

- External consultations: Sport England, Greater London Authority (GLA)

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee on the basis that it is a departure from the UDP and that Sport England has raised an objection to the development.

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 application site is made up of land within the northeast part of the school site, bounded by school buildings to the north, west and east (including the Listed Grade II Great Hall to the north) and the school rugby pitch to the south. It principally comprises a hard surfaced area outside the Great Hall and a part of the playing fields. The part within the playing fields is a residual grassed area to the north of the first team rugby pitch (currently used by pupils at break time for informal recreation) and is designated as open space within the retained adopted Merton UDP Proposals Map (2003).
- 2.3 The school and its grounds are located within the Merton (Wimbledon West) Conservation Area.

3. CURRENT PROPOSAL

- 3.1 The application proposes the erection of a three-storey extension to the existing science block comprising six classrooms, a multi-use hall space, staff offices and conference space as well as WC's and support facilities. The classrooms are required to facilitate the demand that will be created when the school re-introduces its A-level programme, which cannot be accommodated within existing facilities on site.
- 3.2 The application has been amended since its original submission to include a multi-use games area (MUGA) with retractable floodlighting and a landscaped quad outside the Great Hall as well as other additional landscaping.
- 3.3 The proposed extension would result in the loss of approx. 516 sq.m of open space located in the top corner of the existing sports field. It should be noted that the extension would not be located on the area used for the rugby pitch/summer athletics area itself but on the residual grassed area to the north

adjacent to an existing classroom block. It is not part of a marked out pitch or its required run off area.

- 3.4 The extension would have a 'T' shaped footprint and result in the creation of a new courtyard. The extension would project out 30m from the Science building and would be 31m in length, with a maximum height of 11.5m above ground level.
- 3.5 The classroom element features a flat roof and is arranged over three floors, with two classrooms located on each floor. The multi-use hall would feature a distinctive twin-pitched roof and a glazed dormer, which faces northeast. Materials would comprise red brick walls with pale coloured stone used in the primary elevations. The pitched roof of the multi-use hall would be finished in slate.
- 3.6 The multi-use games area (MUGA) would sit immediately to the east of the multi-use hall, and would be located on the northern part of the existing sports field. The MUGA would be an all weather surface (green porous macadam) enabling year round use and would be enclosed by a 3m high green plastic coated chain link fence. Six retractable floodlights are proposed to enable the extended use of the MUGA. The floodlights would have a height of 8m when fully extended and 2.03m when not in use.
- 3.7 The MUGA would primarily be used to accommodate three netball courts (one premier and two community sized), but could also be marked out to accommodate a number of other sports. The MUGA and multi-use hall would also be made available to local clubs when not required by the school.
- 3.8 The existing hard play area, which is located between the proposed MUGA and the Great Hall building, would be transformed into a new landscaped 'Quad'. The layout would be formal comprising a lawn with two paths crossing in the middle and a circular central space aligned on the axis of the Great Hall. The quad would be enclosed by a dwarf brick wall topped by a clipped box hedge. Paving materials are natural stone flags with brick.
- 3.9 This application forms part of the school's wider masterplan for the physical development of King's College School over the next 10 to 15 years.

4. PLANNING HISTORY

- 4.1 MER491/65 - Erection of classroom and dining hall area. Approved, 23/09/1965.
- 4.2 MER492/65 - Erection of buildings for Music Rooms. Refused, 7th October 1965, Amendments approved 4th November 1965.
- 4.3 MER771/74 - Demolition of Junior School Hall, Cottage and Music Hall. Approved, 30th January 1975.

- 4.4 MER585/74(D) Approval of detailed drawings for Stage 3 of Redevelopment of Junior School. Approved, 1st March 1979.
- 4.5 87/P0013 - Erection of a part single/part three-storey building to provide 6th form centre and new hall. Approved, 5th March 1987.
- 4.6 87/P0021 - Listed building consent to demolish "L" block containing 5 classrooms and an assembly hall known as Little Hall in connection with the proposed construction of a new 6th form centre. Approved, 5th March 1987.
- 4.7 87/P0840 - Erection of single storey building enclosing existing swimming pool. Approved, 3rd September 1987.
- 4.8 89/P0823 – Two-storey prefabricated building for use as a Craft Design and Technology Dept attached to the Art Dept. Approved on 14th August 1989.
- 4.9 90/P0277 - Listed building consent for alterations and refurbishment of Great Hall including formation of new gallery at southeast end of Great Hall and alterations to up-grade means of escape from South Hayes, which is linked to Great Hall. Approved, 10th May 1990.
- 4.10 93/P0279 - Listed building consent to alter existing entrance way and modern link bridge between senior school building and Great Hall including formation of new porters lodge. Approved, 4th November 1993.
- 4.11 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.
- 4.12 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.
- 4.13 99/P0212 - Listed building consent for the erection of a two-storey extension to provide entrance lobby to school and additional classroom space above. Approved, 17th May 1999.
- 4.14 01/P1971 - Erection of a four-storey extension to the existing school library. Granted, 12th February 2002.
- 4.15 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.

- 4.16 05/P1113 - Security Hut at entrance opposite Glencairn House, 70 Ridgway. Approved, 15th July 2005.
- 4.17 06/P1981 - Extension and improvements to school science building providing 6 new laboratories, ancillary spaces and circulation. Approved, 16th November 2006.
- 4.18 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.
- 4.19 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.
- 4.20 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.
- 4.21 In November 2012 a pre-application meeting with regards to the proposed extension was held between the applicant and Council officers.

5. POLICY CONTEXT

5.1 Adopted Unitary Development Plan (October 2003)

BE.1 (Conservation Areas; New Development, Change of Use, Alterations and Extensions), BE.8 (Setting of Listed Buildings, Ancient Monuments, Historic Parks and Gardens and the Wider Historic Landscape), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.22 (Design of New Development), BE.25 (Sustainable Development), C.12 (Community Use of Educational Facilities), L.5 Urban Green Space, L.7 (Recreational Open Space), L.12 (Provision of New Facilities), PE.3 (Light Pollution), PE.12 (Energy Generation and Energy Saving)

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 Merton Open Space Study 2010/2011

5.5 Submission Draft Sites and Policies Plan and Draft Policies Map

5.6 **London Plan (July 2011)**

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), 7.18 (Protecting local open space and addressing local deficiency)

5.7 **National Planning Policy Framework (March 2012)**

The most relevant paragraphs are 70, 72 and 74 set out below:

5.71 Paragraph 70:

'To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'

5.72 Paragraph 72;

'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

5.73 Paragraph 74:

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.’

6. CONSULTATION

- 6.1 The application has been advertised as a major scheme, development affecting a conservation area, and a departure from the local plan, and has been publicised by press and site notices, and individual letters to occupiers of properties adjoining the site and in neighbouring roads.
- 6.2 An initial consultation was carried out on the 14th January 2013 following registration of the application. A re-consultation was carried out on the 5th September 2013 following the addition of the multi-use games area (MUGA) with retractable floodlighting and landscaping of surrounding areas.
- 6.3 The initial consultation elicited one letter of objection from the Wimbledon Society. The re-consultation resulted in no objections and four letters of support.
- 6.4 The Wimbledon Society
- 6.5 The new building next to the science block doesn't appear to sit comfortably with any of the other buildings either close by or on the site in general giving the appearance of a disorderly collection of buildings with no apparent theme or consistency. It lacks design cohesion and Kings College School should be developing a 'preferred look' for new buildings based on the current buildings as part of its masterplan.
- 6.6 The plans propose to build classrooms in an existing green space and it is hoped that this space will be reinstated elsewhere on the site. However, as the current swimming pool building was built in a green open space a few years ago and no recompense was made, this is of some concern. We would like to see a use of Open Space plan where the balance of buildings is at least neutral.
- 6.7 Of course it is always nice to have open space but better still if the public can see it and make use of it. Better public access should be made available to public areas and we would like to see a more sympathetic treatment of the poor quality fencing along the section of the Ridgway in order to open up the view of the playing fields to the public.
- 6.8 **Planning Policy Officer (Comments were made when application was first submitted)**
- 6.9 Open Space
There is a strong planning policy presumption against building on Open Space and below are the relevant extracts:

- 6.10 Core Strategy Policy CS13 (Open space, nature conservation, leisure and culture)
"We will:
a. Protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks, and other open spaces;..."
- 6.11 London Plan Policy 7.18 (Protecting local open space and addressing local deficiency)
"The loss of local protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate."
- 6.12 NPPF para 74
"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."*
- 6.13 For the sake of clarity, the assessment that is referred to in London Plan Policy 7.18 and the first bullet point in paragraph 74 of the NPPF, does not refer to an individual site assessment but to LPA Open Space Strategies as respectively described in Part C London Plan Policy 7.18 and in the preceding paragraph (73) of the NPPF. Merton's Open Space Strategy 2010/2011 does not show that this open space is surplus to requirements.
- 6.14 Sports Facilities
- 6.15 The proposals would result in a small loss of playing field area but there would not be a loss in sports pitches. As is pointed out by the applicants, the proposed multi-use hall could be used for indoor sports. On balance, the impact of the proposals on the sports facilities would be acceptable. However, be advised that Sport England have their own policies with regards to development on playing fields.
- 6.16 School Expansion
- 6.17 There is much planning policy support for development associated with school expansion where the need for the expansion has been demonstrated (Core Strategy CS11, London Plan 3.18, NPPF Para 72 & Ministerial policy statement 15 August 2011). The Ministerial letter only relates to state funded schools and although it is less clear in the NPPF and London Plan policies, it is quite clear that the Core Strategy policy is concerned with addressing the

increased local demand for school places. There is therefore limited planning policy support for the improvement of private school facilities which do not address local need.

6.18 Conclusions

6.19 The proposal would result in improved education facilities and the provision of a multi-use hall, which could also be used for indoor sport, while not having an undue impact on the existing sports facilities. The proposals would however result in the loss of a relatively small amount of designated open space (1.25%) in relation to the size of this private open space. Furthermore, the subject portion of designated open space is approximately 145m from a public viewpoint on Ridgway and the proposals would therefore not have an undue impact on the public value that the whole open space provides to the area.

6.20 In my opinion, the benefits of the proposals outweigh the limited harms, and although a finely balanced decision, I recommend that a departure from adopted policy would be acceptable in this instance.

6.21 Design and Conservation Officer

6.22 Does not object although has concerns regarding the standard of the materials. Suggests that views from the Ridgway could be improved by a change in boundary treatment.

6.23 Urban Design Officer

6.24 I welcome the quadrangle approach to the layout, which I feel is better than the previous approach. It leaves free the attractive existing frontage, gives the most recent building a better role and the quadrangle form is in keeping with the general character and feel of the school as a whole.

6.25 I do feel the building encroaches a little into the southerly open vista. In design terms I don't object to this in principle, but this is on the proviso that it is a minor incursion and that the building quality is very high and its design is relevant to the overall character and can be easily seen as an integral part of the school. The most recent addition, although not a poor quality building, sticks out starkly and a new building should not repeat this mistake.

6.26 To this end I feel that whilst the proposed hall is clearly executed to a high quality – particularly regarding the external surfaces, its form is less convincing. This is particularly so with regard to its roof. This is a highly dominant form, creating large expanses of roof plane. I believe the eye will be drawn to this aspect of the building more than the design detail. Modifications to this design could easily be made – such as relating the roof pitch to that of the existing main hall, removing the flat roof section and introducing architectural elements to break the roof form into smaller constituent elements.

6.27 I would also raise some issue with the interior of the hall. Simply, I am not clear about how the interior, the skin, and the overall form, knit together as a

seamlessly designed whole. It's almost as if a standard internal form is driving a particular type of roof form, this then being dressed up in a high quality skin. Therefore the design rationale for the building, as proposed, is not clear.

6.28 Design and Review Panel – (27th November 2012) (Pre-application Submission for New Building Only)

6.29 The general mood of the Panel was positive, mainly towards the architectural quality of the proposed building and particular praise was given for the production of models. The Panels comments were generally split into two areas. Firstly the position of the building, and secondly its general design and relationship to other buildings.

6.30 On the former, the Panel showed some concern that the building encroached onto designated open space, that this had been changed from the produced masterplan the Panel had previously seen, and that it could impinge on, or detract from the important long views to and from the great hall. It was felt that perhaps the proposed hall jutted out too much compared to other nearby buildings, which were allowing the vista to open up, rather than closing it down.

6.31 There was a feeling that there should be a little more clarity on whether the aim was to give prominence to maintaining the vista, or to create a new courtyard to strengthen the collegiate atmosphere of courtyards and quadrangles. It was suggested that perhaps the proposed courtyard was not working as well as it should – possibly too small - and that the proposal was 'falling between two stools' in this respect.

6.32 Although some further explanation of the approach and design was given by the applicant, the Panel felt that the rationale on this point needed to be stronger. Some Panel members went as far as to suggest that, if strengthening the collegiate feel was the most important aim, the design should look into building across the existing hardstanding in front of the great hall to fully enclose this space, thus not building on the designated open space.

6.42 Whilst the Panel felt that the attention to detail of the proposed building was excellent and that the finished product would clearly be a building of high quality, it was questioned whether the design was truly bespoke for this site. This was most evident with the design of the hall – with comparison being made to the applicant's Newnham College scheme.

6.33 The one key element the Panel were not convinced of regarding the design was the roof. It was unclear what the rationale was and how the architect had arrived at this roof form. It was felt that architectural references to the great hall should be clearly evident – as with Newnham College. That this was missing the mark, was evidenced by the Panel comparing it to other building types not seen on the site. In addition to this issue of reference, the Panel

simply felt that due to its form, the building would appear as predominantly roof when viewed from a distance.

- 6.34 Finally the Panel raised a question of the appropriate typology for the new buildings, with particular reference to the setting of the existing low-key 'background' buildings of the science block. Is it appropriate for the new building to stand out or should it blend in more? It was felt this was relevant when considering the importance of the vista.
- 6.35 The Panel felt that the issue of siting needed to be looked at again. Also of concern were the more site specific issues and how the building design related to the rest of the school.

VERDICT: **AMBER**

6.36 Sport England

- 6.37 Sport England objected to the proposal as originally submitted on 7th March 2013 stating that the proposal would prejudice the use of the playing field and prevent an additional playing pitch from being marked out in response to the School's potential needs in future.
- 6.38 Following negotiations between the applicants and Sport England, the application has been amended to include the MUGA, and following further negotiation to include fencing and floodlighting to this area, as well as new cricket nets on Kings College land. Although Sport England have welcomed these additions, they are still maintaining their formal objection. Their latest e-mail response dated 23rd September states that SE would require additional existing and proposed future facilities to be made available for community use through a formal community user agreement to consider removing their objection.

