

Agenda Item 13

PLANNING APPLICATIONS COMMITTEE 17th November 2016

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
------------------------	-------------------

16/P3126	01/08/2016
----------	------------

Address/Site: King's College School, Southside Common, Wimbledon, SW19 4TT

(Ward) Village

Proposal: Demolition of swimming pool, rifle range and all weather tennis courts and erection of sports hall, swimming pool, and creation of artificial playing surface (to accommodate two floodlit tennis courts), three cricket nets and relocated tennis hut; new access to Ridgway for construction traffic and thereafter for emergency use only; new landscaped area to the lodge; associated circulation space and remodelling of entrance from Woodhayes Road.

Drawing Nos: 604-01-901(P3), 910(P2), 911(P2), 912(P3), 930(P3), 931(P2), 932(P2), 933(P3), 940(P2), 941(P2), 950(P2), 951(P3), 952(P3), 953(P2), 960(P2), 961(P2), 962(P2), 963(P3), 964(P3), 965(P2), 970(P2), 971(P2), 972(P2), 980(P2), 990(P2), 991(P1), NSKCS003b,

Contact Officer: David Gardener (0208 545 3115)

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

CHECKLIST INFORMATION

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: Yes (at pre-application stage)
- Number of neighbours consulted: 471
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number of objections received during consultation.

2. SITE AND SURROUNDINGS

- 2.1 King's College School site extends between Southside Common to the north, and Ridgway to the south and between the rear of properties in Peregrine Way to the west, and Clifton Road to the east. The bulk of the school buildings are located in the north and northeast part of the site, with the sports playing fields generally sited to the south, fronting Ridgway. The school has been progressively extended over time and has a variety of buildings dating from the 19th to the 21st Centuries including some that are either statutory or locally listed.
- 2.2 The existing Sports Hall forms a frontage to Woodhayes Road alongside the Lodge, which dates back to the 18th Century. The sports Hall was built in two phases. The first phase was completed in 1983 and constructed in red brick with a flat roof camouflaged by a pitched roof surround. It is fronted by an attractive 19th Century red brick lodge. Immediately to the south is a further two-storey building completed in 1994 in red brick with a metal corrugated roof which provides space for 4 squash courts. The Lodge is a detached seven bay two/three storey building with projecting bays and ornamental gables. The building is currently used for the Bursary, the school shop, meeting rooms and a staff residence. The rear garden is partly enclosed and partly open to the school grounds. The area to the south of the sports centre comprises 6 all-weather tennis courts. Further to the south is the rifle range and existing swimming pool building. The sports playing fields which are located immediately to the south of the current tennis courts are designated as open space within the Adopted Sites and Policies Plan and Policies Maps (July 2014)
- 2.3 The school and its grounds are located within the Merton (Wimbledon West) Conservation Area. Gothic Lodge is the neighbouring property to the west of the existing sports facilities. Gothic Lodge is a detached two-storey grade II listed building built in 1763. Southside House is the neighbouring property to the east of the sports facilities. Southside House is a two-storey detached grade II* listed building built in the 17th Century. The site is also located in an identified archaeological priority zone.

3. CURRENT PROPOSAL

- 3.1 The application proposes the demolition of swimming pool, rifle range and all weather tennis courts and erection of sports a multi-sports hall, swimming pool, and creation of artificial playing surface (to accommodate two additional floodlit tennis courts), three cricket nets

and relocated tennis hut, and remodelling of entrance from Woodhayes Road.

