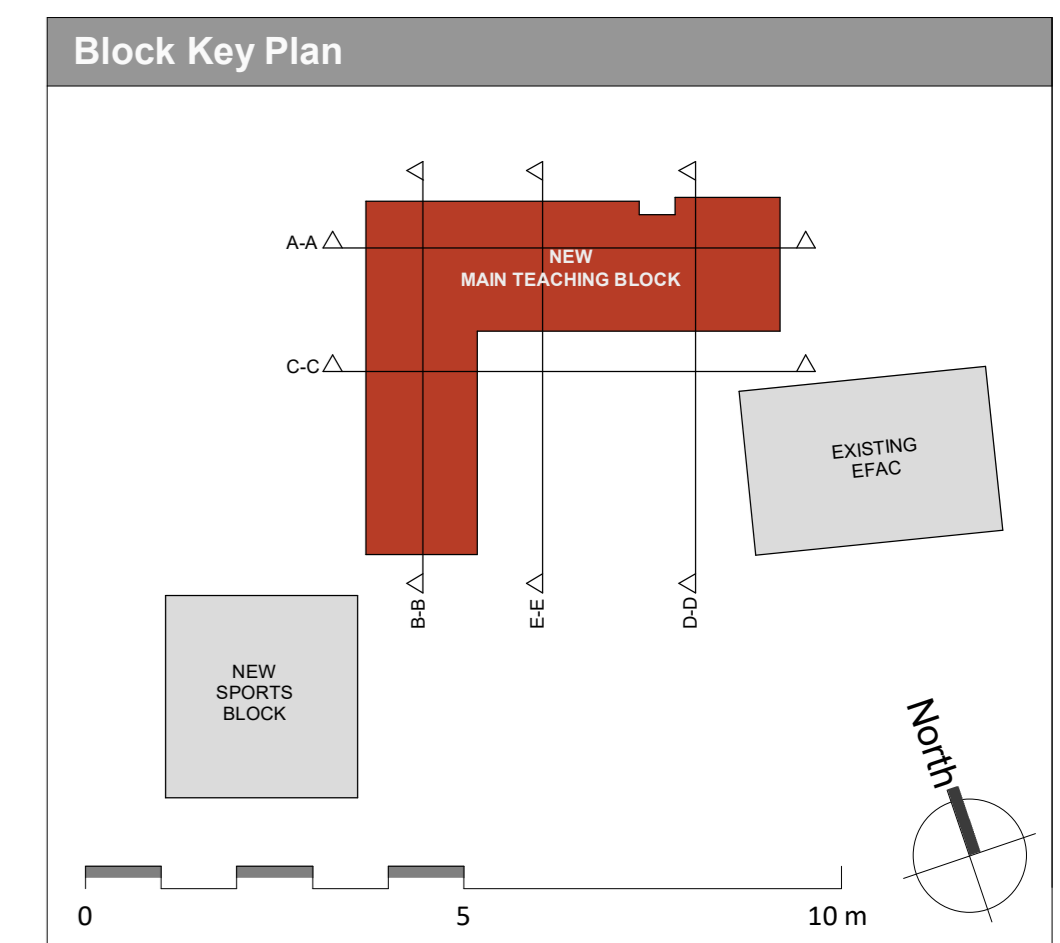
DRAWING PURPOSE

PLANNING

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FW	22/04/24	ES	1 : 100	A0

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-02-ZZ-D-A-0310	P04



3 Proposed Section C-C
1 : 100



4 Proposed Section D-D
1 : 100



5 Proposed Section E-E
1 : 100

REV	DATE	DESCRIPTION
P04	22/04/24	Planning Updates - Response to Pre-App
P03	19/04/24	Planning Updates - Response to Pre-App - Building Relocation/Key Plan
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue

CLIENT



CONTRACTOR



CONSULTANT 156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

Teaching Block - General Arrangement - Proposed Building Sections 2

DRAWING PURPOSE

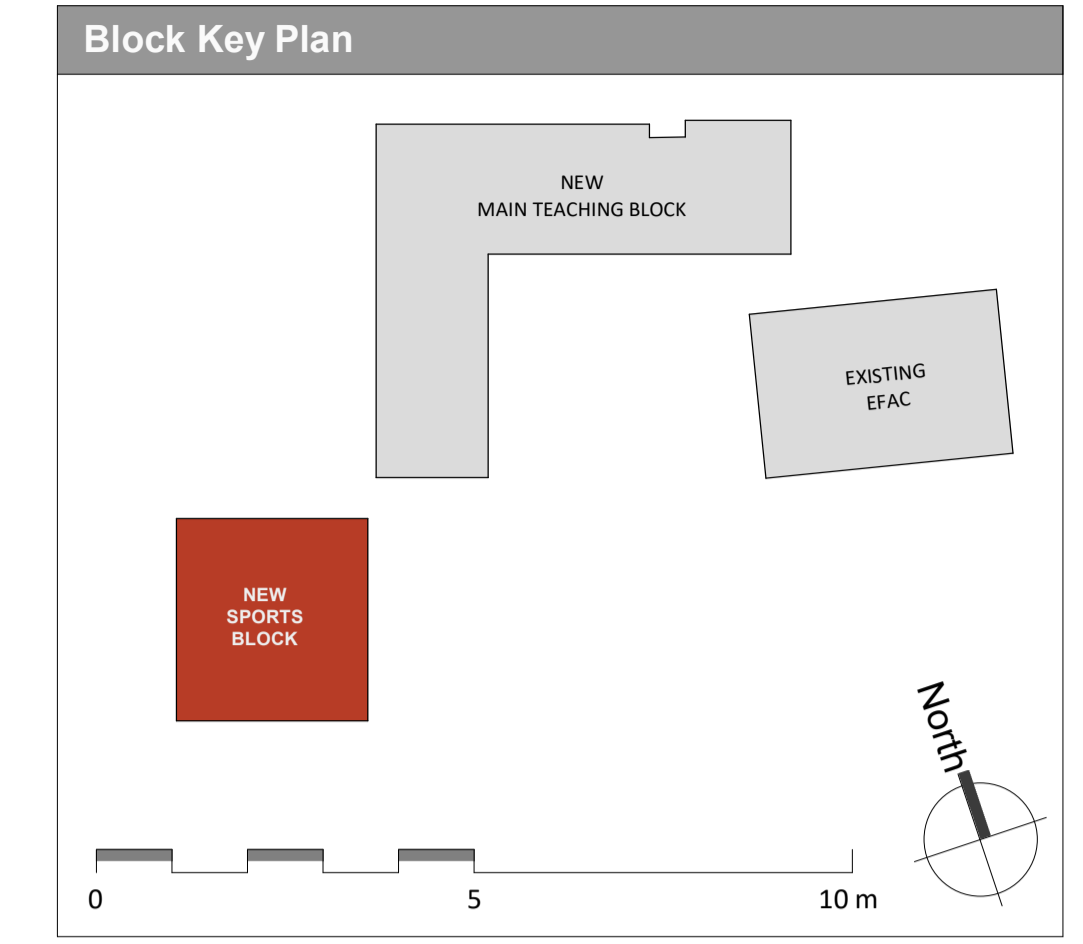
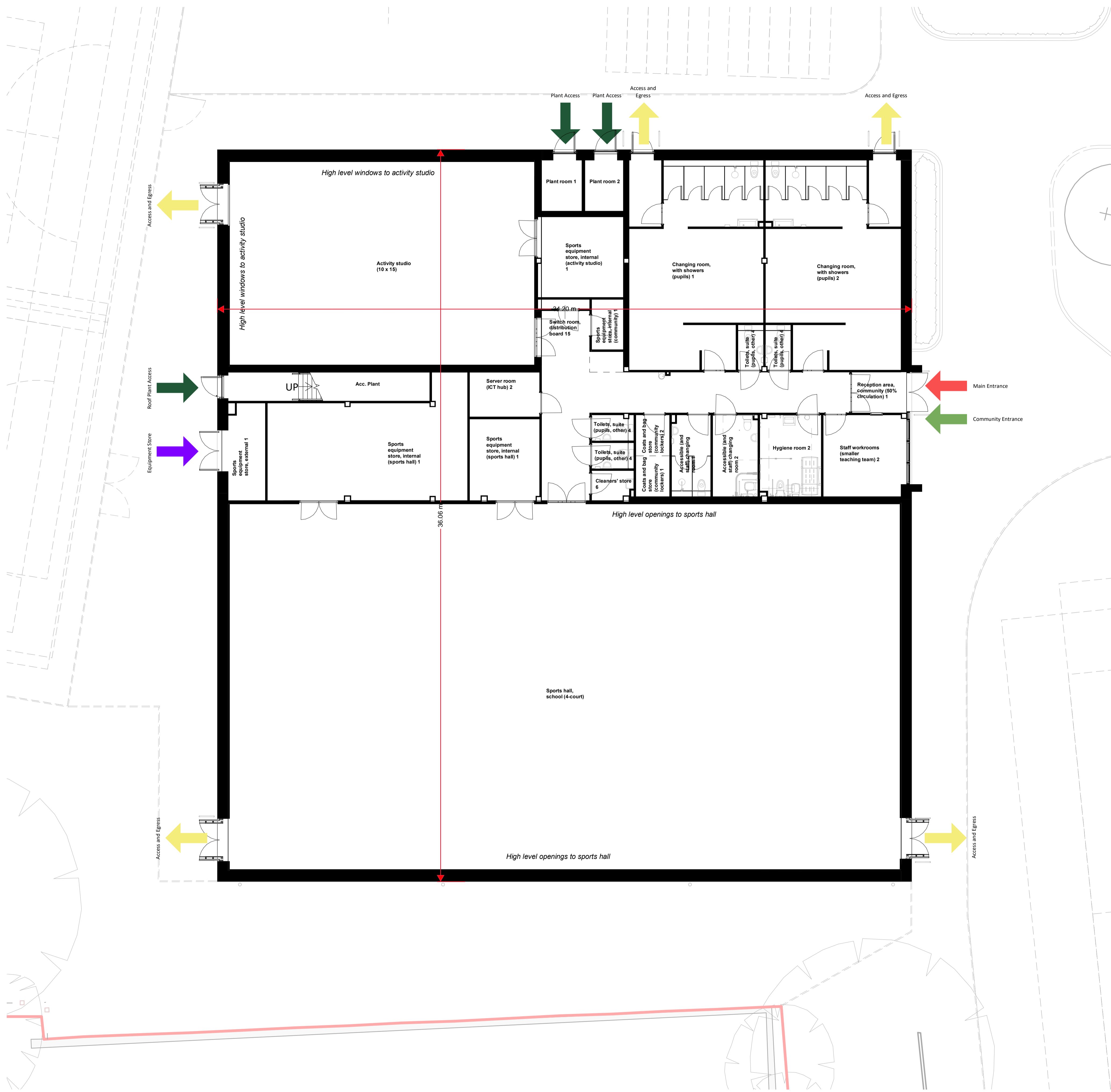
PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
ES	22/04/24	ES	1 : 100	A0