6.39 Greater London Authority (GLA)

- 6.40 The GLA Stage 1 referral report concludes that London Plan policies on open space, educational use, playing fields, biodiversity, design, heritage, access, energy, and transport are relevant to this application. They advise that the application complies with some of these policies but not with others and on balance does not comply with the London Plan but they do not raise any strategic concerns with the proposal. Their conclusions and the potential remedies to issues of non-compliance are set out below:

- Open Space & Educational Use – The proposed development is acceptable.
- Playing Fields – There are no strategic concerns; however, it is recommended that further discussion take place with Sport England in order to seek a resolution of its objection.
- Biodiversity – There are no strategic concerns.
- Heritage – There are no strategic concerns.
- Access – The proposed measures and an increase in the level of Blue Badge parking should be secured through appropriate conditions.

- Energy – The scheme complies with policy 5.2 of the London Plan.
- Transport – There are no strategic transport concerns.

6.41 The Stage 1 GLA report is attached as an appendix.

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations concern the loss of part of the existing designated open space and playing field, the design of the proposal and its impact on the surround area including the Grade II Listed Great Hall, neighbour and traffic impact, and trees/landscaping.

7.2 Design and Impact on Conservation Area and Grade II Listed Great Hall

7.3 The application site is located within the Merton (Wimbledon West) Conservation Area. Policy BE.1 of the UDP states that proposals for new development will be expected to 'Respect or complement the design, scale, form, and materials of existing buildings and spaces' and 'Maintain important views within and out of the area'. In addition, policy BE.22 of the UDP requires new development to have a high standard of design that will complement the character and local distinctiveness of the adjoining townscape.

7.4 The Grade II Listed Great Hall is located immediately to the north of the application site. The Great Hall is the only Grade II Listed building on the King's College site and is built from red brick with a dual pitch form. There is a southerly open vista of the Great Hall, which is dominated by its large gabled roof, which addresses the existing hard court area and playing fields. Policy BE.8 of the UDP states that in considering the design and siting of extensions or development special regard will be had to the desirability of protecting the settings of Listed Buildings.

7.5 The proposed extension would comprise two elements; a three-storey flat roofed element, which contains the six classrooms and connects the multi-use sports hall building with the existing science block, and the multi-use sports hall building, which would feature a twin-pitched gabled roof, with a flat roof section. The proposed extension would have a 'T' shaped footprint.

7.6 It is considered that the proposed extension is acceptable in terms of its design and materials and would integrate well with the existing science building and the wider site in general. The extension is clearly executed to a very high standard with the use of red brick to complement the Great Hall and pale coloured stone on the primary elevations. The pitched roof of the multi-use sports hall element is also finished in slate to match the important buildings on the site.

7.7 The proposed extension is not considered to be excessive in terms of its size and is no higher than its immediate surrounding buildings. It would be located to the west of the Great Hall and is significantly smaller with the multi-use hall element featuring a flat roofed element so that it does not compete with the Great Hall when viewed from the southerly vista. Concerns were raised by the Design and Review Panel and the Council's Urban Designer regarding the

form of the multi-use sports hall and in particular its large expanse of roof. This is noted, however, it is considered that given the proposed roof is articulated into six equal panels on its eastern side in addition to a fully glazed dormer being erected on this elevation, that the roof has been sufficiently broken up and as such would not be too dominant. It should also be noted that a purpose of the flat roof is to temper the amount of roof because if the multi-use hall instead featured a pointed apex, a much greater expanse of roof would be generated.

- 7.8 The extension would sit in front and jut out slightly to the side of the Taylor Wing. The Taylor Wing, which is arranged over four floors, was constructed approximately 10 years ago and is considered to have a detrimental impact on views of the Great Hall, given its distinctive red colour draws the eye away from the Great Hall when viewed from the south. The proposed extension would have a positive impact in this respect as it would largely screen views of the Taylor Wing when viewed from the Ridgway and the wider conservation area. Although, it would jut out slightly to the side of the Taylor Wing it is considered that given its unobtrusive form that it would have a minimal impact on the open vista when viewed from the south.
- 7.9 Overall, it is considered that the proposal is of a high standard of design and would preserve or enhance the character and appearance of the Merton (Wimbledon West) Conservation Area. In addition, the proposal would protect the setting of the Grade II Listed Great Hall. The proposal would therefore accord with policies BE.1, BE.8 and BE.22 of the UDP.

7.9 Loss of Open Space

- 7.10 There is a strong planning policy presumption against building on Open Space. The Core Planning Strategy (July 2011) states that the Council will "Protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks and other open spaces;...". Policy 7.18 of the London Plan (July 2011) states that "the loss of local protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate."
- 7.11 National planning guidance through Paragraph 74 of the NPPF states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'

- 7.12 The proposed building would occupy approx. 516sq.m of designated open space, which would be contrary to local, regional and national planning policies CS.13 of the Core Planning, 7.18 of the London Plan and NPPF paragraph 74 since no new equivalent designated open space is being proposed and the Merton Open Space Strategy (MOSS) 2010/1011 does not show that this open space is surplus to requirements. It should be noted that it is proposed in the Submission Draft Sites and Policies Plan and Draft Policies Map to remove this section of designated open space (i.e. the part of the field, which the extension would be located on). However, given this is not yet adopted policy it is afforded little material weight at present.
- 7.13 Although the extension would clearly constitute the loss of designated open space it should be noted that this equates to just 1.25% of the total 41,210sq.m of open space area within the school grounds, and the proposal as a whole would bring significant benefits to the school and the wider community. This proposal forms the second phase of the School's development masterplan, for the physical development of the School over the next 10 to 15 years. It should be noted that the masterplan proposes the demolition of the swimming pool building, which would result in an increase in open space that would more than compensate for the loss of the open space in this application.
- 7.14 The school has carried out a needs assessment. The assessment concluded that there is a variety of classrooms dispersed around the school site in buildings dating from the 19th to the 21st Centuries. The school however has a lack of classrooms large enough for large groups with full classes crammed into small classrooms, as no larger classrooms are available. There is also a dearth of high quality classrooms, with large, airy, uplifting classrooms needed. A need for medium to large-sized multi-use spaces for activities ranging from drama, karate and meetings was also identified.
- 7.15 There is strong policy support for improving education facilities. Policy 3.18 of the London Plan states that "development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes".
- 7.16 The proposed extension would greatly improve the school's learning resource infrastructure by providing excellent new facilities, which addresses the needs identified by the school. This includes the provision of six large classroom spaces, multi-function room to accommodate up to 150 people sitting, exam use and activities such as drama, music, dance, and sports. The extension would also provide academic offices, conference room, and circulation spaces including a new lift to bring the circulation within the existing science labs up to modern standards by resolving the floor level differences and allowing for level access throughout.
- 7.16 It is considered that the proposal would result in the loss of a relatively small amount of designated open space (1.25%) in relation to the size of the overall private open space. Furthermore, the subject portion of open space is located approximately 145m from the nearest public viewpoint from the Ridgway,

which means the loss of open space itself would not have an undue impact on the public value that the whole open space provides for the area.

7.17 It is considered that given the significant improvements to the schools sports and education facilities, as well as improvements to its visual environment, particularly the long views of the Grade II Great Hall, (these issues are discussed in detail elsewhere), that in this instance the benefits of the proposal would outweigh the limited harm, and as such a departure from policy is acceptable in this instance.

7.18 Loss of part of Sports Field

7.19 The application as originally submitted proposed the classroom extension alone. Sport England objected to the proposal because the extension would be located on part of the existing playing field and as such would prejudice its future use and prevent an additional playing pitch from being marked out in response to the school's potential needs in the future (e.g. if pupil numbers increase and additional pitches are therefore required).

7.20 The Council and applicant have since been in protracted negotiations with Sport England, in an attempt to overcome their concerns. In light of this, the application has since been expanded to include a multi-use games area (MUGA). The MUGA would be sited at the north end of the rugby/athletics sports field. To meet Sport England requirements, the MUGA would feature a 3m high green mesh fence around its perimeter and retractable floodlighting, which would be retracted when not in use so that it wouldn't impact on views of the Great Hall. In addition, the School has also proposed the erection of a Cricket Nets at the Schools Kingsway sports ground. This has been approved through a separate planning application (LBM Ref: 13/P2647), and would further enhance the schools sports offer. A condition would be attached requiring the Cricket nets are erected prior to the commencement of use of the proposed building.

7.21 It should be noted that despite the inclusion of the MUGA (with floodlighting) and cricket nets, Sport England have maintained their objection to the proposal. This is because the proposed multi-use sports hall, which would be used for activities such as karate and aerobics, does not meet their minimum size requirement. The proposed multi-use hall is 11m x 15.6m x 10.6m whereas the minimum dimensions required is 12m x 15.6m x 10.6m, which means there is a shortfall of just 1m in terms of its width.

7.22 It is considered that the School has made significant effort to overcome the objection raised by Sport England through the proposed provision of the additional sports facilities (MUGA and cricket nets). However, despite these efforts, Sport England have advised that for them to consider removing their objection the school would be required to enter into a formal agreement for community use of both the school's existing and proposed sports facilities.

7.23 The Council through Policy C.12 recognises the benefits to be derived from the use of educational facilities and playing fields for other community

purposes and will seek to identify opportunities for, and encourage, such uses. The School currently makes all of its facilities available for some community use and have confirmed that they will continue to do so. They advise that currently 60-100 pupils from maintained sector schools use the facilities every Friday afternoon between 2pm and 6pm. In addition, Wimbledon Hockey Club and AFC Wimbledon Youth Team use the facilities on offer at Kingsway. This is delivered as a voluntary arrangement and works well and it is proposed that the MUGA and multi-use sports hall will also be made available to community use in a similar way. The school is concerned that the formality of a community user agreement would be too rigid and restricting when there are already informal arrangements which work to their and community users' satisfaction. It is considered that given the significant sports benefits that the proposal would bring, Sport England's further requirement to include a formal community use agreement for both the existing and proposed facilities in order to consider removing their objection is not necessary to make the development acceptable in planning terms given the informal arrangements that already exist and the nature and scale of the proposed development.

- 7.24 It is considered that the proposed loss of part of the sports field is acceptable in this instance as the proposed benefits are considered to significantly outweigh the harm. The proposal would result in only a small loss of playing field, which does not form part of the playing pitch or the required run-off, and would offer much improved sports facilities, which would be available year round, for longer hours, and for community use.

7.24 Residential Amenity

- 7.25 Policy B.15 of the UDP requires development to provide for levels of sunlight and daylight to adjoining buildings, protect amenities from visual intrusion and ensure that the living conditions of existing residents are not diminished by increased noise or disturbance.
- 7.26 The proposed extension would be located at least 100m from the nearest residential property, Glencairn House, which is located to the east of the application site on a small cul-de-sac, which is accessed from the Ridgway. The proposal would also be visible from some properties along the Ridgway, which is located to the south of the site.
- 7.27 It is considered that given there is a significant distance between the extension and surrounding residential properties, coupled with the fact that the extension would not be any taller, and would sit in front of the existing science building or Taylor Wing depending on whether it is viewed from the south or the east, that it would not be visually intrusive, overbearing or result in a loss of daylight/sunlight to the detriment of occupiers of these properties.
- 7.28 With regards to the proposed MUGA, it is also considered that the proposed retractable floodlighting would not have a detrimental impact on neighbour amenity, given it would be enclosed by school buildings to the north, east and west. The floodlighting would be located in approx. 140m from the school's

Ridgway boundary, which is considered sufficient distance to mitigate its impact in terms of light generation. Overall, it is considered that the proposal would accord with policy BE.15 and is acceptable in terms of residential amenity.

7.29 Trees and Landscaping

7.30 The proposed landscaped element comprises a new 'Quad', where the existing hard surfaced play area is located, a new courtyard enclosed by the extension and the Taylor Wing, and refurbishment of the existing courtyards.

7.31 The 'Quad' would be formal comprising a lawn with two paths crossing in the middle and a circular central space aligned on the axis of the Great Hall. The 'Quad' would be enclosed by a dwarf brick wall topped by a clipped box hedge, which would help screen the proposed retractable floodlights. Paving materials are natural stone flags with brick. It is considered that the 'Quad' would be a significant improvement to this part of the site, which given it is a hard surfaced playground, is considered to have a negative impact on the setting of the Grade II Listed Great Hall, which it is located immediately in front of. The transformation would result in a significant increase in 'green' area, which would have a positive impact on the setting of the Great Hall when viewed from the south.

7.32 The new external courtyard space is enclosed by the new extension, and continues the established precedent for enclosed external spaces within the school. This will have substantial amenity value for pupils outside lessons and create natural informal areas for interaction.

7.33 Parking and Traffic

7.34 The proposed development would not result in a net increase in pupil numbers. Therefore there would not be any impact on the pattern and number of vehicle movements arising from the school.

7.35 Policy 7.2 of The London Plan (2011) states that all new development in London should achieve the highest standards of accessible and inclusive design. There are approximately 67 parking spaces provided in total, of which only 3 are allocated for disabled use. A condition will be attached requiring that this is increased to 4 spaces in this instance.

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 The application proposes significant improvements to the schools sports facilities (MUGA, indoor multi-use hall, Cricket nets) and education facilities. In addition, there would also be improvements to the School's visual environment, particularly the long views of the Grade II Great Hall, which would benefit from the Taylor Wing being screened behind the proposed extension as well as the new landscaped 'Quad', which would replace the existing hard surface area.
- 9.2 It is therefore considered that in this instance the benefits of the proposal would outweigh the limited harm caused by the loss of a small part of designated open space and sports field, which does not form part of an existing sports pitch or required run-off. As such a departure from Open Space policy is acceptable in this instance. It is also considered that the proposal would not have a detrimental impact on Residential amenity or parking traffic, given its location away from residential properties and the fact that the proposal would not result in an increase in pupil numbers.