- 3.2 The new indoor multi-sports hall would be linked to the existing sports centre together with a new 6-lane 25m indoor swimming pool to replace the current facility. The site of the proposed sports hall and swimming pool is currently occupied by all-weather tennis courts and it is proposed that these are relocated to the southwest corner of the school campus currently occupied by cricket nets. A phased installation of these tennis courts is proposed and it should be noted that phase 1, which proposed the construction of four tennis courts (two floodlit) in the southwest corner of the campus was approved in August 2016 (LBM Ref: 16/P1577). It is proposed to floodlight the two net additional courts which form part of this application which means a total of four courts would be floodlit. The floodlights would comprise 10m high periscopic masts, which are retracted down to 3m when not in use. The two additional courts to be floodlit would be located furthest away from residential properties on Rydon Mews which abut the sites western boundary.
- 3.3 The new facilities form a set of three linked pavilions with the sports hall and swimming pool located either side of a central pavilion. The central pavilion is two storeys high and contains the sports centre reception and changing rooms at ground level with viewing galleries, a strength and conditioning suite, exercise area and aerobics studio above. The swimming pool would be glazed on three sides and would feature a glulam roof which slopes downwards towards the boundary with Southside House. The predominant proposed façade materials for the new facilities are brick and glazing.
- 3.4 The proposed development would involve the removal of two category 'C' trees (Sycamore and Norway Maple) either because they are situated within the footprint of the proposed development or because they are too close to proposed structures or surfaces to enable them to be retained. Four trees are also to be pruned to facilitate development. The proposal would also include tree planting whilst the new swimming pool would frame a new garden space in front of the Lodge.
- 3.4 The proposed Multi-sports Hall and swimming pool is part of the school's wider masterplan for the physical development of King's College School, following on from the Classroom Block, Quad, Hard Play projects and Music School.

4. PLANNING HISTORY

- 4.1 There have been a number of applications at King's College. The most relevant applications in recent years are as follows:
- 4.2 94/P0214 - Alterations to and extension of existing sports hall to form new squash courts, erection of new rifle range on site of existing sub-

standard range, and repositioning of existing timber framed junior school cricket pavilion in south west corner of Colman's field, together with related improvements including new fencing. Approved, 21st July 1994

- 4.3 97/P1010 - Erection of a two-storey art & design technology building with additional accommodation within the roof, situated near the Clifton Road frontage, involving demolition of existing art school building and pottery building. Erection of new brick piers and iron railings, with related landscaping, adjacent to Clifton Road, involving demolition of existing boundary wall on road frontage. Refacing existing two-storey flat roofed prefabricated junior school science & technology building, and addition of a new pitched lightweight colour coated steel roof with alterations to entrance and access. Approved, 13th November 1997
- 4.4 01/P1971 - Erection of a four-storey extension to the existing school library. Granted, 12th February 2002
- 4.5 03/P2445 - Erection of an extension to the existing school dining hall into kitchen yard (adjoining wrights alley). Including provision of new windows on Woodhayes Road frontage with new railings and landscaping. Approved, 20th February 2004
- 4.6 06/P1981 - Extension and improvements to school science building providing 6 new laboratories, ancillary spaces and circulation. Approved, 16th November 2006
- 4.7 10/P1437 - Erection of a single storey building for use as classrooms with 1 small ensemble and 1 large music/practice room. Approved, 3rd August 2010
- 4.8 13/P0073 - Reconfiguration of boundary treatment to main entrance including replacement of existing gate to the main entrance with a taller wrought iron gate, 1.6m high low wall and railings, and 2.8m stone sign. Granted, 21/02/2013
- 4.9 13/P0075 - Application for Listed Building Consent for new front boundary treatment and stone clad school logo on part of Southside Common frontage, internal alterations to grade II listed Great Hall, and associated landscaping. Granted, 21/02/2013
- 4.10 13/P0090 - Erection of a new three storey school building comprising 6 x large classrooms, a multi-use hall space, staff offices, toilets, support space and a conference space, landscaping of surrounding areas; and erection of multiple use games area with retractable floodlighting. Granted, 04/02/2014
- 4.11 15/P0212 - Demolition of two single storey buildings and erection of music school comprising a concert hall, teaching/practice/classrooms,

porters accommodation, 3 x bedroom caretaker flat and ancillary accommodation. Granted, 15/04/2015

- 4.12 15/P1460 - Refurbishment of dining hall, kitchen and servery including replacement of roof top M & E plant. Granted - 11/06/2015
- 4.13 16/P1577 - Removal of existing cricket nets and creation of artificial playing surface to accommodate four tennis courts (two floodlit) with 3 metre high boundary fencing and tennis hut. Granted, 10/08/2016
- 4.14 In September 2015, a pre-application request was made regarding the construction of four new tennis courts on the site of the existing cricket nets (two further courts to be constructed once existing swimming pool is demolished), demolition of rifle range and the demolition of existing swimming pool and the erection of a new sports hall and swimming pool. (LBM Ref: 15/P3566/NEW)