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER

SRP1105-STL-02-ZZ-D-A-0311 P04



P03	19/04/24	Planning Updates - Response to Pre-App
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION

CLIENT



CONTRACTOR



CONSULTANT 156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

Sports Block - GA - Proposed Ground Floor Plan

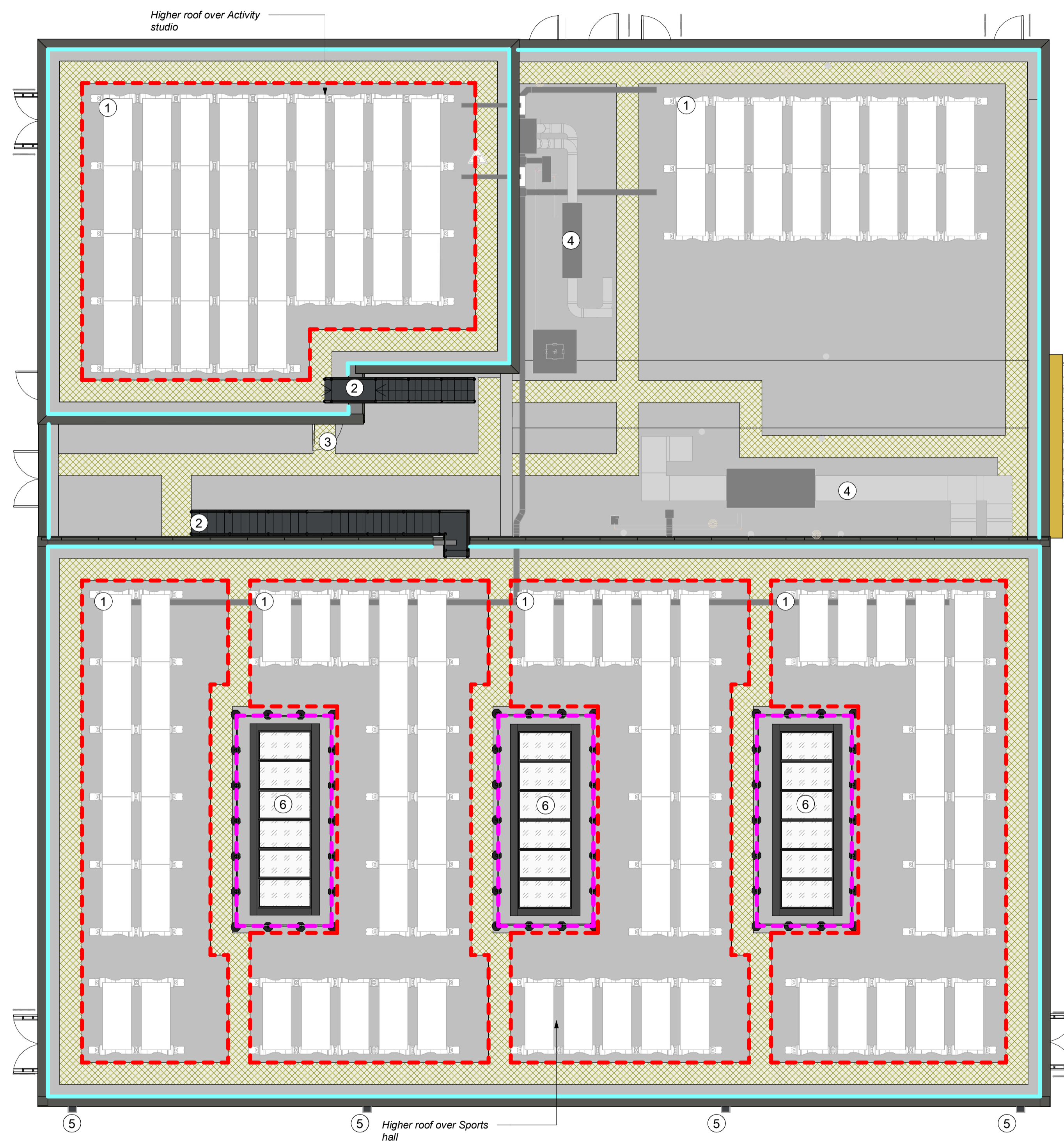
DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
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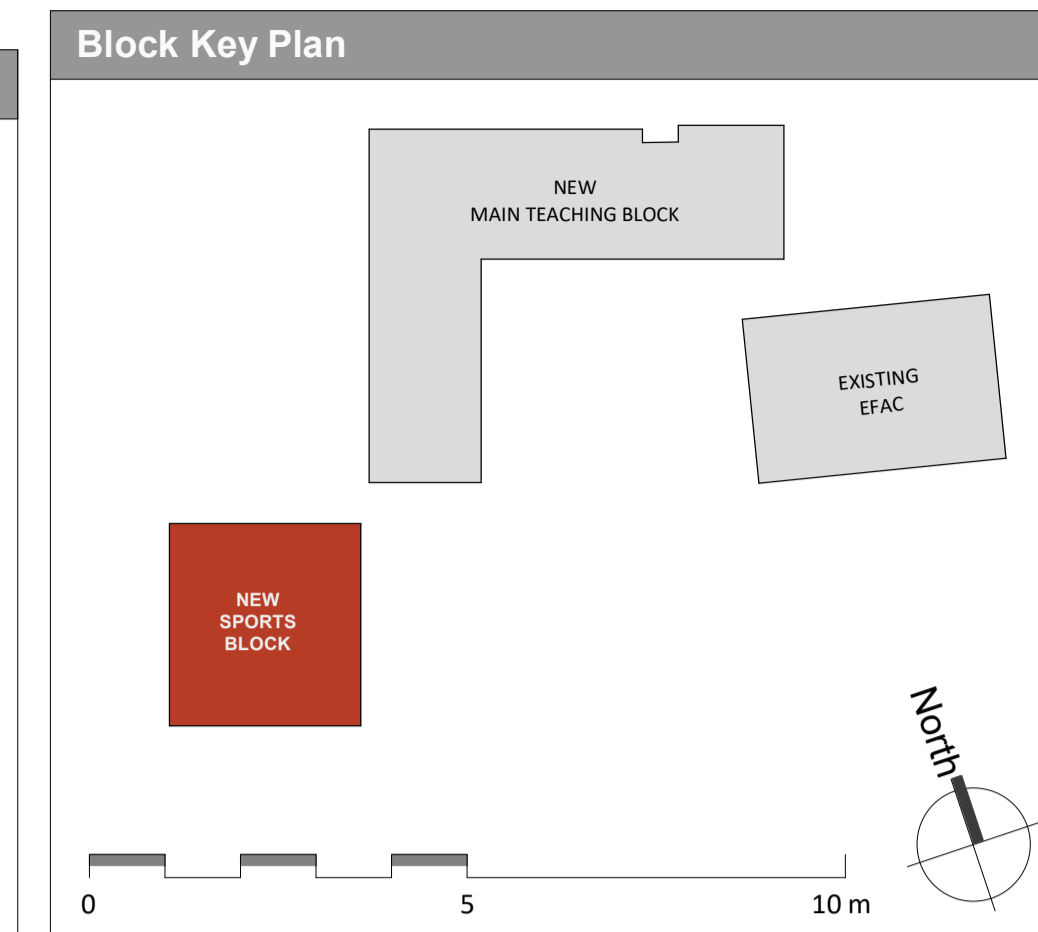
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PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-03-00-D-A-0104	P03