RECOMMENDATION

GRANT PERMISSION SUBJECT TO REFERRAL TO THE MAYOR OF LONDON AND TO THE SECRETARY OF STATE AND NO DIRECTION TO THE CONTRARY BEING RECEIVED WITHIN THE STATUTORY TIME PERIOD

Subject to the following conditions:

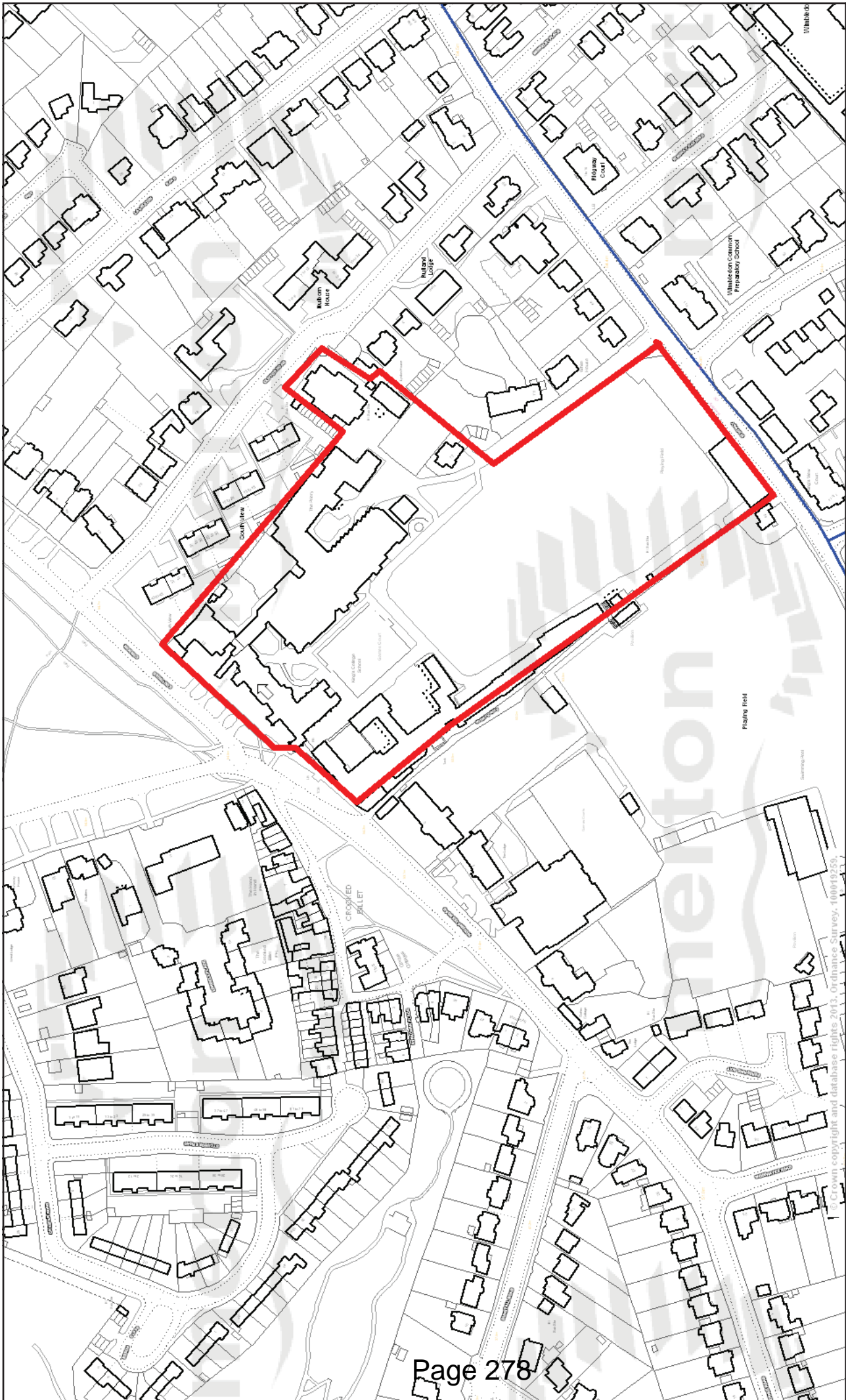
1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Surface Treatment)
5. B.5 (Details of Walls/Fences)
6. D.1 (Hours of Use of Floodlighting)
7. D.3 (Restriction on Music/Amplified Sound)
8. D.11 (Construction Times)
9. F.1 (Landscaping/Planting Scheme)
10. F.2 (Landscaping (Implementation))
11. H.9 (Construction Vehicles)
12. J.3 (Level Access)
13. L.6 (BREEAM – Pre-Commencement (New build non-residential))

14. L.7 (BREEAM – Pre-Occupation (New build non-residential))
15. Non - Standard Condition: The school use of the approved building shall not commence until the Cricket Nets approved through LBM Ref: 13/P2647 have been completed and are fit for use.

Reason: To ensure that a satisfactory standard of sports facilities are provided as a result of the loss of part of the playing field.

- 16 Non – Standard Condition: The multi-use games area and associated floodlighting hereby approved shall be completed to the commencement of use of the approved building.

Reason: To ensure that a satisfactory standard of sports facilities are provided as a result of the loss of part of the playing field.



London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

Scale 1/2500

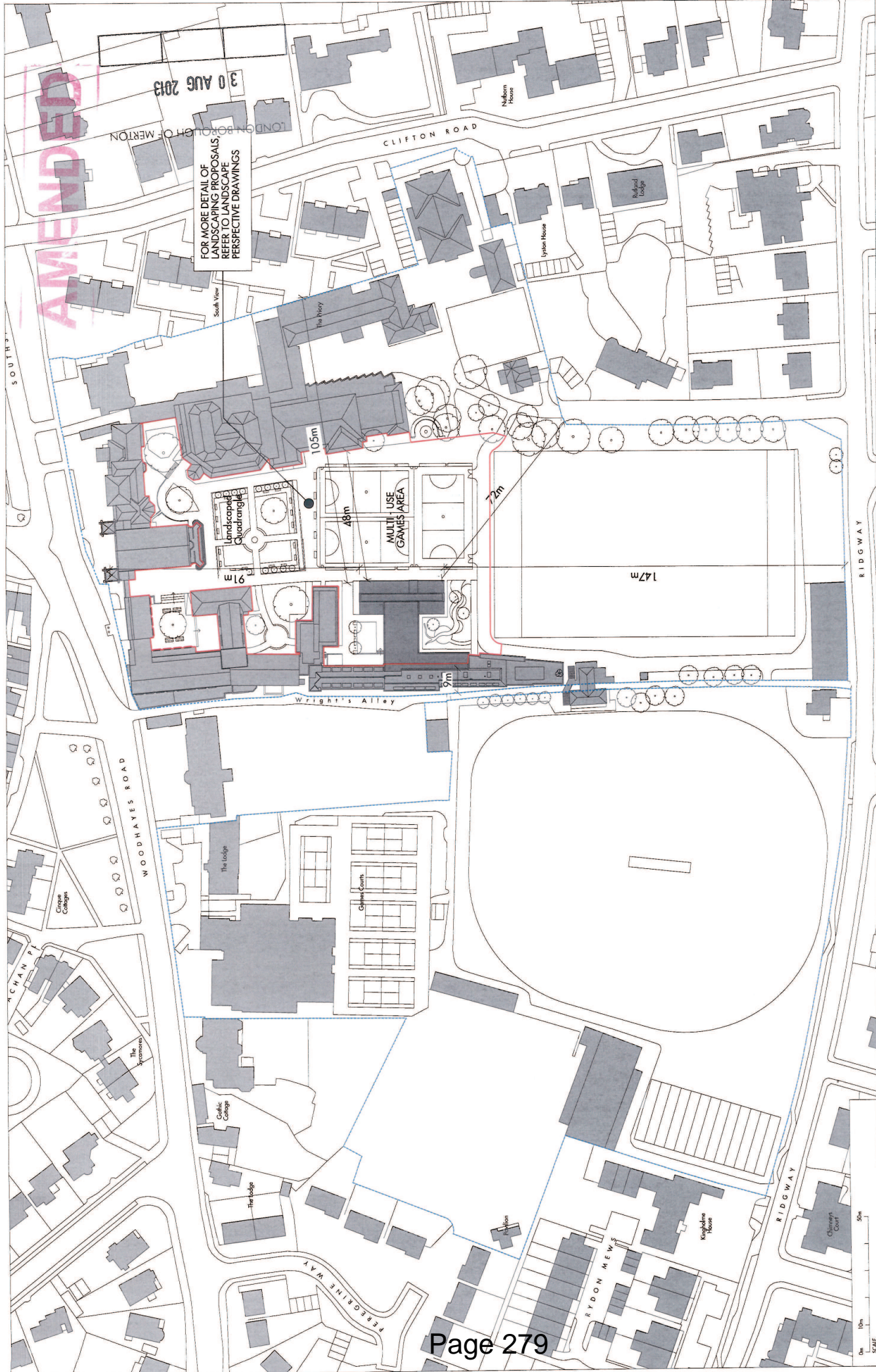
Date 24/9/2013

Kings College School

Southside Common

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DEVELOPMENT CONTROL



30 AUG 2013

FOR MORE DETAIL OF
LANDSCAPING PROPOSALS,
REFER TO LANDSCAPE
PERSPECTIVE DRAWINGS

AMENDED

LONDON BOROUGH OF MERTON

CLIFTON ROAD

Landscaped
Quadrangle

MULTI-USE
GAMES AREA

91m

48m

105m

72m

147m

Wright's Alley

WOODHAYES ROAD

RIDGWAY

RIDGWAY

SCALE
0m 10m 50m

KINGS COLLEGE SCHOOL, WIMBEDON

SITE LOCATION PLAN
PLANNING
806_07_001

P3
Revision

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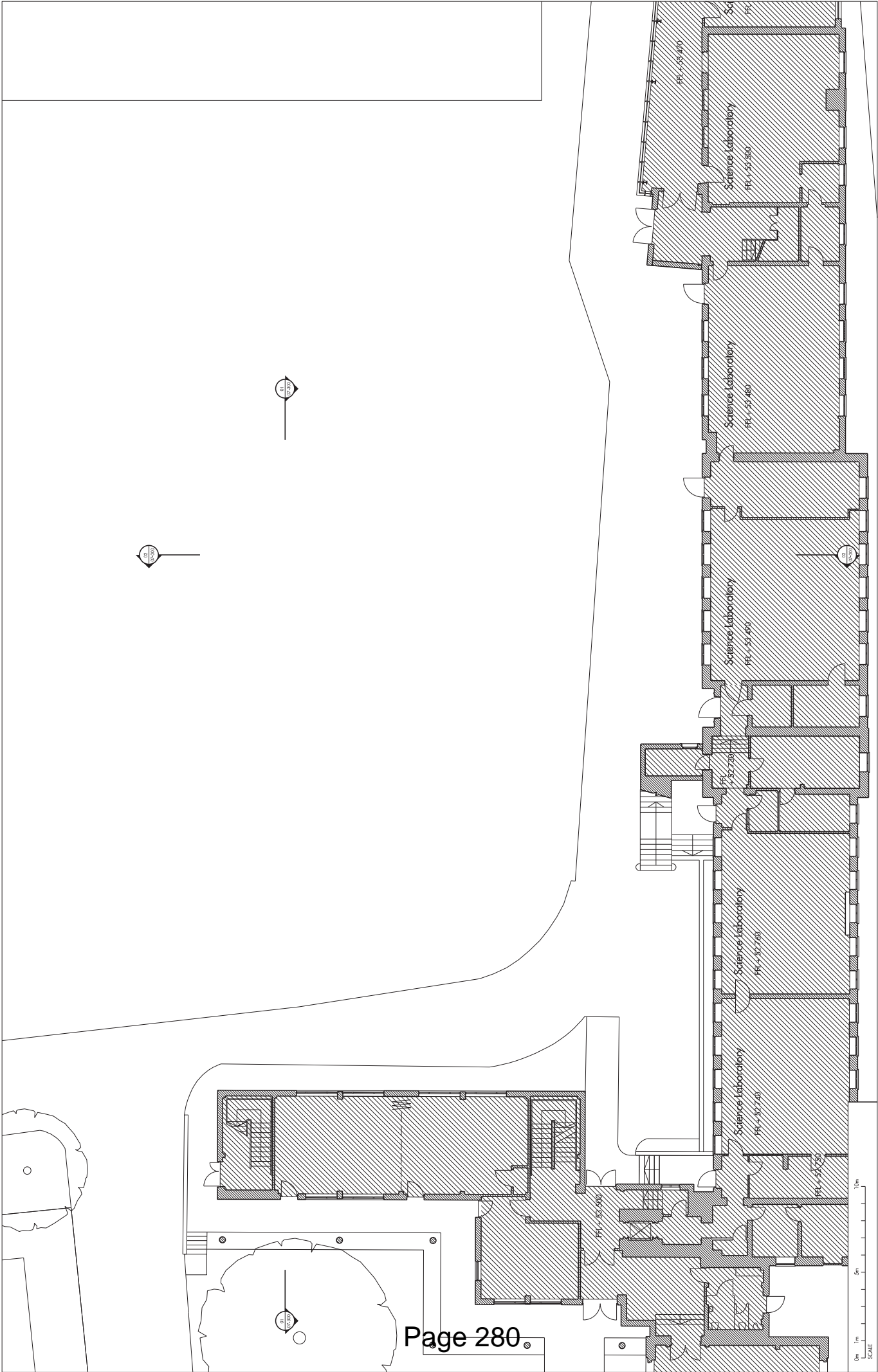


King's College School Boundary
Proposal Site Boundary

REV.	DATE	DESCRIPTION
001	23/07/13	ISSUE FOR COMMENTARY
002	23/07/13	ISSUE FOR COMMENTARY
003	23/07/13	ISSUE FOR COMMENTARY
004	23/07/13	ISSUE FOR COMMENTARY
005	23/07/13	ISSUE FOR COMMENTARY

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 email info@allesandmerrison.com
 A&M JOB NO: B06

KINGS COLLEGE SCHOOL, WIMBLEDON
 EXISTING GROUND FLOOR PLAN
 PLANNING
 806_07_100
 SCALE: 1:200 @A3 1:100 @A1

050
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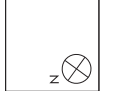
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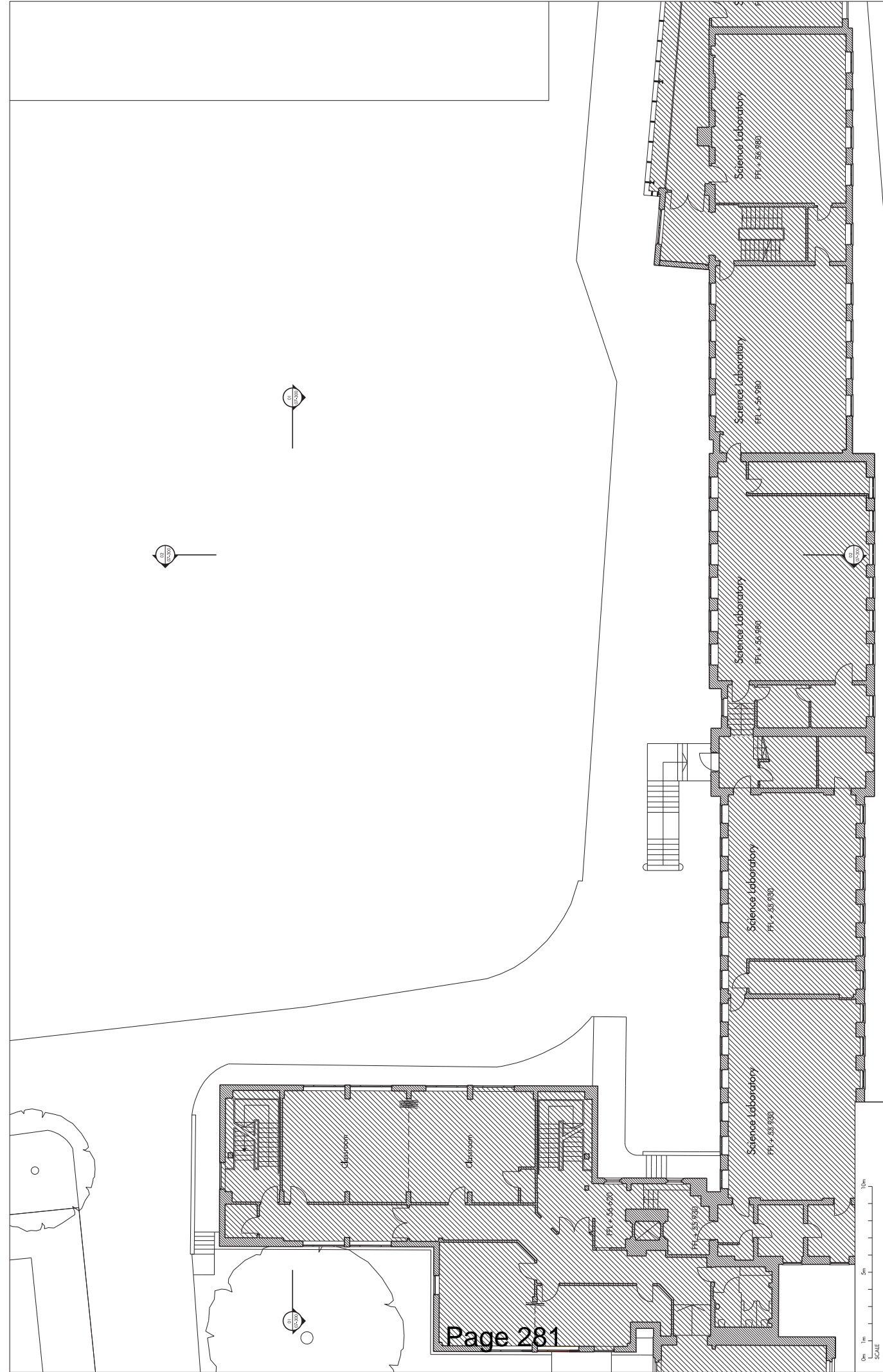
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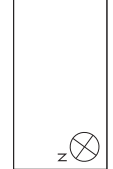