5. POLICY CONTEXT

5.1 Adopted Sites and Policies Plan and Policies Maps (July 2014)

DM C1 (Community facilities), DM D1 (Urban design and public realm), DM D2 (Design considerations in all developments), DM D4 (Managing heritage assets), DM O1 (Open Space), DM O2 (Nature conservation, trees, hedges and landscape features)

5.2 Adopted Core Strategy (July 2011)

CS.11 (Infrastructure), CS.13 (Open Space, Nature Conservation, Leisure and Culture), CS.14 (Design), CS.15 (Climate Change), CS.20 (Parking, Servicing and Delivery)

5.3 West Wimbledon Conservation Area Character Assessment (Sub Area 13)

5.4 London Plan (2015)

3.6 (Children and Young People's Play and Informal Recreation Facilities), 3.16 (Protection and Enhancement of Social Infrastructure), 3.18 (Education Facilities), 3.19 (Sports Facilities), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction), 5.7 (Renewable Energy), 7.2 (An Inclusive Environment), 7.4 (Local Character), 7.6 (Architecture), 7.8 (Heritage assets and archaeology)

5.5 National Planning Policy Framework (March 2012)

6. CONSULTATION

6.1 The application has been advertised as a major scheme, development

affecting a conservation area, and has been publicised by press and site notices, and individual letters to occupiers of properties adjoining the site and in neighbouring roads. In response, seven letters of objection have been received on the following grounds:

- Loss of privacy/overlooking
- Noise disturbance and light pollution
- Proposed temporary access on Ridgway for construction vehicles is not suitable due to poor visibility
- Current cricket netting should remain
- Traffic and parking impact due to increase in visitor numbers
- Location of constructor's compound will cause unacceptable disturbance to occupiers of Gothic Lodge
- Impact on underground water flow
- Decrease in house price

6.2 Design and Review Panel – (26th January 2016) (Pre-application Submission)

- 6.2.1 The Panel were very positive about this proposal. It was felt to be a logical and clear response to the brief that also solved a number of site issues such as awkward levels and how to move easily through the site. The siting of the buildings was considered to be well thought out and put together in a cohesive way. The breaking up of the form into three separate elements was welcomed, particularly when viewed from the south. From the north this was less well expressed, though the Panel noted the applicant's view that this was more difficult to achieve and that the aim was more to show connection rather than separation.
- 6.2.2 The roof of the swimming pool was felt to be elegant and the Panel felt that the design was successful in bringing in as much natural light as possible. This not only enhanced the design, making the building very legible internally, but was also provided a good quality internal ambience and would reduce energy demands. The Panel also welcomed the use of wood in the swimming pool as something that would help maintain the longevity of the building compared to concrete, in such a challenging internal environment.
- 6.2.3 The Panel stressed the need to get the signage right with the proposal, noting that the building entrance was positioned in the middle of the site, and that there would be community use outside school hours, something that the Panel were keen that was maintained and enhanced if possible. The Panel also welcomed the applicant's aims to exceed a Very Good Breeam rating, and that they were considering installing a CHP, though did note that this was still work in progress.
- 6.2.4 The Panel were keen to ensure that the whole development, including the new tennis courts and demolition of the old swimming pool, was dealt with collectively as a single development by the planning process. Overall the Panel were very impressed by the architectural quality of

the building and how it was composed on its site and how it related to its setting.

VERDICT: **GREEN**

6.3 Tree Officer

6.3.1 No objections subject to conditions

6.4 Future Merton – Climate Change

6.4.1 No objections subject to conditions.

6.5 Future Merton – Flood Engineer

6.5.1 No objections subject to conditions.

6.6 Future Merton – Transport Planning

6.6.1 No objections subject to conditions.

7. PLANNING CONSIDERATIONS

The main planning considerations concern the principle of the development, the design of the proposed sports facilities, its impact on the conservation area and Grade II* listed Southside House and grade II listed Gothic Lodge, and impact on neighbour amenity, traffic/car parking, and trees.

7.1 Design of Sports Facilities, Impact on Grade II Listed Gothic Lodge, Grade II* Listed Southside House and ConservationArea

7.1.1 The Council aims to achieve high quality design in the borough. Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. It also adds that development should use appropriate architectural forms, language, detailing and materials, which complement and enhance the character of the wider setting. Policy DM D4 states that all development proposals associated with the borough's heritage assets or their setting will be expected to conserve and where appropriate enhance the significance of the asset in terms of its individual architectural or historic interest and its setting. Policy DM O1 states that development in proximity to and likely to be conspicuous from designated open land will only be acceptable if the visual amenities of the open space will not be harmed by reason of siting, materials or design.