GA Legend

- Single Ply Roof Membrane
- Anti-Slip Walkway Matting
- PV Panel Zone - shown indicatively **TBC by Specialist**
- Tapered insulation locally to form roof falls (thicker insulation to this zone TBC)
- 1100mm min. high perimeter parapet provided for edge protection to all accessible roofs
- 1100mm guarding around rooflights, secondary escape hatch and external stairs
- ① PV Panel Zones shown indicatively only (by others)
- ② Fixed staircase between different roof levels
- ③ Access door from stairwell to roof
- ④ Roof Plant/Pop-Ups
- ⑤ External Rainwater Pipe
- ⑥ Rooflights



P03	19/04/24	Planning Updates - Response to Pre-App - Building Relocation/Key Plan
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION

CLIENT
 Department for Education

CONTRACTOR
 BOWMER KIRKLAND

CONSULTANT 156194

STRIDE TREGLOWN

PROJECT
 Chace Community School

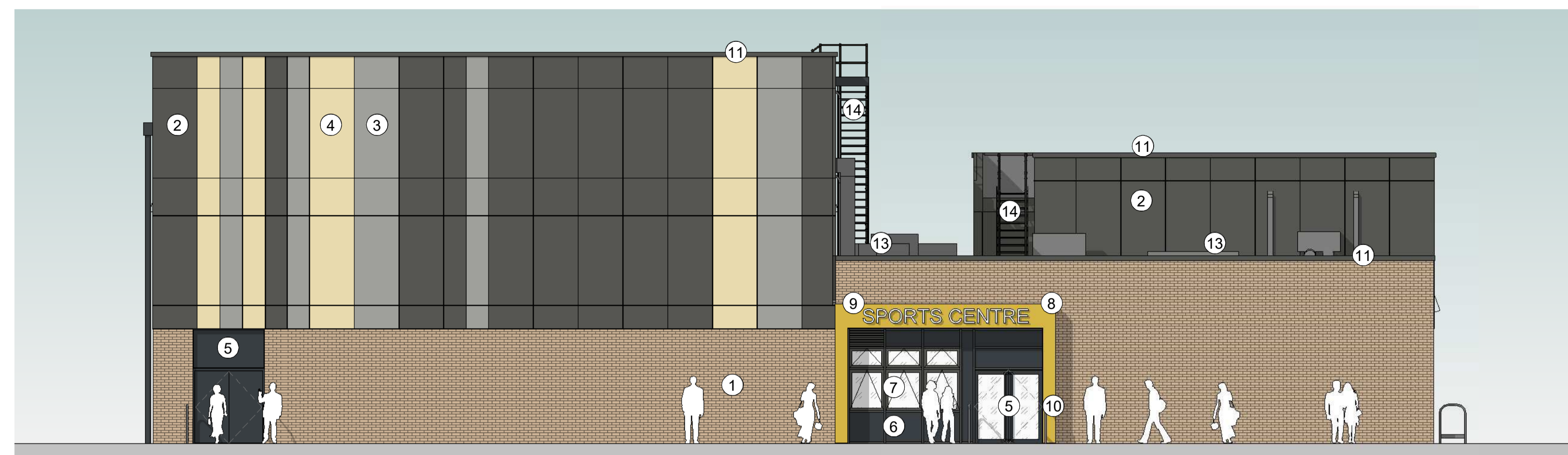
DRAWING TITLE
 Sports Block - GA - Proposed Roof Plan