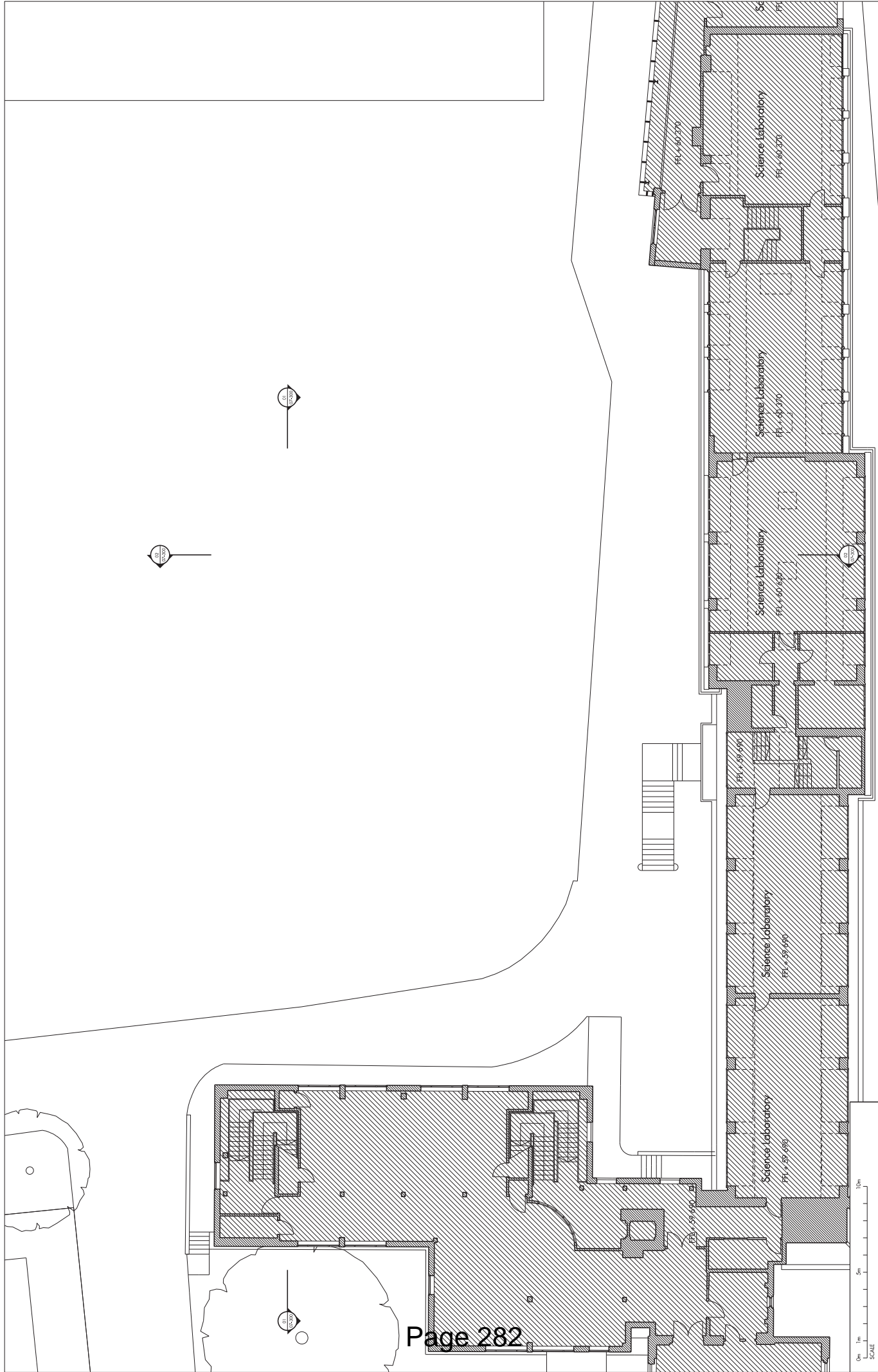
KINGS COLLEGE SCHOOL, WIMBLEDON
 EXISTING FIRST FLOOR PLAN
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REV	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR PERMIT
02	21.12.12	ISSUED FOR CONSTRUCTION
03		
04		
05		

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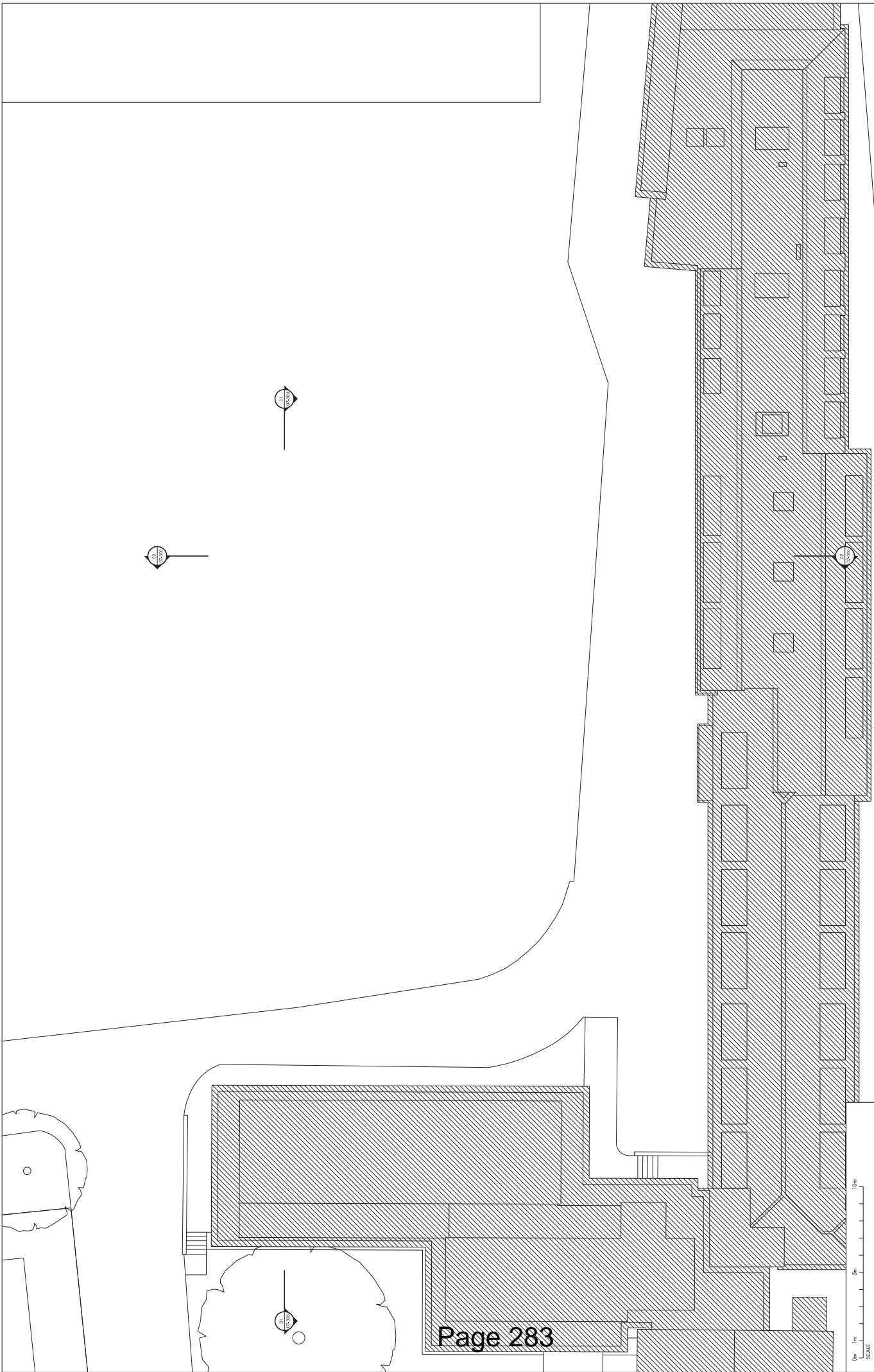
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P2
 Revision

NO.	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR PERMIT
02	12.12.12	ISSUED FOR CONSTRUCTION

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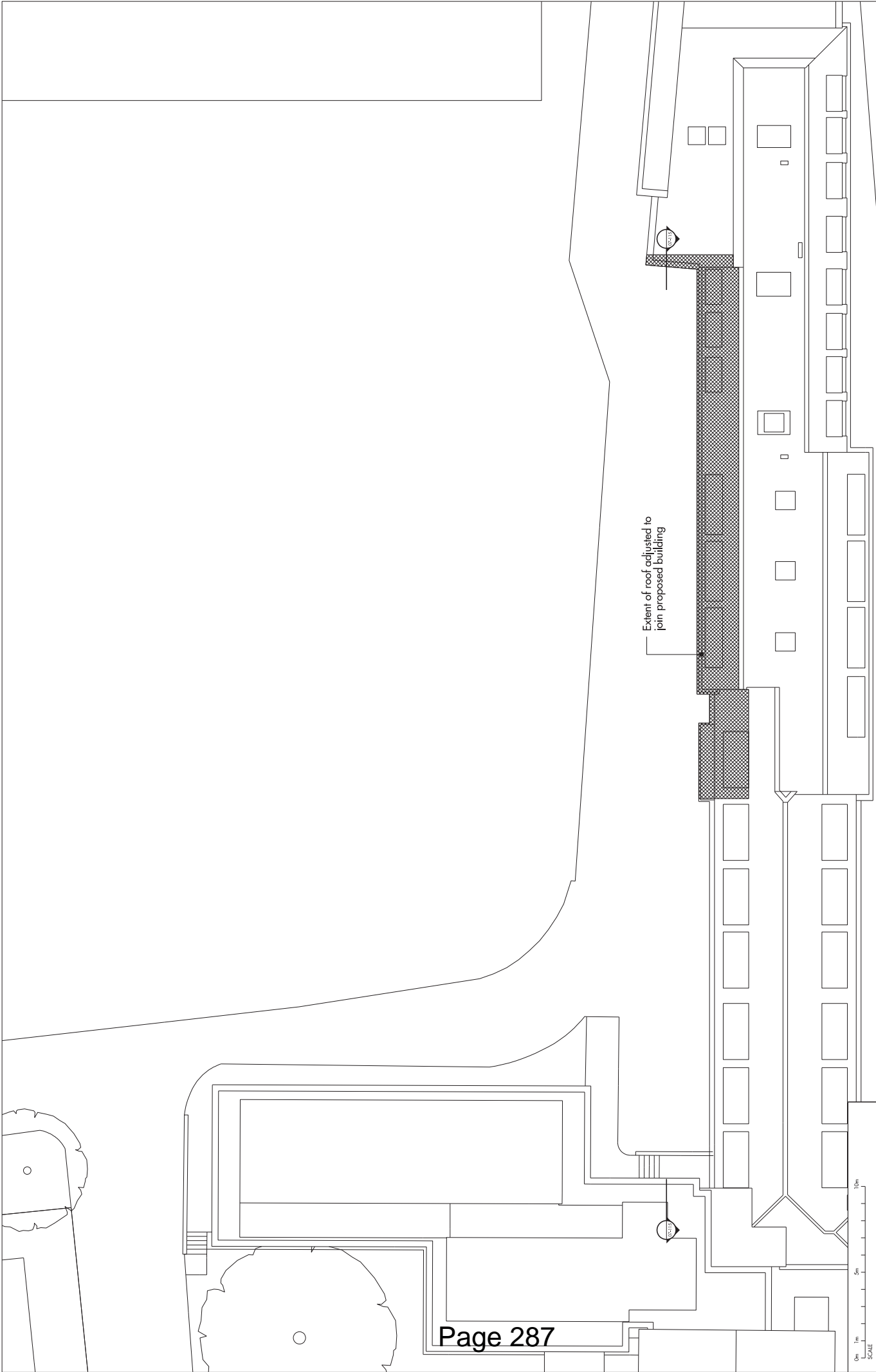
KINGS COLLEGE SCHOOL, WEMBLEY
 EXISTING ROOF PLAN
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REV	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR PERMIT
02	27.12.12	ISSUED FOR CONSTRUCTION

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Extent of roof adjusted to join proposed building