- 7.1.2 The proposed multi-sports hall and swimming pool, is to be located on land which is currently occupied by six all weather tennis courts. The rear gardens of Grade II* Southside House and Grade II listed Gothic Lodge are located either side of the proposed facilities. The Lodge, which can be viewed from the playing fields (designated open space) is considered in the West Wimbledon Conservation Area Character Assessment (Sub Area 13) to make a positive contribution. To the left of The Lodge when viewed from the playing fields is the existing sports hall and squash building. The existing sports hall building consists of red brick facades, slate roof tiles and asphalt roof coverings with high level clerestory glazing. The brickwork is flat in plane however has a textured appearance due to the tonal mix of deep red and buff bricks. The squash court building has similarities to the sports hall with the height of the brick walls and stone coping matched through. It's most obvious difference is its pitched overhanging metal roof. The brick is monotone red brick accented by pale stone coursing. These buildings are considered to make a neutral contribution to the conservation area. The current swimming building which is located immediately to the west of the playing fields is brick built whilst steel profile sheeting clads the upper part of the side elevations and both end elevations. On the roof are two large steel extractor louvres. This building has been identified as making a negative contribution to the conservation area.
- 7.1.3 It is considered that the new facilities, which form a set of three linked pavilions with the sports hall and swimming pool located either side of a central pavilion is of a very high quality design and as such would comply with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014). The sports hall is a simple rectangular volume, while the swimming pool is an expressive shape connecting a two-storey gallery at one side to a single storey along the eastern edge facing Southside House. The brickwork facades have been designed to replicate the setting of the boundary garden walls, in order to provide a dynamic yet soft backdrop to the sports field, whilst glazing is proposed on three sides of the swimming pool, allowing views out for users and a sense of transparency through the Lodge and the playing field. The proposal was reviewed by the Design and Review Panel at pre-application stage and received a GREEN verdict. The panel was very impressed by the architectural quality of the building and how it was composed on its site and how it related to its setting.
- 7.1.4 The building's position and façade treatment has been designed to minimise impact on the views of the scheme from its surroundings, in particular Gothic Lodge and Southside House. Policy DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that all development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves or enhances the significance of the asset in terms its individual architectural or historic interest and setting.

- 7.1.5 With regards to Gothic Lodge it should be noted that the existing sports hall buildings are already partially visible over the eastern boundary fencing and tree-line. Their presence is not looming or oppressive but they do form a visual backdrop to the eastern side of the listed building. Notwithstanding this care has been taken to minimise the massing of the new buildings to ensure they are as visually unobtrusive as possible. It is considered that although the upper part of the building would be visible over the tree-line of the southeast corner of the garden at Gothic Lodge this would not have an unacceptable impact with the majority of the building shielded.
- 7.1.6 The site immediately adjoins the western boundary wall of Southside House. However, due to the substantial, mature tree planting along the side boundary of the listed building there is little inter-visibility between the site and the listed building. The swimming pool would be closest element to the boundary with Southside House. Careful attention to building heights has been addressed in the scheme with the swimming pool roof sloping down to a single storey height closest to the Southside House boundary and is topped off by a green roof further softening its impact. It should be noted that this part of the site currently comprises modern, artificial floodlit tennis courts which do not form part of the aesthetic, original and historic setting of the listed building and do not contribute positively towards the significance of the listed building. The floodlit tennis courts would be relocated as part of the proposal.

- 7.1.7 A significant benefit of the proposed scheme would be the demolition of the existing swimming pool building. The building is brick built in red modern brick in Flemish bond. Corrugated steel profile sheeting clads the upper part of the side elevations and both end elevations. On the roof are two large steel extractor louvres. The building is not identified as a heritage asset and is considered to be a bland, utilitarian building akin to warehousing, lacking any architectural merit. The West Wimbledon Conservation Area Character Assessment has identified this building as making a negative contribution to the conservation area and as such its demolition is fully supported.