DRAWING PURPOSE
PLANNING

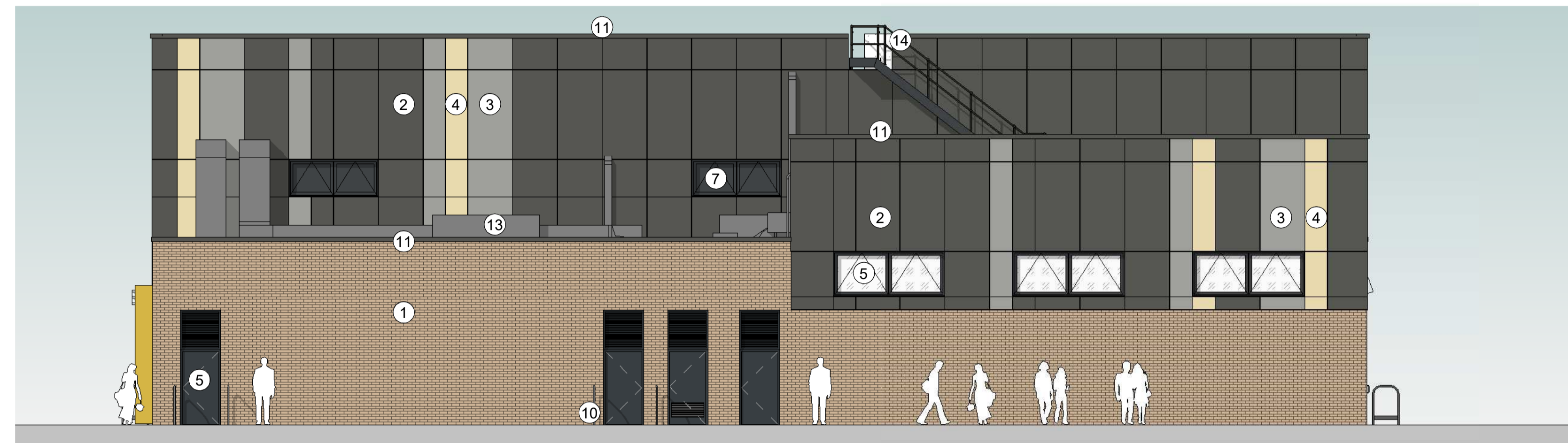
DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
ES	19/04/24	ES	1 : 100	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)

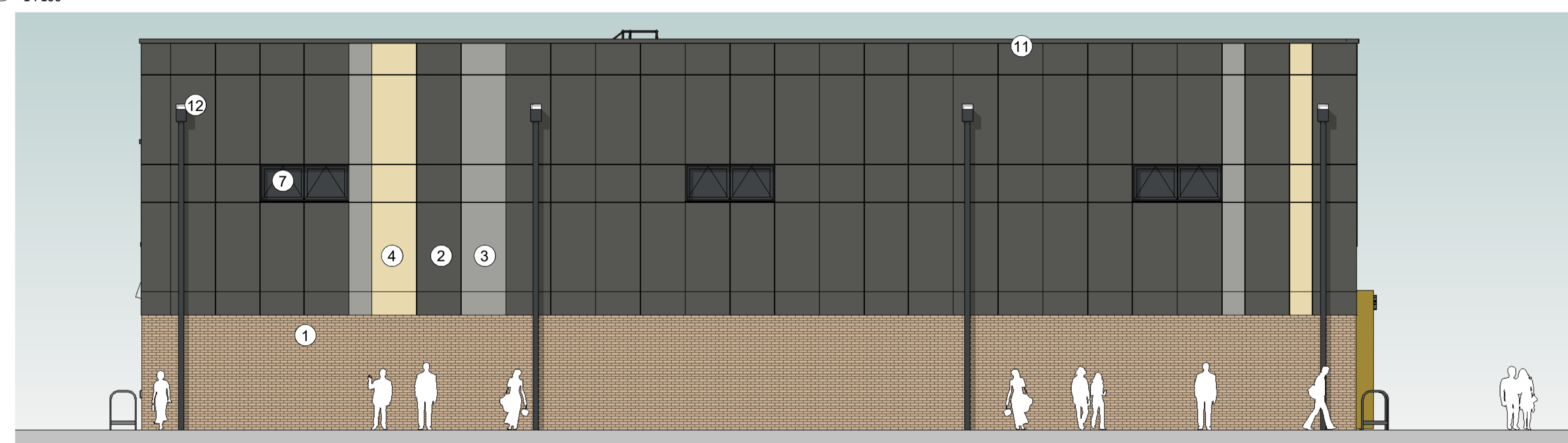
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SRP1105-STL-03-RF-D-A-0105	P03