KINGS COLLEGE SCHOOL, WIMBLEDON
 DEMOLITIONS - ROOF PLAN
 PLANNING
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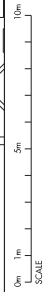
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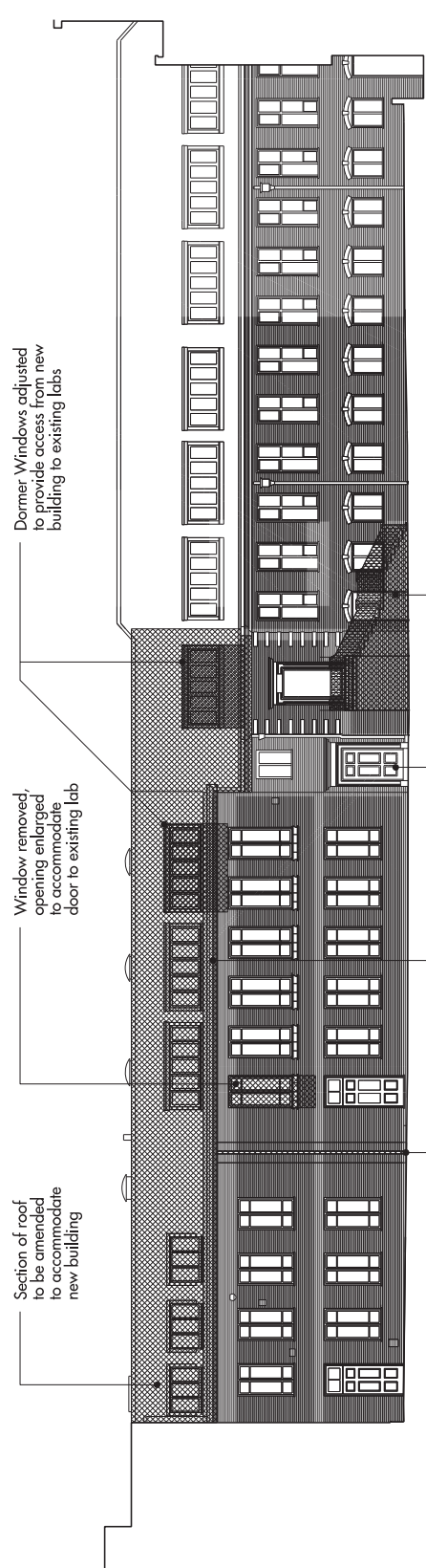
Demolition/
 Adjustments



REV	DATE	DESCRIPTION
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P2	21.12.12	ISSUED FOR CONSTRUCTION

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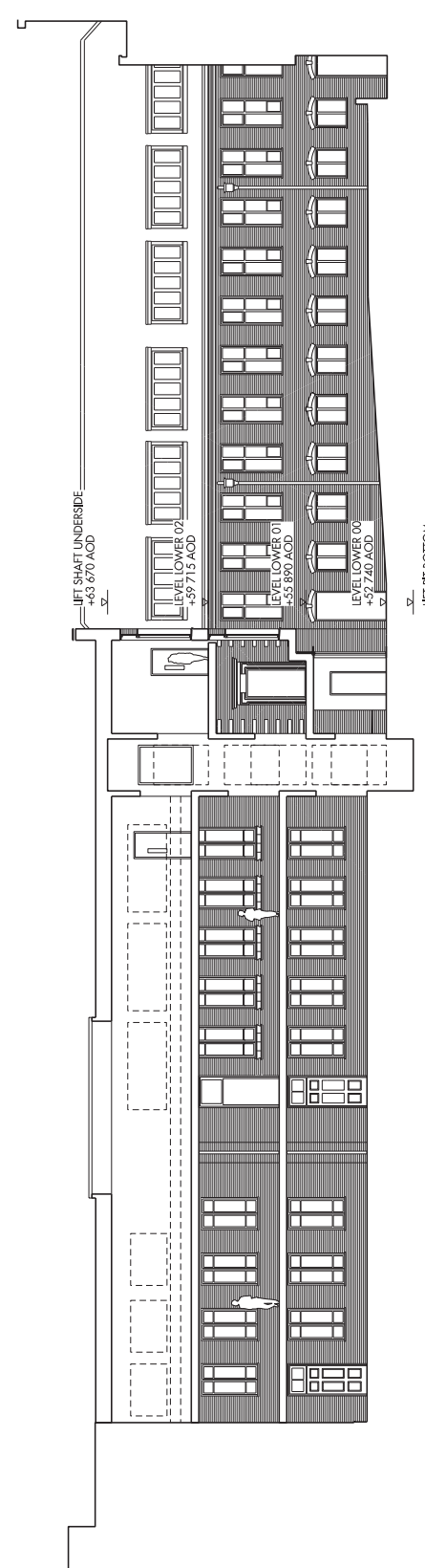
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+65 040 AOD

LEVEL 02
+60 390 AOD

LEVEL 01
+56 940 AOD

LEVEL 00
+53 490 AOD

Section 01 - Existing



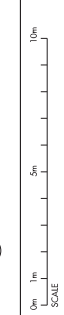
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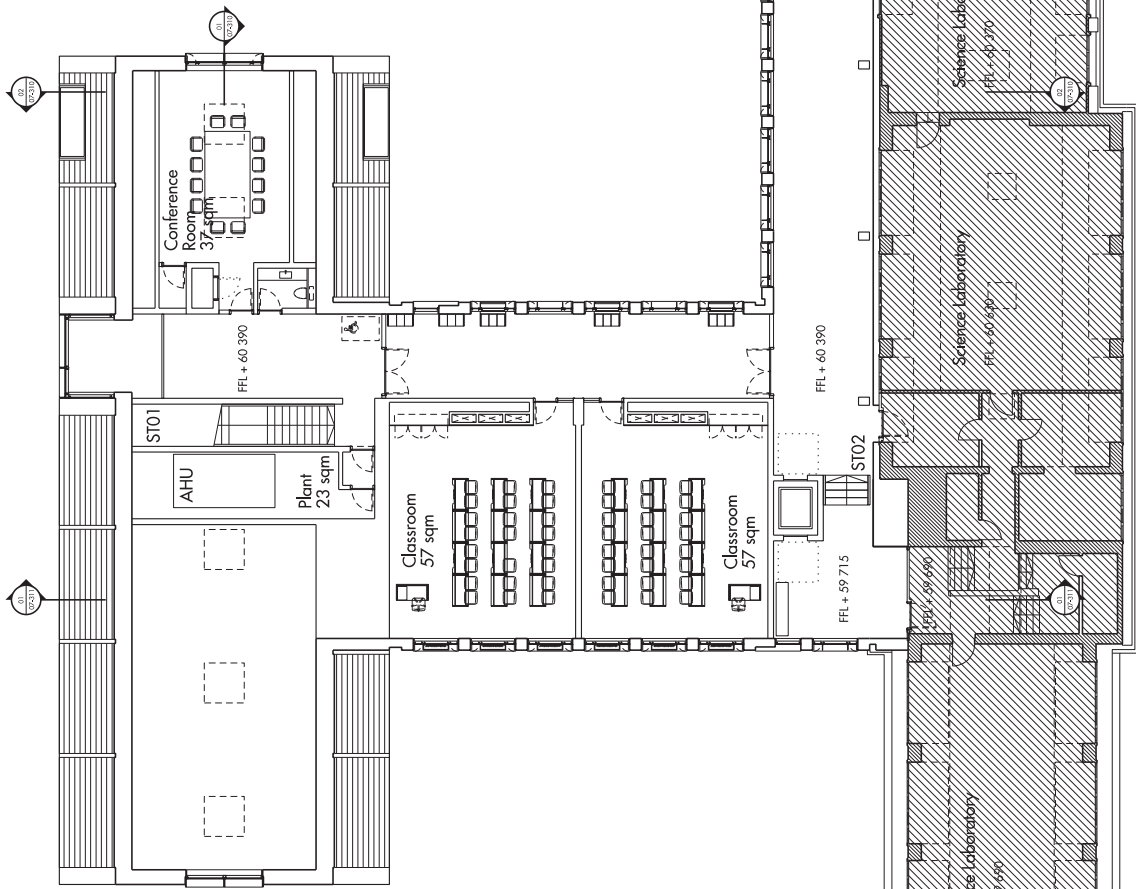
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Section 02 - Proposed



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05	28/03/15	ISSUED FOR PERMIT
06	28/03/15	ISSUED FOR PERMIT
07	27/03/15	ISSUED FOR PERMIT

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KINGS COLLEGE SCHOOL, WIMBLEDON
PROPOSED SECOND FLOOR PLAN
PLANNING
806_07_122

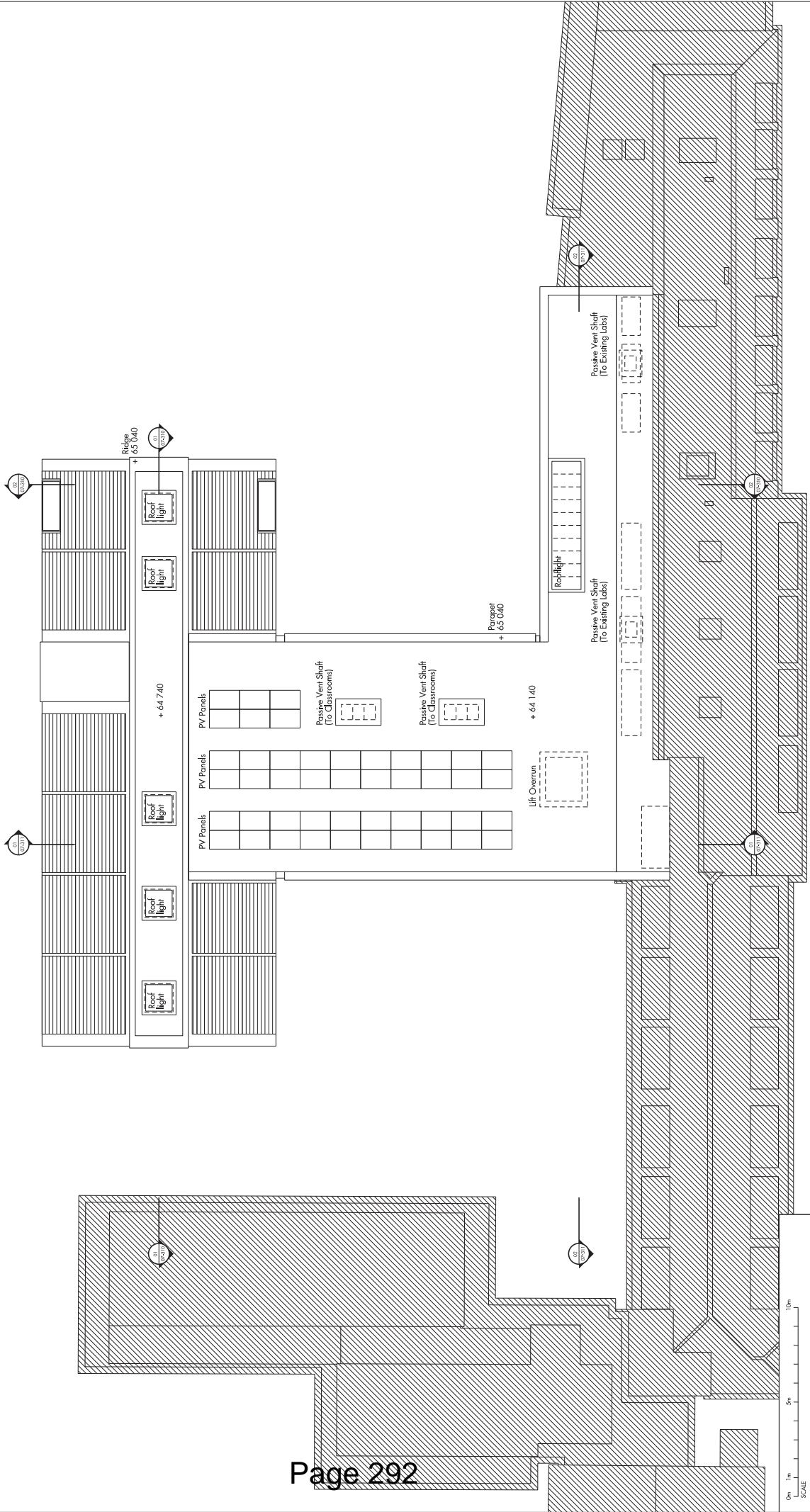
KINGS COLLEGE SCHOOL, WIMBLEDON
PROPOSED ROOF PLAN
PLANNING
806_07_123

SCALE: 1:200 @A3 1:100 @A1

Alles and Morrison
85 Southwick Street
London SE1 0HK

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mobile 020 7921 0101
email info@allesandmorrison.com

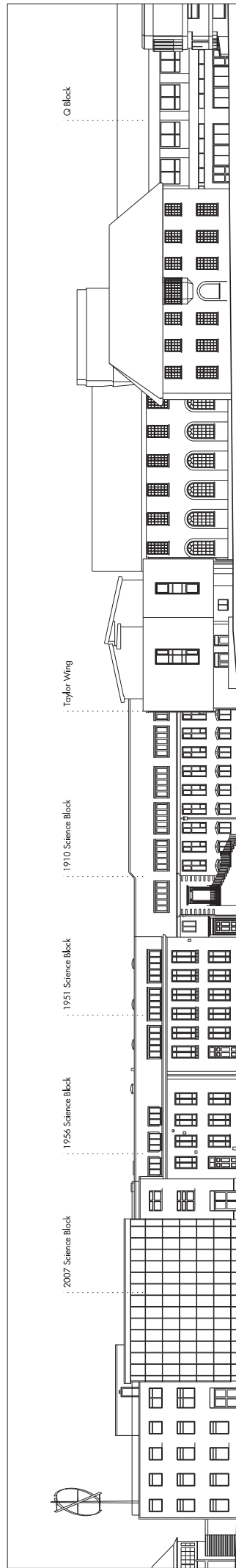
AS&M JOB NO.: B05



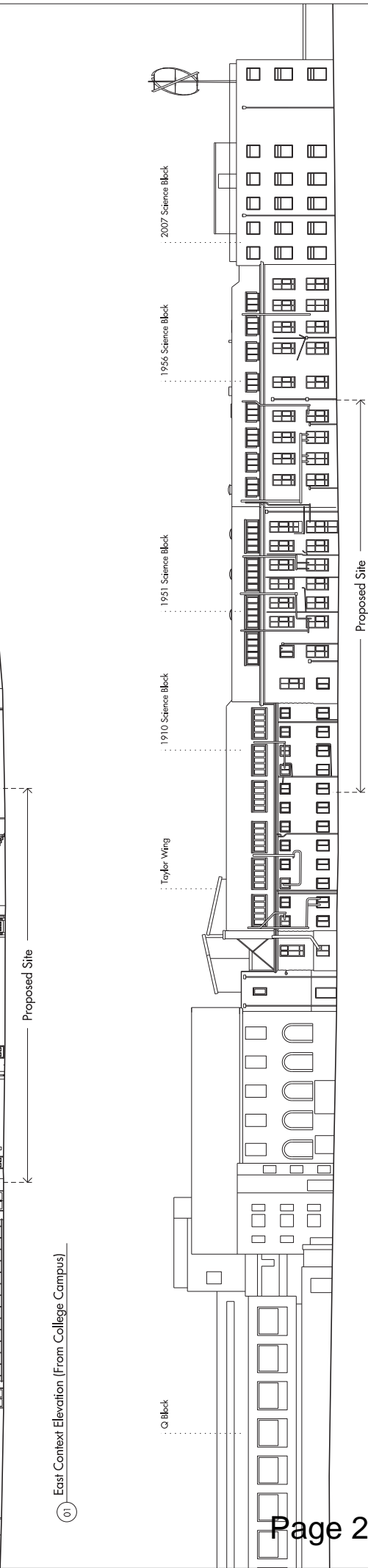
REV	DATE	DESCRIPTION
1	20/12/12	ISSUED FOR PERMITS
2	20/12/12	ISSUED FOR PERMITS
3	21/12/12	ISSUED FOR PERMITS
4	21/12/12	ISSUED FOR PERMITS
5	20/12/12	ISSUED FOR PERMITS
6	20/12/12	ISSUED FOR PERMITS
7	21/12/12	ISSUED FOR PERMITS

Do not scale from this drawing. All finished dimensions only. Elevation markers are indicated on the drawing for information only. It is the responsibility of the client to ensure that the drawing is used for its intended purpose and that the drawing is not used for any other purpose. The client is responsible for the accuracy of the information provided to the architect and for the accuracy of the information provided to the contractor. The architect is not responsible for the accuracy of the information provided to the contractor. The contractor is responsible for the accuracy of the information provided to the construction team.