7.2 Impact on Open Space

- 7.2.1 The proposed sports buildings would not be located in designated open space. The boundary of the designated open space is immediately to the south of the proposed buildings. The new buildings are concentrated adjacent to the existing group of school buildings and are not considered to detract from the open space due to their sensitive design and materials. The existing swimming pool building sits in an isolated position surrounded by designated open space and the rifle range sits within it. The location, massing and appearance of the swimming pool detracts from the open space itself. The proposed replacement of the swimming pool building with cricket nets/tennis courts and the removal of the rifle range would significantly improve visual amenity.

7.3 Neighbour Amenity

- 7.3.1 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development should ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to both proposed and adjoining buildings and gardens. It also states that development should protect new and existing development from visual intrusion, noise, vibrations and pollution.
- 7.3.2 It is considered that the proposal would have an acceptable impact on the amenity of occupiers of Gothic Lodge. As discussed in the previous section care has been taken to minimise the massing of the new buildings to ensure they are as visually unobtrusive as possible. It is considered that although the upper part of the building would be visible over the tree-line of the southeast corner of the garden at Gothic Lodge this would not have an unacceptable impact in terms of visual intrusion, be overbearing, or result in an unacceptable level of daylight/sunlight loss. The applicant has provided a Solar Study undertaken for December, March/September, and June which compare the existing to the proposed situation. In December the proposed Sports Building has no effect on Gothic Lodge at all. In March/September and June there is shadowing of the lower half of the garden only, but this will have nearly completely returned to the existing situation by 9am which is considered to be acceptable. It is considered that there would not be any impact on privacy given the southwest facing elevation of the sports hall would not feature any windows.
- 7.3.3 It is also considered that the proposal would not have an unacceptable impact on the amenity of occupiers of Southside House. There is currently little inter-visibility between the site and the listed building and the swimming pool element, which is located to Southside House designed to minimise its impact with its roof sloping down to a single storey height closest to the boundary. The fact that the swimming pool roof would be 'green' would also further reduce its impact when viewed from the upper rear windows of Southside House where it would be most visible from given the existing mature tree planting along the side boundary. It is considered that the proposal would therefore not be visually intrusive or overbearing when viewed from Southside House. It is also considered that the proposal would not result in an unacceptable level of daylight/sunlight or privacy loss. The applicant has also submitted a light study which states that the proposed swimming pool element would not have a significant impact on the surrounding area in terms of the amount of light it emits.
- 7.3.4 The two additional tennis courts would be floodlit, which means a total of four courts would be floodlit. It is considered that the proposed floodlighting would be acceptable in terms of its appearance with the two additional courts to be floodlit (court Nos. 4 & 5 on drawing No.

604-01-990) located furthest away from Rydon Mews with another court which is not floodlit (Court No.6) located between. The floodlights would comprise of 10m high periscope masts which would be retracted down to 3m when not in use. It is considered that the floodlights would not be alien features in an urban environment and that the design of the floodlights would concentrate illumination onto the pitch thus resulting in minimal light spillage affecting the nearby residential properties. This is confirmed in the lighting impact study, which has been submitted with the application which states that light containment would be excellent with most light spill being cut off at the site boundary. It is also proposed to extinguish the lights at 9pm during weekdays and 7pm during the weekends and this would further limit their impact. It is proposed to use the tennis courts between 9am and 9pm, Monday to Friday and 9am to 7pm on Saturdays, Sundays and Bank Holidays.

- 7.3.5 The acceptability of the proposed fence enclosing the tennis courts has already been established through the grant of planning permission of phase 1 and the current application proposes to extend this slightly further north to accommodate the additional area required for the two additional courts. Nevertheless it should be noted that the proposed fence would be a 3m high rolled form weld mesh (50mm aperture x 3mm gauge) would be only 75cm higher than the current 2.25m high treatment along this boundary, whilst being located 1m from the boundary. Although it would be located closer to the boundary than the current cricket netting, it would be 1.5m lower than the cricket fencing, which is 4.5m high. The rolled form weld mesh fencing would also require few posts, which are the most noticeable part of the fencing. It should also be noted that a significant benefit of the proposal would be the demolition of the current swimming pool building. The building is located on the western boundary of the application site and is very prominent when viewed from the rear of some properties along Rydon Mews. Given the swimming pool building is considered to make a negative contribution to the conservation area its demolition would therefore significantly improve the outlook from the rear of these properties.