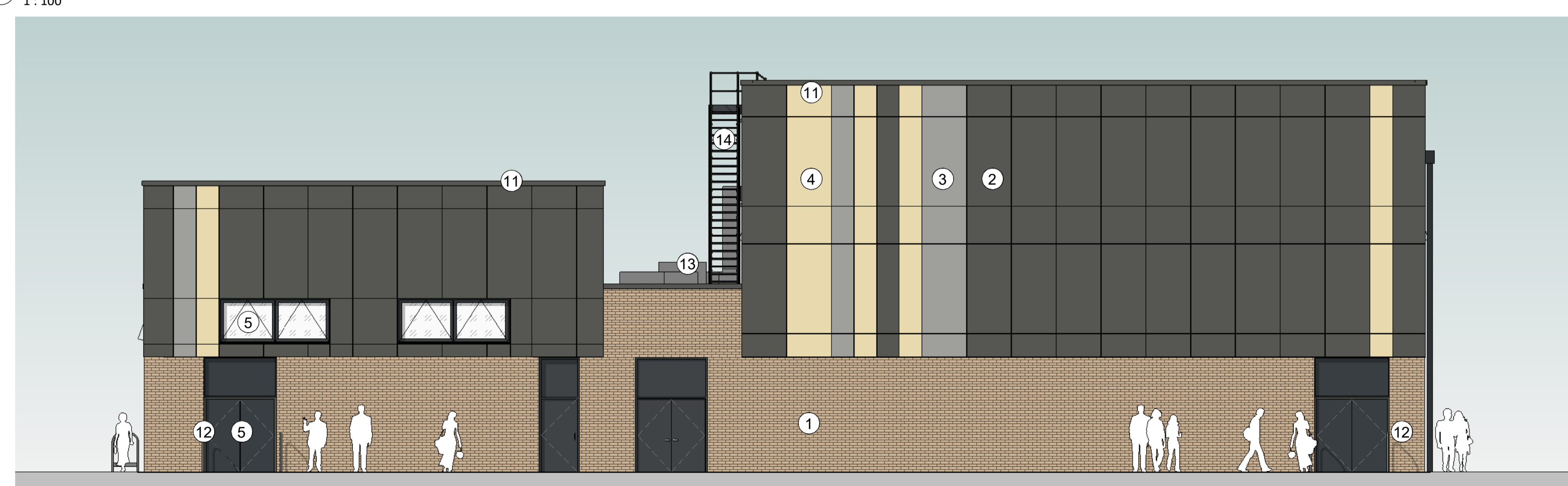
1 Proposed East Elevation
1 : 100



2 Proposed North Elevation
1 : 100



3 Proposed South Elevation
1 : 100



4 Proposed West Elevation
1 : 100

Block Key Plan

External Building Elevation Key

- 1 External Brickwork - Buff Brick
- 2 Cladding Panels - Dark Grey
- 3 Cladding Panels - Light Grey
- 4 Cladding Panels - Pale Yellow/Natural
- 5 PPC Windows/Doors/Louvres - RAL TBC (Dark Grey)
- 6 PPC Curtain Walling
- 7 PPC Windows (Opaque) - RAL TBC (Dark Grey)
- 8 PPC Aluminium Frame/Canopy - RAL TBC (Yellow)
- 9 Signage (indicative only)
- 10 Door Hoops
- 11 Parapet Capping
- 12 Rainwater Pipe - Dark Grey
- 13 Rooftop plant and associated ductwork
- 14 External Roof Access Stair

NOTE - all colours indicative only and subject to further consultation with local planning authority.

P03	19/04/24	Planning Updates - Response to Pre-App
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION

CLIENT



CONTRACTOR



CONSULTANT 156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

Sports Block - GA - Proposed External Elevations

DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
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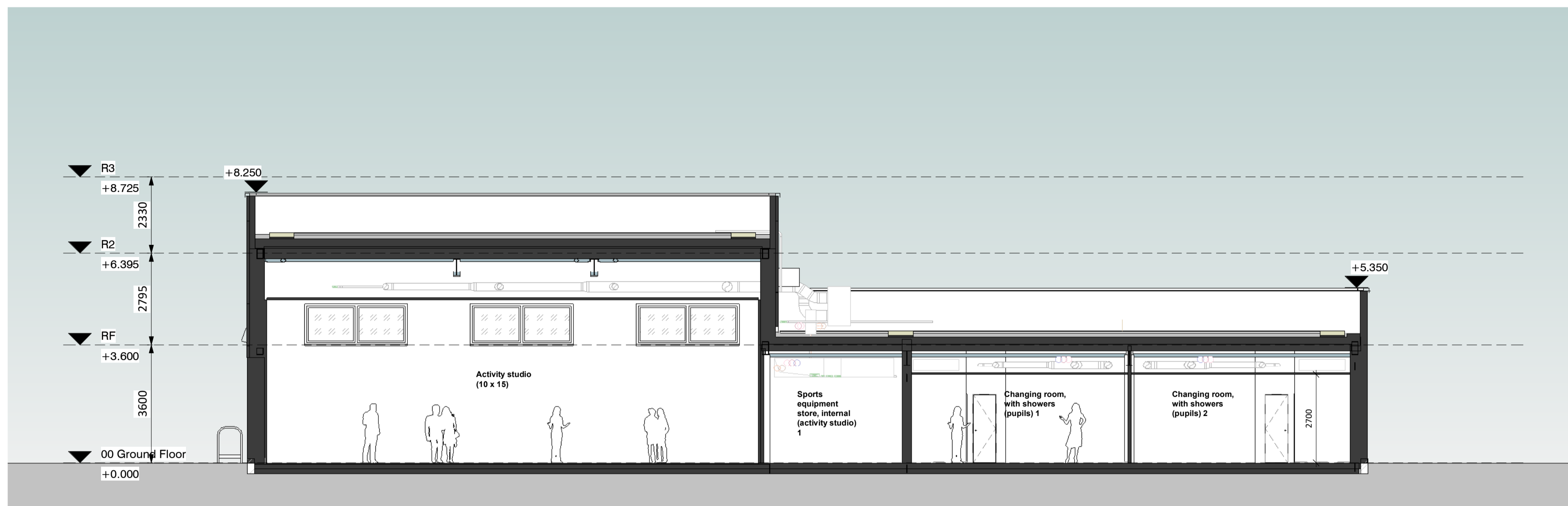
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PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER

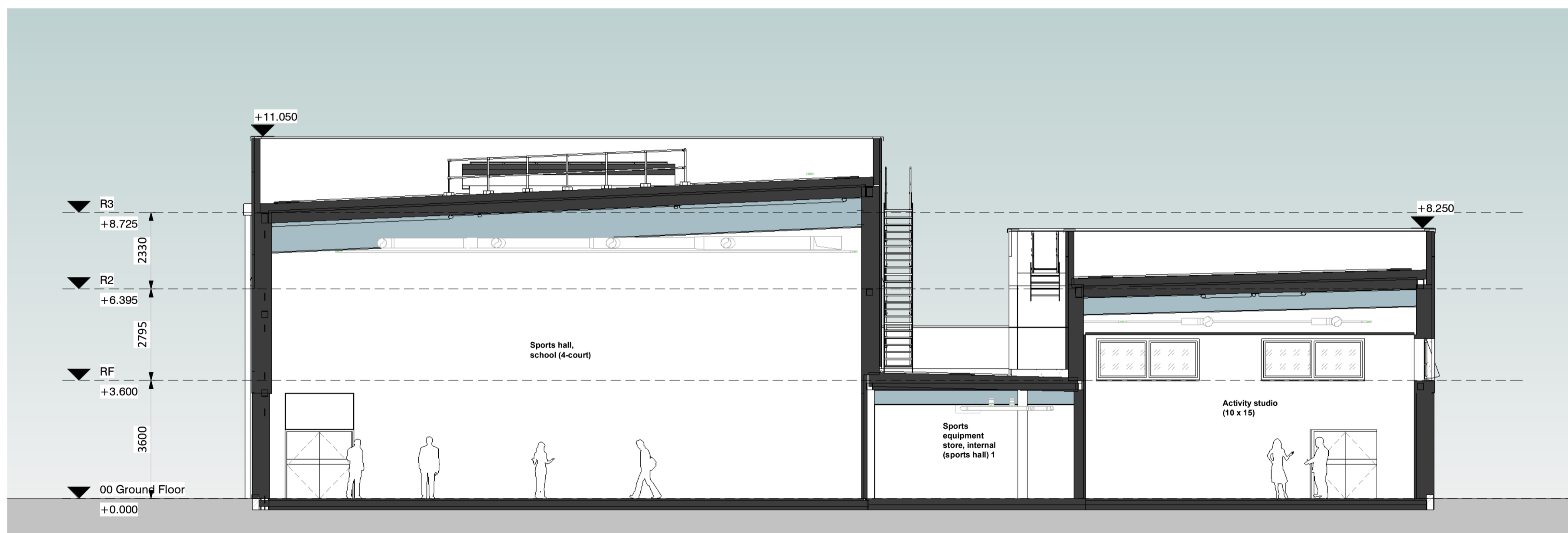
SRP1105-STL-03-ZZ-D-A-0211

REVISION

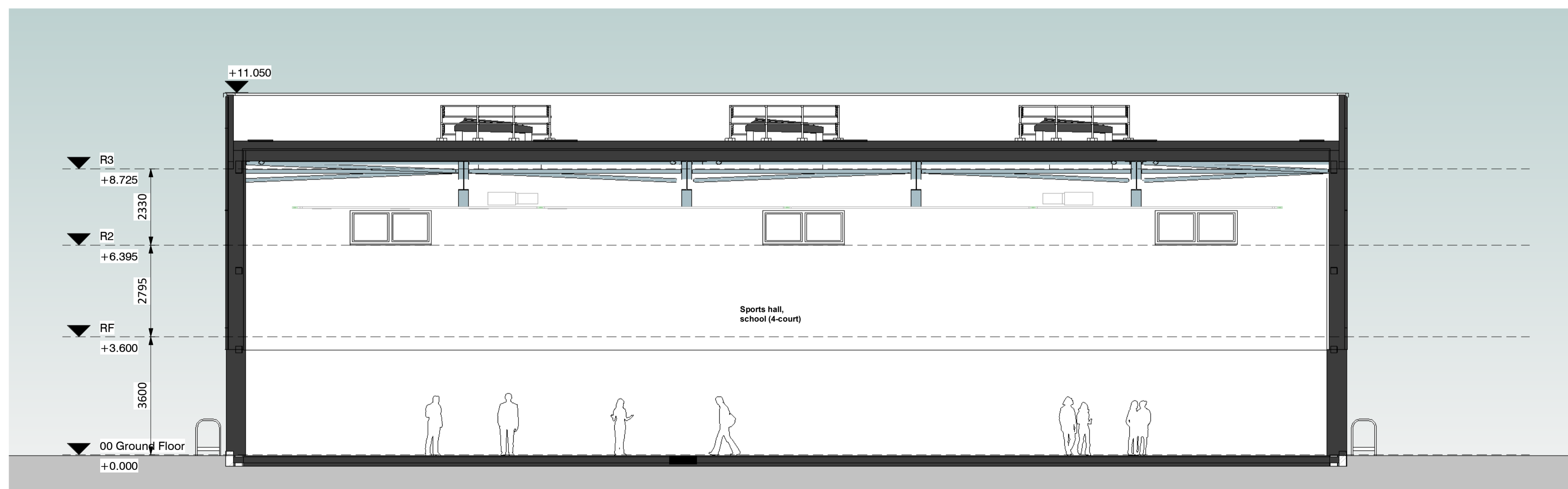
P03



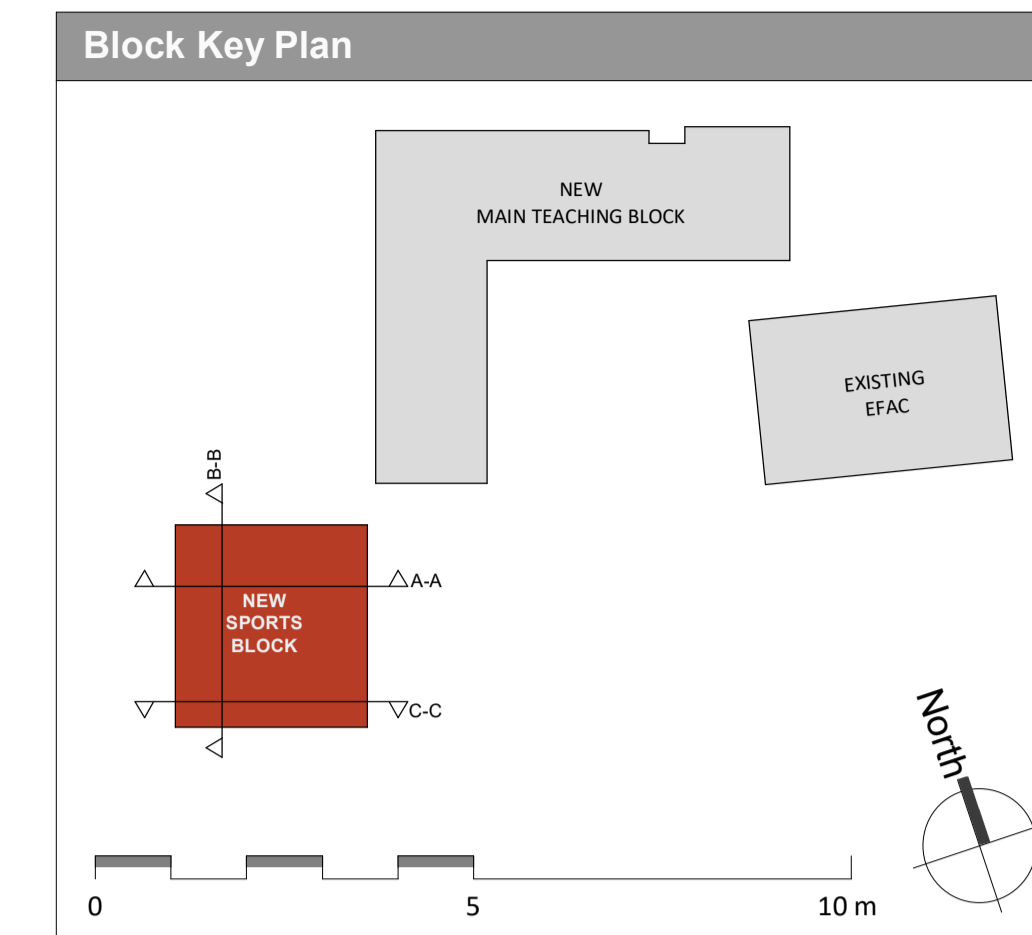
1 Proposed Section A-A
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2 Proposed Section B-B
1 : 100



3 Proposed Section C-C
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P04	22/04/24	Planning Updates - Response to Pre-App - Building Level Update
P03	19/04/24	Planning Updates - Response to Pre-App
P02	02/02/24	Planning Issue
P01	15/12/23	Draft Planning Issue
REV	DATE	DESCRIPTION

CLIENT



CONTRACTOR



CONSULTANT

156194

STRIDE TREGLOWN

PROJECT

Chace Community School

DRAWING TITLE

Sports Block - General Arrangement - Proposed Building Sections 1



DRAWING PURPOSE

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
ES	22/04/24	ES	1 : 100	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
SRP1105-STL-03-ZZ-D-A-0312	P04