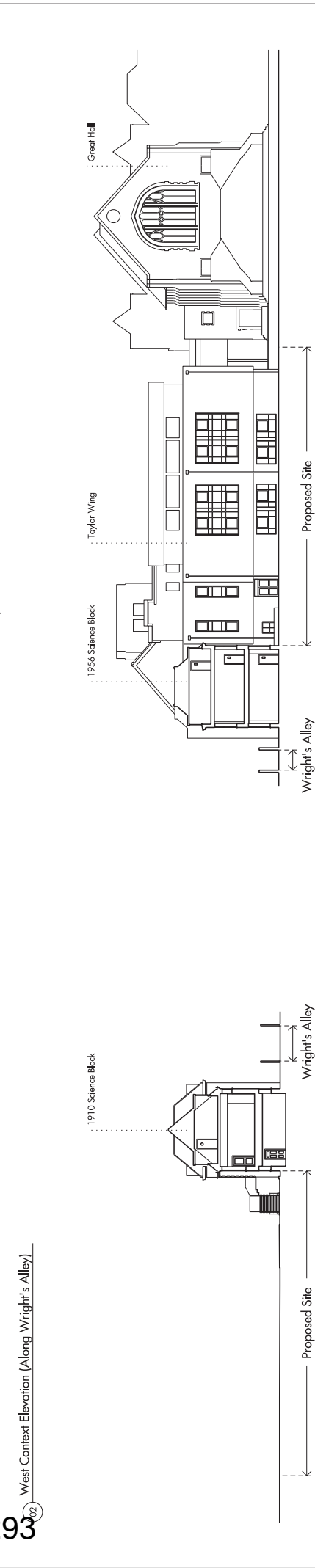




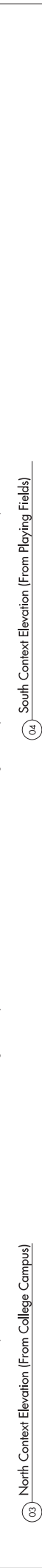
01 East Context Elevation (From College Campus)



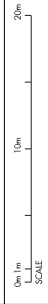
02 West Context Elevation (Along Wright's Alley)



03 North Context Elevation (From College Campus)



04 South Context Elevation (From Playing Fields)

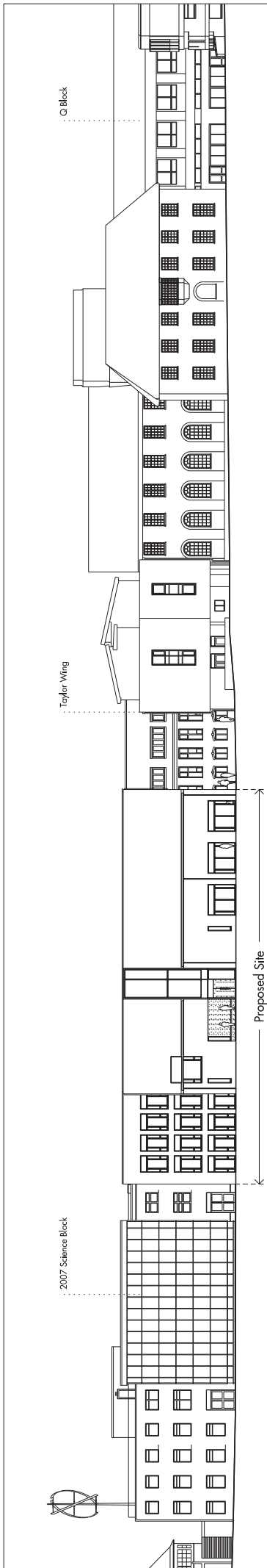


Do not scale from this drawing. Use figured dimensions only. Figured dimensions are given in millimeters and rounded to the nearest millimeter. Dimensions in brackets are approximate and should not be used for construction. Dimensions in boldface are for reference only. Dimensions in italics are for information only. Dimensions in plain text are for information only. Dimensions in boldface are for information only. Dimensions in italics are for information only. Dimensions in plain text are for information only.

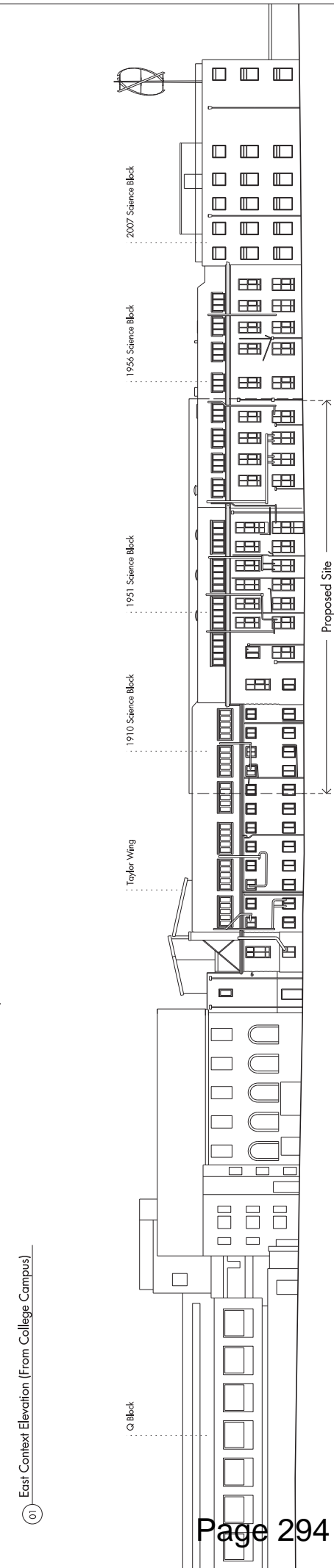
REV	DATE	DESCRIPTION
01	20/11/12	ISSUED FOR PERMIT
02	21/12/12	ISSUED FOR PERMIT
03	21/12/12	ISSUED FOR PERMIT
04	21/12/12	ISSUED FOR PERMIT

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ASM JOB NO.: B06

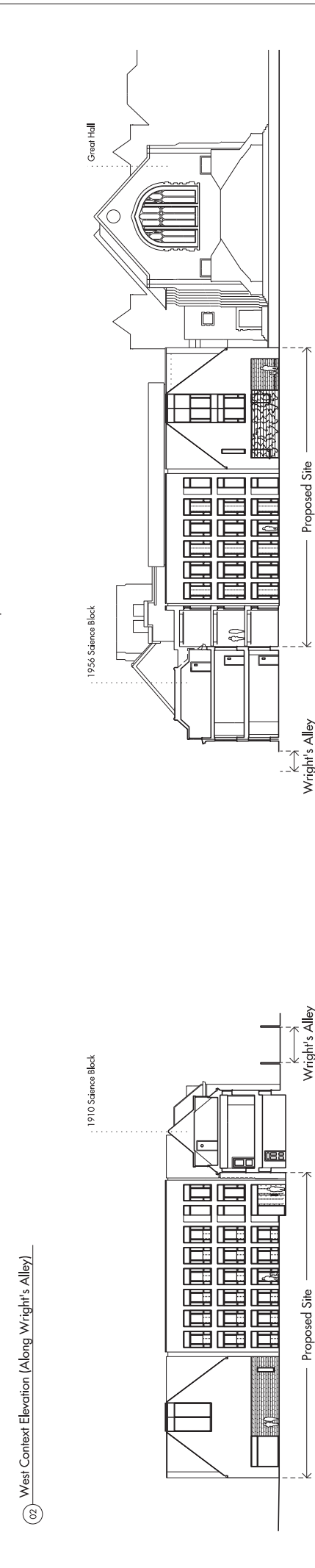
KINGS COLLEGE SCHOOL, WIMBLEDON
EXISTING CONTEXT ELEVATIONS
PLANNING
806_07_200
SCALE: 1:40 @ A3 1:200 @ A1



01 East Context Elevation (From College Campus)



02 West Context Elevation (Along Wright's Alley)



03 North Context Elevation (From College Campus)

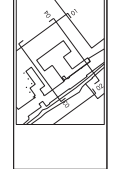


04 South Context Elevation (From Playing Fields)



REV	DATE	DESCRIPTION
001	21.10.12	ISSUE FOR PERMIT
002	21.10.12	ISSUE FOR PERMIT
003	21.10.12	ISSUE FOR PERMIT
004	21.10.12	ISSUE FOR PERMIT
005	21.10.12	ISSUE FOR PERMIT
006	21.10.12	ISSUE FOR PERMIT
007	21.10.12	ISSUE FOR PERMIT
008	21.10.12	ISSUE FOR PERMIT
009	21.10.12	ISSUE FOR PERMIT
010	21.10.12	ISSUE FOR PERMIT

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KINGS COLLEGE SCHOOL, WIMBLEDON
 PROPOSED CONTEXT ELEVATIONS
 PLANNING
 806_07_201
 SCALE: 1:40 @A3 1:200 @A1



01 East Elevation (From College Campus)



02 South Elevation (From Playing Fields)



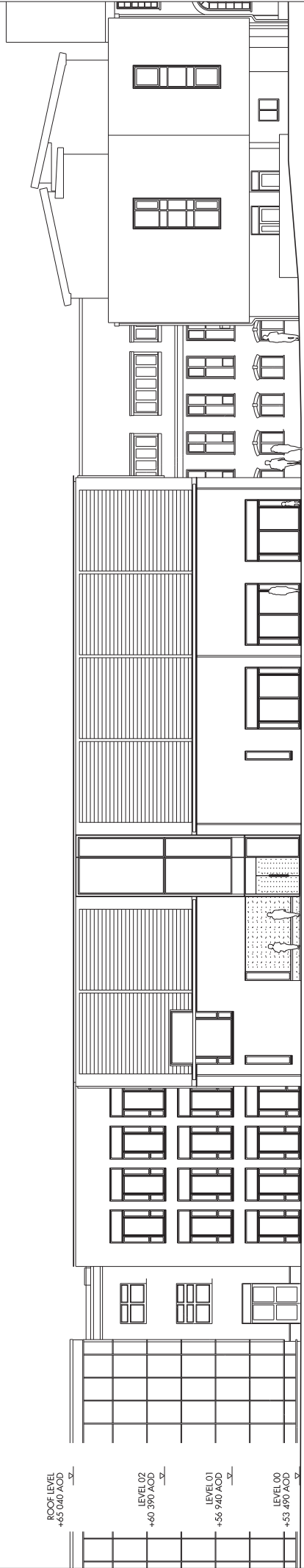
REV	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR TENDER
02	21.12.12	ISSUED FOR CONSTRUCTION
03		
04		
05		

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are given in millimetres. All dimensions are to be taken from the face of the work unless otherwise stated. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the work. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the work. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the work.



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 A&M JOB NO.: B05

KINGS COLLEGE SCHOOL, WEMBLETON
 EXISTING ELEVATIONS
 PLANNING
 806_07_210
 SCALE: 1:200 @A3 1:100 @A1



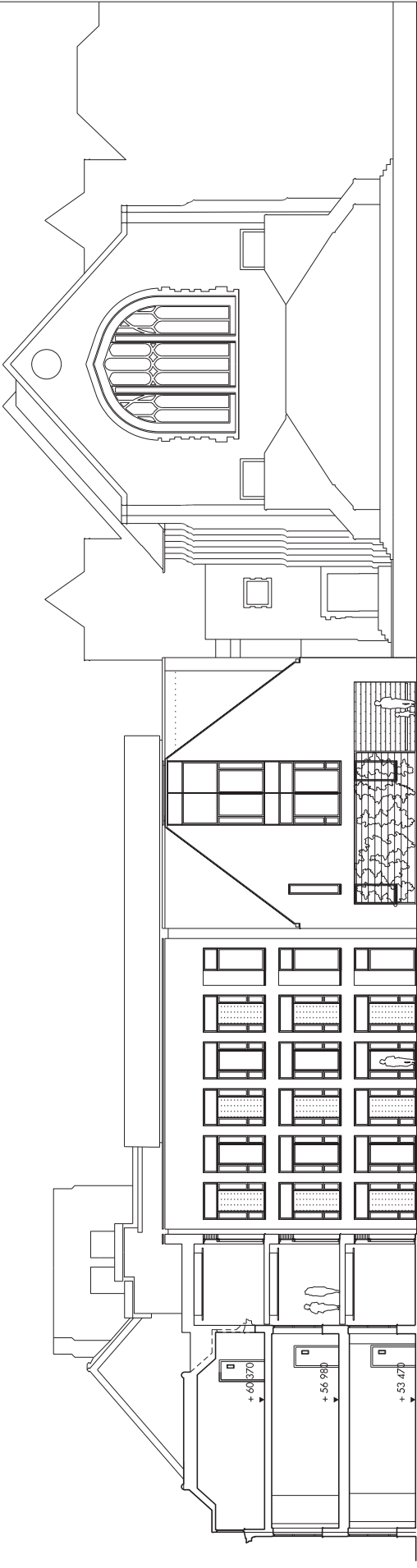
ROOF LEVEL
+65 040 AOD

LEVEL 02
+60 390 AOD

LEVEL 01
+56 940 AOD

LEVEL 00
+53 470 AOD

01 East Elevation (From College Campus)



ROOF LEVEL
+65 040 AOD

LEVEL 02
+60 390 AOD

LEVEL 01
+56 940 AOD

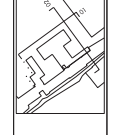
LEVEL 00
+53 470 AOD

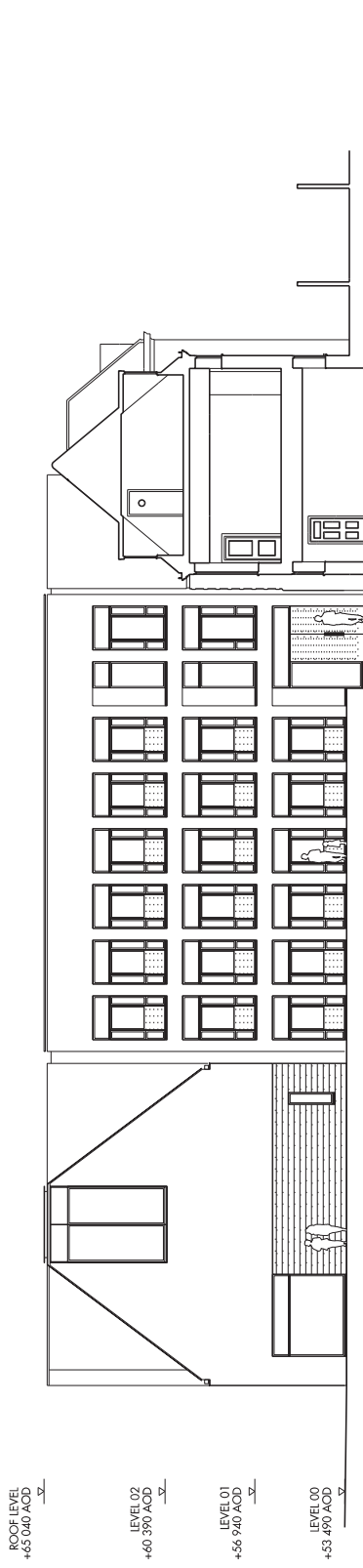
02 South Elevation (From Playing Fields)