7.4 Community Use

- 7.4.1 The Council through policy CS.13 of the Core Planning Strategy (2011) promotes healthy lifestyles to encourage physical education and well-being through the use of leisure facilities and schools. The Council also encourages the shared use of facilities.
- 7.4.2 The School currently makes all of its facilities available for some community use. The current sports hall, tennis courts, swimming pool, squash courts and gym are used by the King's Club which makes these facilities available at evenings, weekends and out of school term time to the general public. The School also undertakes a wide range of partnership and outreach activities. There are two main strands to the

programme: the co-ordination of the Wimbledon Partnership consisting of Kings College School and seven maintained secondary schools and academies; and an extensive programme of mentoring and community projects with local schools and institutions. Sport, involving use of all of the School's facilities, forms a fundamental part of the programme. Additionally many local sports clubs use the facilities.

- 7.4.3 It is considered that the proposal would comply with policy CS.13 as it would result in a step change in the quality of sports facilities such as a new swimming pool, new badminton courts and fitness centre that would also be made available and significantly benefit the local community including the various sports clubs and schools that use them.

7.5 Parking and Traffic

- 7.5.1 The existing emergency access on Ridgway to the school playing fields is to be closed in conjunction with the already approved tennis courts application (Ref: 16/P2577), thereby resulting in the need for a new emergency access to be provided. The proposed new emergency access is to also be located on the Ridgway further to the east opposite the junction with Lansdowne Road and would run along the eastern boundary of the proposed tennis courts. It should be noted that a temporary construction access would be erected in the same place during construction works and the new emergency access will be constructed once building works are complete. The Council's Transport Section have assessed the application and consider the proposal to be acceptable with the design and location of the access conforming with both driven and pedestrian visibility splays. Swept paths have also been annotated on the submitted crossover design to show that an ambulance can enter and exit the development in a forward gear.
- 7.5.2 The applicant has confirmed that there will be no increase in pupil numbers as a result of the development and there are no plans to increase membership of King's Club. It is therefore considered that there will be little impact on the pattern and number of vehicle movements arising from the school.

7.6 Sustainability and Energy

- 7.6.1 The BREEAM design stage assessment indicates that the development should achieve an overall score of 56.48%, which meets the minimum requirements to achieve BREEAM 'Very Good' in accordance with Merton's Core Planning Strategy Policy CS15 and Policy 5.2 of the London Plan 2015. The BRUKL output documentation submitted for the proposed development also indicates that it should achieve a 35.4% improvement in CO₂ emissions on Part L 2013. This exceeds the 35% improvement over Part L required for major developments under Policy 5.2 of the London Plan (2015).

Furthermore, the energy strategy submitted for the development indicates that the development proposal has been designed in accordance with the London Plan energy hierarchy (be lean, be clean, be green).

- 7.6.2 The development would have a good level of fabric performance (in advance of Part L 2013 notional building) and good levels of air permeability ($3m^3/h/m^2$) but exceeds the Part L levels for the notional equivalent building. This is primarily due to auxiliary energy usage, which is to be expected with the energy intensive nature of sports facilities. However, this is not considered to be a key issue in meeting the policy requirements. The development is also proposing to install a CHP system to meet the primary energy demands of the site – achieving a 46.5% saving against the target and it is welcomed that the proposal would utilise CHP onsite for the development. The remaining CO₂ emissions shortfall will be addressed via a roof mounted solar PV array - achieving a 4.5% saving against the target. The council's Climate Change Officer has assessed the application is satisfied that the energy strategy submitted for the development is policy compliant and that the sustainability requirements for the development can be addressed via the use of suitable conditions.

7.7 Trees and Landscaping

- 7.7.1 The proposed development would involve the removal of two trees (Sycamore and Norway Maple) either because they are situated within the footprint of the proposed development or because they are too close to proposed structures or surfaces to enable them to be retained. These trees are listed as T51 & T52 in the Tree Preservation Order (Merton (No.312) Tree Preservation Order 2000) with the arboricultural implications assessment classifying them as category 'C' trees. It is considered that whilst there is no strong arboricultural objection to their removal it is necessary that replacement trees are planted elsewhere in the school grounds. It should also be noted that the application has also been amended since it was first submitted with the attenuation tank turned 90 degrees so that it no longer falls within the root protection area of a large mature London Plane tree which is to be retained.
- 7.7.2 The new swimming pool would frame a new courtyard in front of the Lodge. This space would feature a grass garden with native and wildlife friendly planting including large specimen shrubs and trees. New seating areas are also proposed. The courtyard seeks to maintain a separate garden space for the Lodge, while providing a new open lawn to the south.