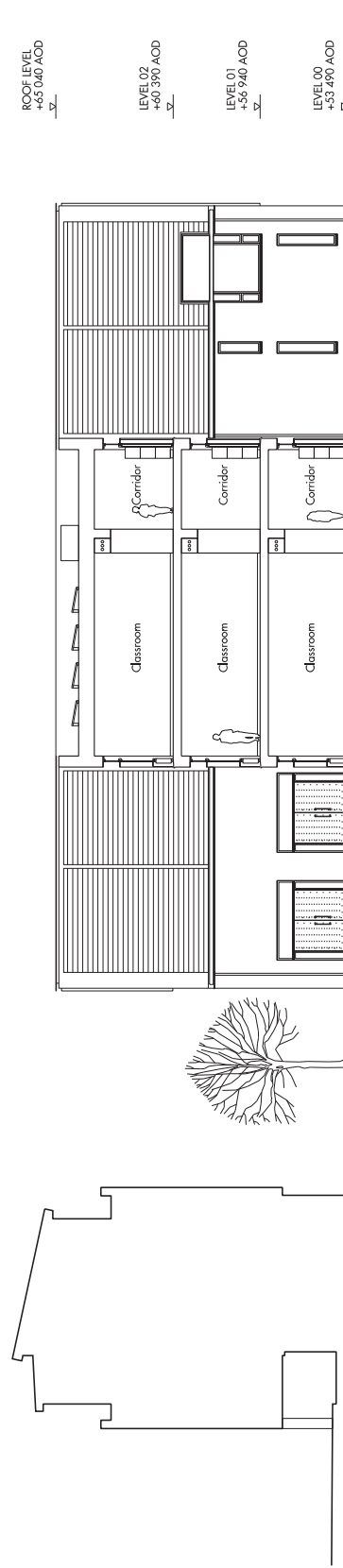
REV	DATE	DESCRIPTION
1	18.11.12	ISSUED FOR PERMIT
2	20.11.12	ISSUED FOR PERMIT
3	21.11.12	ISSUED FOR PERMIT
4	21.11.12	ISSUED FOR PERMIT

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for all construction work. Dimensions are given to the center of lines unless otherwise stated. The architect is not responsible for any discrepancy. Information is provided for the specifier as correct to design. Some other information relating to those components of this drawing represents design intent only.

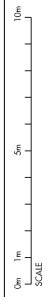




01 North Elevation (From New Courtyard)



02 West Elevation (From New Courtyard)



REV	DATE	DESCRIPTION
1	18.11.12	ISSUED FOR PERMIT
2	20.11.12	ISSUED FOR PERMIT
3	21.11.12	ISSUED FOR PERMIT
4	21.11.12	ISSUED FOR PERMIT

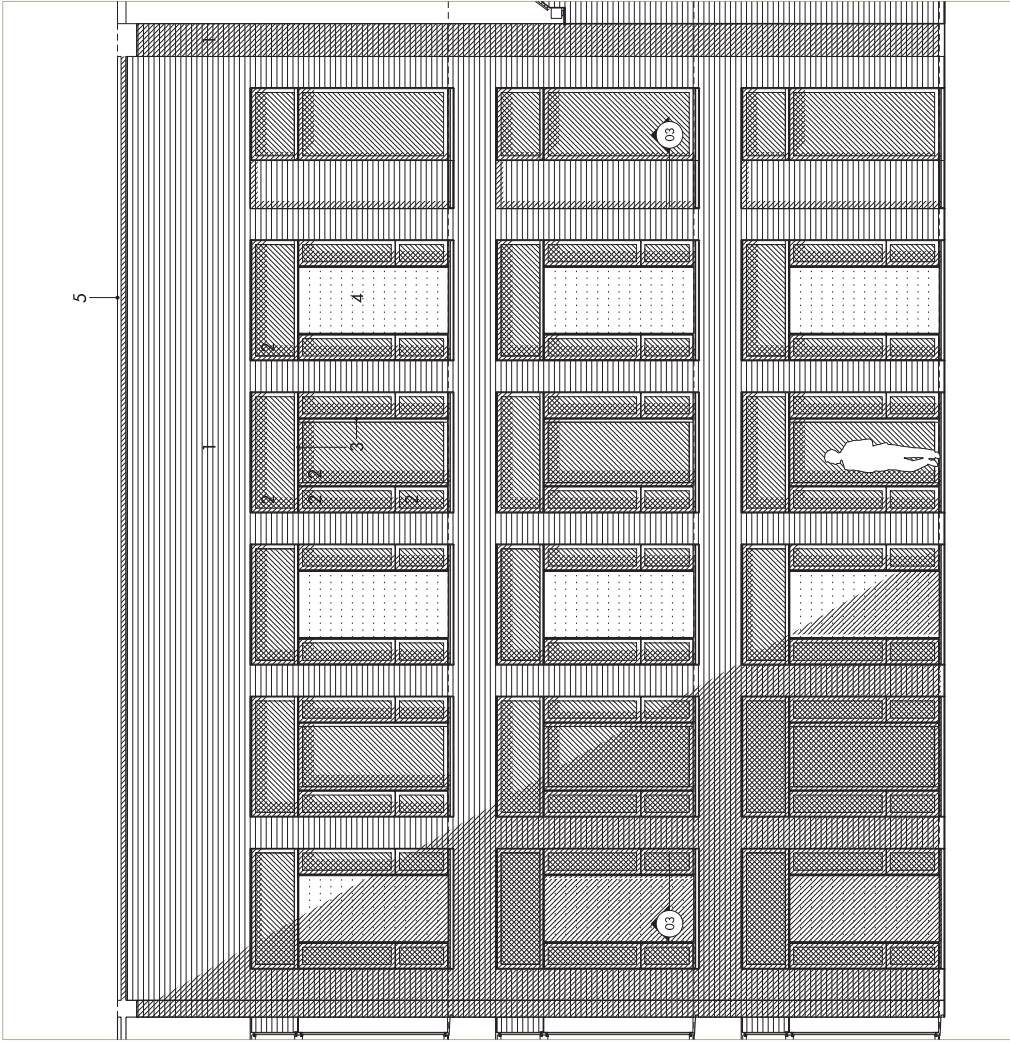
Do not scale from this drawing. Use figured dimensions only. Figured dimensions take precedence over dimensions indicated by lines or blocks. It is the client's responsibility to ensure that the drawings are used in accordance with the license and conditions of use. The architect does not accept liability for any discrepancy between the drawings and the actual construction. Information relating to this drawing is available on the architect's website. Information relating to this drawing is available on the architect's website.

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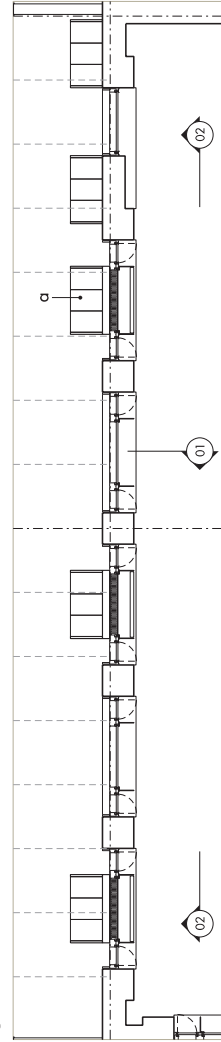
KINGS COLLEGE SCHOOL, WEMBLEY
 PROPOSED ELEVATIONS
 PLANNING
 806_07_221
 SCALE: 1:200 @A3 1:100 @A1

MATERIALS KEY

1. Red brick
2. Clear glass
3. Pale coloured metal window linings
4. Stone panel
5. Pale coloured metal coping



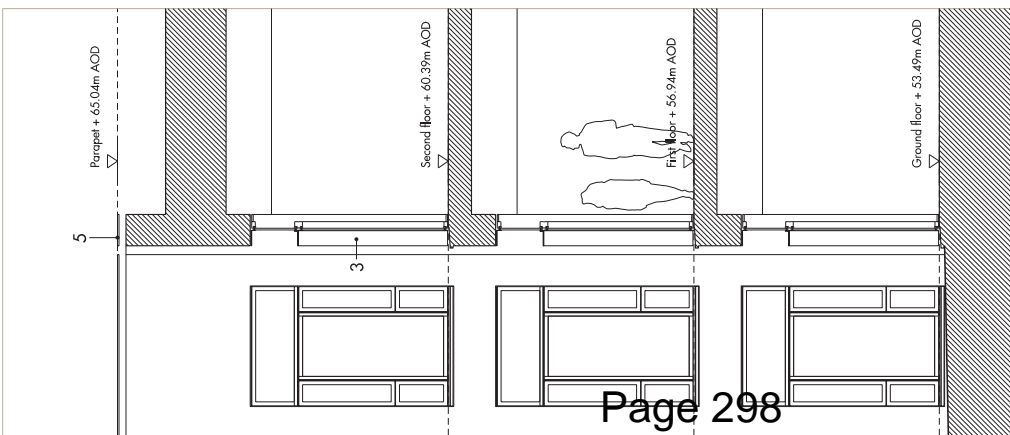
02 Detail Elevation



03 Detail Plan

NOTES

- a. Locker enclosures



01 Detail Section



REV	DATE	DESCRIPTION
01	20/11/12	ISSUED FOR TENDER
02	21/12/12	ISSUED FOR CONSTRUCTION
03		
04		

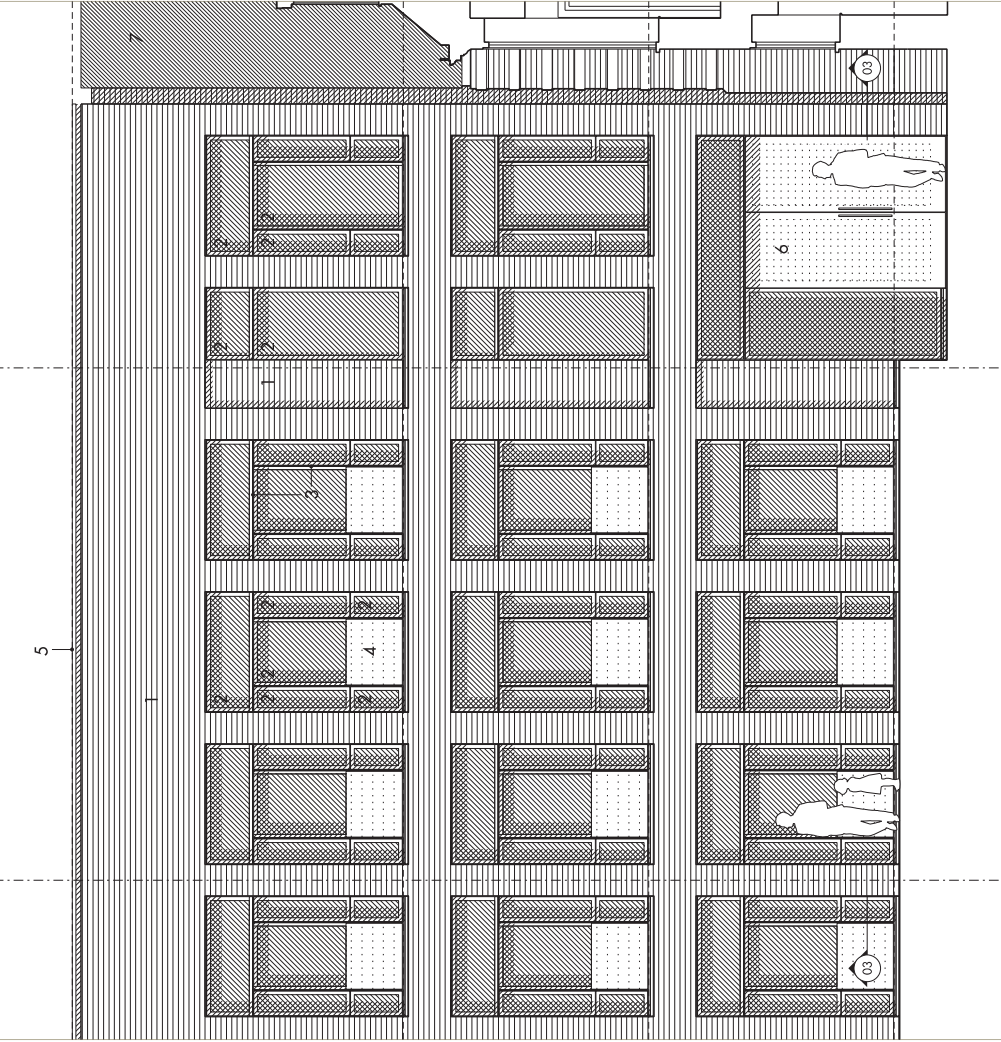
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for the construction of the building. Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for the construction of the building. Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for the construction of the building.