7.8 Impact on Surface and Groundwater Flows

- 7.8.1 The site is located in Flood Zone 1 and is at low risk of fluvial flooding. The Environment Agency's surface water maps show the existing tennis court areas are at low to medium risk of surface water flooding, due to their low typography in comparison to the surrounding land and levels. This area will be raised under the proposals and drainage runs improved. Perimeter drainage should pick up any flows which have the potential to flow offsite, such as towards Gothic Lodge or The Lodge. The site is also not a Critical Drainage Area (CDA).
- 7.8.2 The CCTV drainage survey identified two existing outfalls to the Thames Water sewers in Woodhayes Road, one surface water and one foul water connections. The survey has identified a defect in that the existing outfall pipes to the Thames Water sewer from The Lodge and Sports Hall both have displaced joints. As part of the drainage works to the scheme, the existing outfall pipes and any other drainage runs which are being utilised must be repaired as part of the proposed works. Some pipes within the report have been noted to have root damage which also require repair. Calculations submitted with the application show that an attenuation storage volume of 180m³ is required to restrict surface water runoff rates to the minimum required rate of 5l/s for the 1 in 100 year plus 30% (climate change) event. The attenuation will be used by a below ground tank in the soft landscaping area north of the sports centre.
- 7.8.3 The Cypress tree within the grounds of Gothic Lodge is a very large specimen with a girth in excess of 5m. The submitted arboricultural implications report notes that it is not directly affected by the proposals but is so large it is significant feature in the local landscape. It is considered that while there will be an overall reduction in runoff rates from the site to help reduce the overburden on the Thames Water sewers and to minimise flood risk, there does not appear to be a fundamental change in flows in proximity to the Swamp Cypress Tree within the boundary of Gothic Lodge.
- 7.8.4 The Ground Investigation report and boreholes undertaken on the site shows that the underlying geology consists of Made Ground over The Black Park Gravel, overlying the Claygate member. Groundwater was encountered within the Claygate member at depths of 4.20m bgl in Borehole 1, 3.70m bgl in Borehole 2 and at 2.10m in borehole 3. The proposed undercroft to the proposed swimming pool appears to extend to 2m bgl, which is above, but close to the levels recorded above. The ground investigation reports state that it is expected that the groundwater, which can be perched in this area, i.e. sitting above the claygate member, will flow around the relatively shallow basement structure.

7.9 Demolition and Construction

- 7.9.1 The application proposes a constructors compound which would be located close to the rear of boundary of Gothic Lodge. The applicant

has provided a draft layout of the compound which shows that the closest part of the compound to Gothic Lodge would be used as a turning circle for construction vehicles. Given the project office and storage area would sit just in front of the existing swimming pool when viewed from Gothic Lodge it is considered that they would have only a limited visual impact. The compound would also be enclosed by a 2.4m high fence further reducing its impact. A condition requiring the submission of a construction logistics plan will also be attached.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. CONCLUSION

- 9.1 It is considered that the proposed sports hall is of a very high quality design and would not have a harmful impact on the setting of the Grade II Listed Gothic Lodge or Grade II* Listed Southside House, whilst preserving or enhancing views within the conservation area and from the designated open space. The proposal would also result in the demolition of the current swimming pool building which is considered to make a negative contribution to the conservation area. The proposal would result in the loss of two trees in this instance, which is also considered acceptable given they are category 'C' which means they have little amenity value.
- 9.2 The proposal would not be visually intrusive or overbearing when viewed from surrounding residential properties, whilst there would not be an unacceptable level of daylight/sunlight loss, privacy loss. Given, the proposal would not result in an increase in pupil or visitor numbers there should not be any difference in the number of traffic/parking movements to and from the school.

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

Subject to the following conditions:

1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Surface Treatment)

5. B.6 (Levels)
6. D.3 (Restriction on Music/Amplified Sound)
7. Non Standard Condition - Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the plant/machinery shall not exceed LA90-10dB at the boundary with the closest noise sensitive property.

Reason: To protect the amenities of the occupiers in the local vicinity.

8. D.9 (No external lighting)
9. D.11 (Construction Times)
10. F.1 (Landscaping/Planting Scheme)
11. F.2 (Landscaping (Implementation))
12. Tree Protection: The details and measures for the protection of the existing retained trees as specified in the approved document 'Arboricultural Implications Report' reference: SJA air 15315-01a and dated November 2016 together with the 3 drawings titled: 'Tree Protection Plan: Phase 1 + 2/Phase3/Phase 4+5' and individually numbered 'SJA TPP 15316 – 01 P1+2'; 'SJA TPP 15316 – 01a P3' ; and 'SJA TPP 15316 – 01 P4+5' shall be fully complied with. The methods for the protection of the existing trees shall follow the sequence of events as detailed in the documents and shall include arboricultural supervision for the duration of all site works.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014

13. The details for the protection of trees shall include the retention of an arboricultural expert to monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of site works. The works shall be carried out strictly in accordance with the approved Arboricultural Implications Report and Tree Protection Plans.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014

14. Buried Attenuation Tank; No work shall be commenced until details of the proposed design, materials, and method of excavation and construction of the buried attenuation tank shall be submitted to and approved in writing by the LPA and the work shall be carried out in accordance with the approved details. Such details shall include further arboricultural measures for the protection of the adjacent London Plane tree.

Reason: To protect and safeguard the existing retained London Plane tree in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014

17. H.9 (Construction Vehicles)

19. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good' has been submitted to and acknowledged in writing by the Local Planning Authority. The submission shall also include confirmation that the development will meet the London Plan C02 reduction targets.'

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

20. No development shall commence until the applicant submits to, and has secured written approval from, the Local Planning Authority on evidence demonstrating that the development has been designed to enable connection of the site to an existing or future district heating network, in accordance with the Technical Standards of the London Heat Network Manual (2014).'

Reason: To demonstrate that the site heat network has been designed to link all building uses on site (domestic and non-domestic) and to demonstrate that sufficient space has been allocated in the plant room for future connection to wider district heating in accordance with London Plan (2015) policies 5.5 and 5.6.

21. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until evidence has been submitted to the council that the developer has uploaded the appropriate information pertaining to the sites Combined

Heat and Power (CHP) system has been uploaded onto the London Heat Map (<http://www.londonheatmap.org.uk/>)'

Reason: To ensure that the development contributes to the London Plan targets for decentralised energy production and district heating planning. Development Plan policies for Merton: policy 5.2,5.5 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

22. No development approved by this permission shall be commenced until a detailed scheme for the provision of surface water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The final drainage scheme shall be designed in accordance with the submitted Drainage Strategy (produced by Price Myers dated July 2016 Ref: 24469) and will dispose of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall provide information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site at an agreed maximum rate of no more than 5l/s with no less than 180m³ of storage.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

23. The tennis courts numbered 4 & 5 on approved drawing No. 604-01-990(P2) hereby permitted shall only be used between the hours of 0900 to 2100 Monday to Friday and 0900 to 1900 on Saturday, Sunday and Bank Holidays.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

24. On weekdays (Monday - Friday) the tennis court numbered 6 on approved drawing No. 604-01-990(P2) hereby permitted shall be used only between the hours of 0900 to 2100.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's

Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

25. On Saturdays, Sundays and Bank Holidays, the tennis court numbered 6 on approved drawing No. 604-01-990(P2) hereby permitted shall be used only between the hours of 0900 to 1900 for a temporary period of three years starting from the date of this permission. The use of the tennis court numbered 6 shall cease on Saturdays, Sundays and Bank Holidays after (date of final decision notice).

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

26. Notwithstanding the approved drawings the floodlights shall have a maximum height of 10m during permitted hours of use and shall be retracted to a maximum height of 3m outside of permitted hours.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of the Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

27. No development shall commence until the temporary construction access shown in approved drawing No. X has been provided.
28. The access shown on approved drawing No. X shall be for emergency vehicles only.
29. H.13 (Construction Logistics Plan)
30. Green roof – details and requirement to be provided.

[Click here](#) for full plans and documents related to this application.

Please note these web pages may be slow to load

This page is intentionally left blank