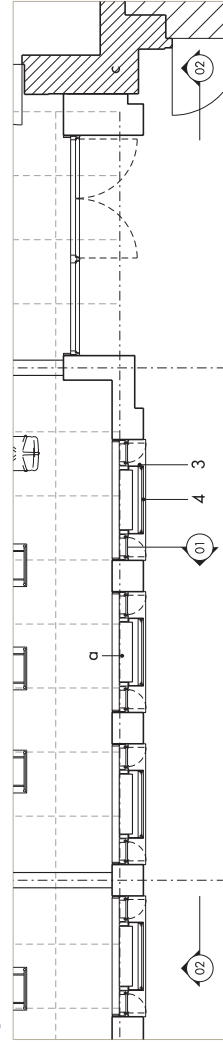
Allies and Morrison
 83 Southwark Street
 London SE1 0HK
 telephone 020 7921 0100
 facsimile 020 7921 0101
 email info@alliesandmorrison.com
 A&M JOB NO.: 806

MATERIALS KEY

1. Red brick
2. Clear glass
3. Pale coloured metal window linings
4. Stone panel
5. Pale coloured metal coping
6. Timber entrance door
7. Dark grey metal



02 Detail Elevation



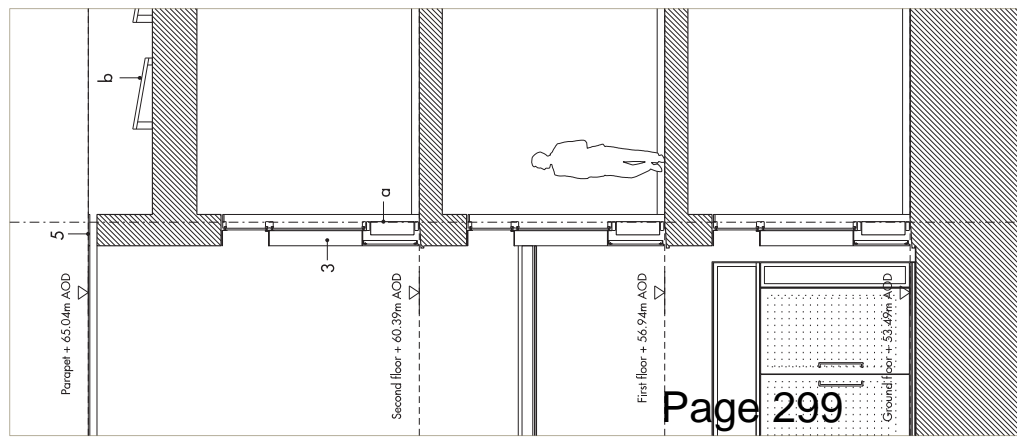
03 Detail Plan

NOTES

- a. Active vent to classrooms
- c. Existing 1910 science building

NOTES

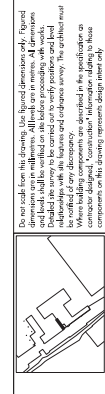
- a. Active vent to classrooms
- b. Photovoltaic panels (below parapet line)



01 Detail Section

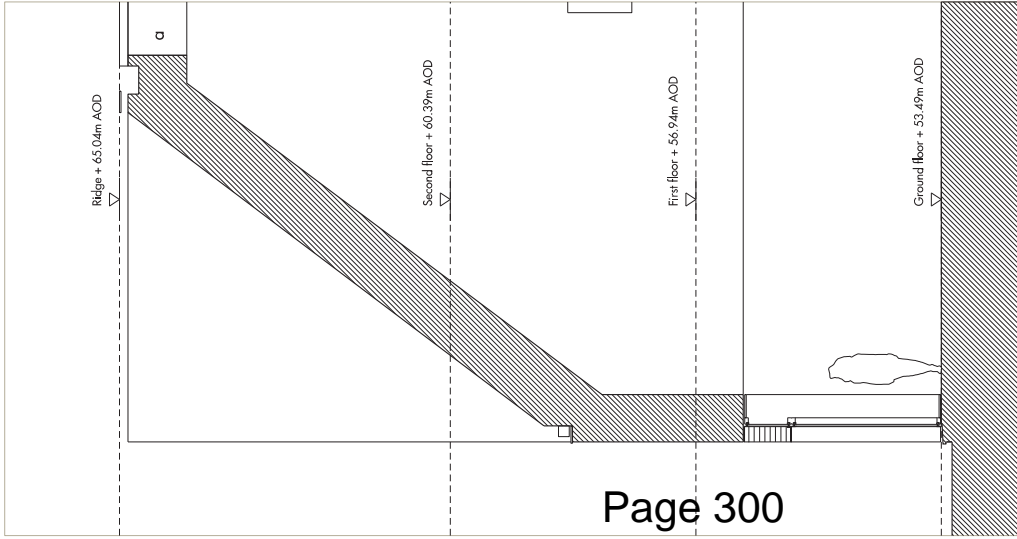


REV	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR TENDER
02	21.12.12	ISSUED FOR CONSTRUCTION
03		
04		
05		



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are given in millimetres. Dimensions are rounded to the nearest millimetre. All dimensions are in metric units. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building.

NOTES
 a. floorlight to multi purpose hall



01 Detail Section

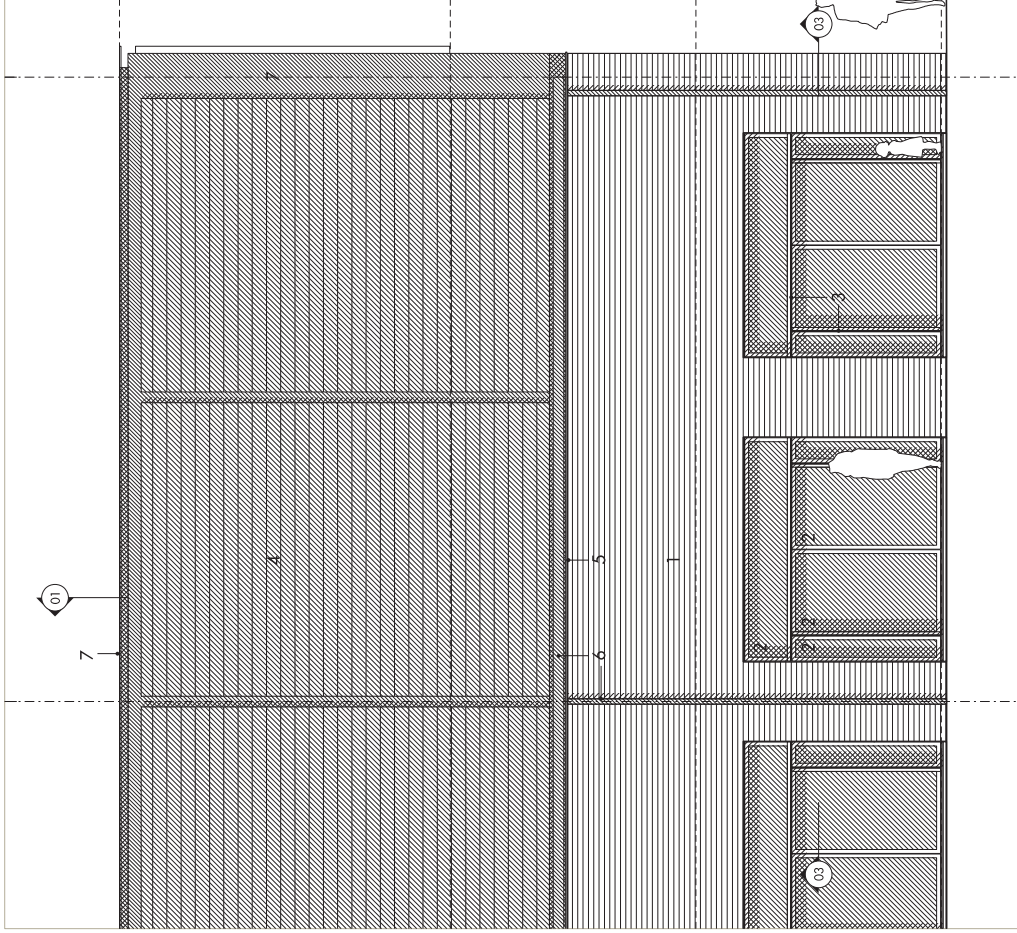


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02	23.02.17	ISSUED FOR CONSTRUCTION

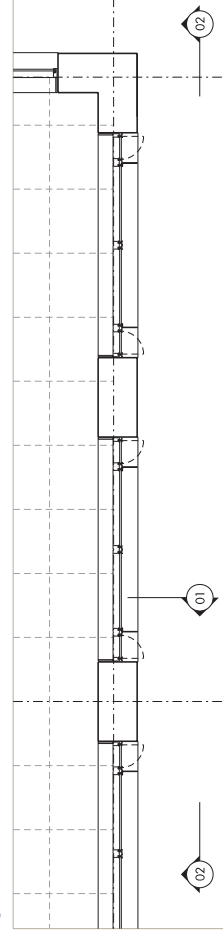
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are given in millimetres unless otherwise stated. All dimensions are to the face of the work unless otherwise stated. The architect's responsibility is to the client and not to the contractor. The contractor is responsible for the construction of the work in accordance with the contract documents. The architect is not responsible for any discrepancy, variation or error in the construction of the work. The architect is not responsible for any discrepancy, variation or error in the construction of the work. The architect is not responsible for any discrepancy, variation or error in the construction of the work.

MATERIALS KEY

1. Red brick
2. Clear glass
3. Pale coloured metal window linings
4. Stone panels
5. Pale coloured metal coping
6. Metal rainwater gutter/downpipe
7. Dark grey metal



02 Detail Elevation



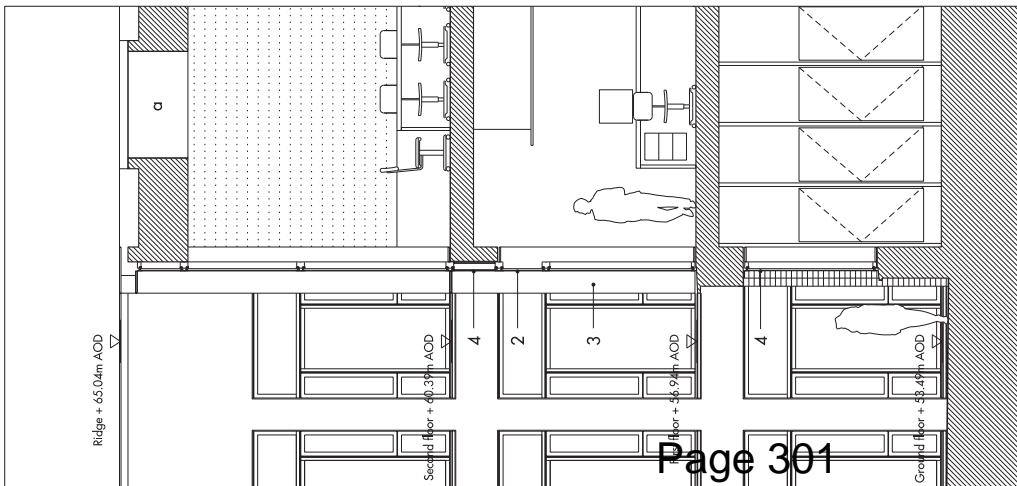
03 Detail Plan

NOTES

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KINGS COLLEGE SCHOOL, WIMBLEDON
 MULTIHUSE BLOCK - EAST - BAY STUDY 01
 PLANNING
 806_00_07_240
 SCALE: 1:75 @A3 1:37.5 @A1

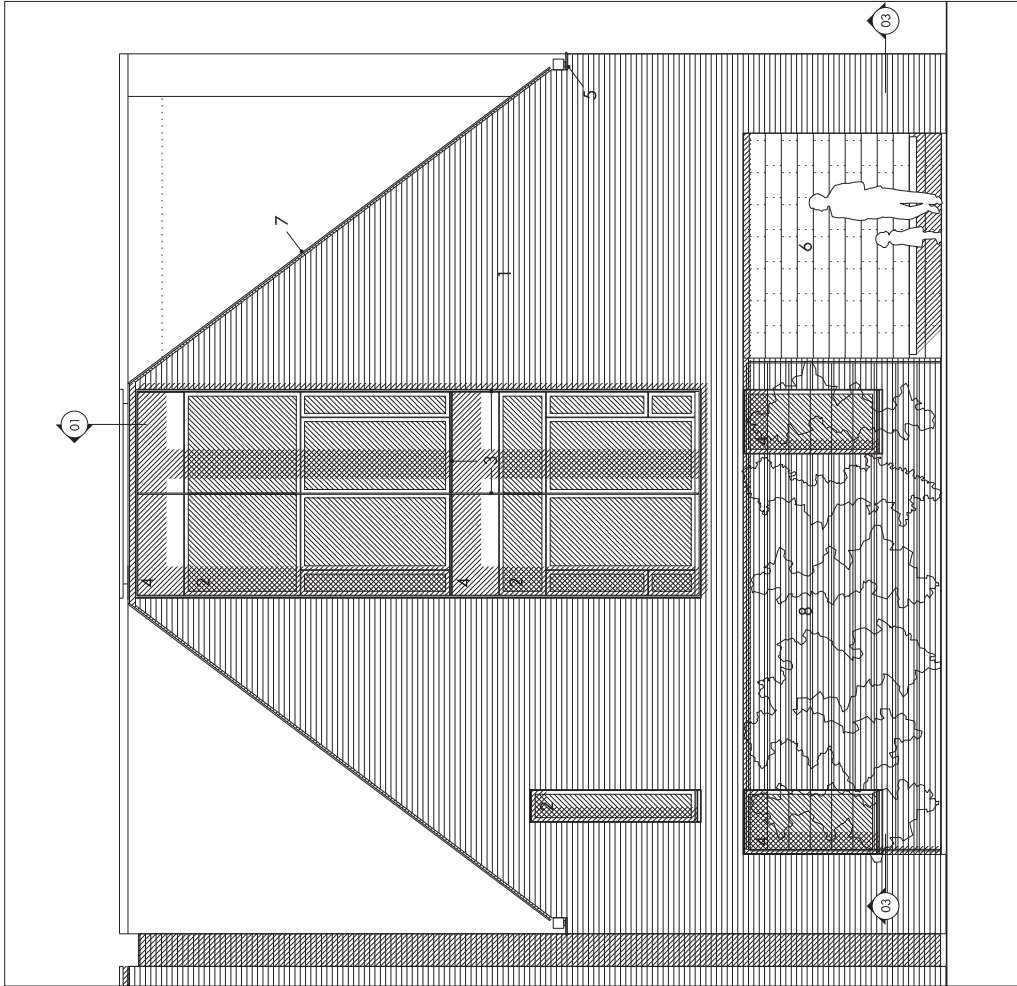
NOTES
 a. Rooflight to conference room



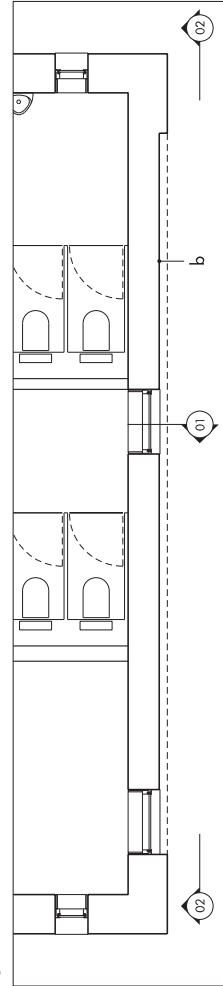
01 Detail Section

MATERIALS KEY

1. Red brick
2. Clear glass
3. Pale coloured metal window linings
4. Opaque glass
5. Pale coloured metal coping
6. Stone panel
7. Dark grey metal
8. Metal trills with planting



02 Detail Elevation



03 Detail Plan

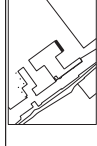
NOTES

- b. Inset stone panel



REV	DATE	DESCRIPTION
01	20/11/12	ISSUED FOR TENDER
02	21/12/12	ISSUED FOR CONTRACT
03		
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05		

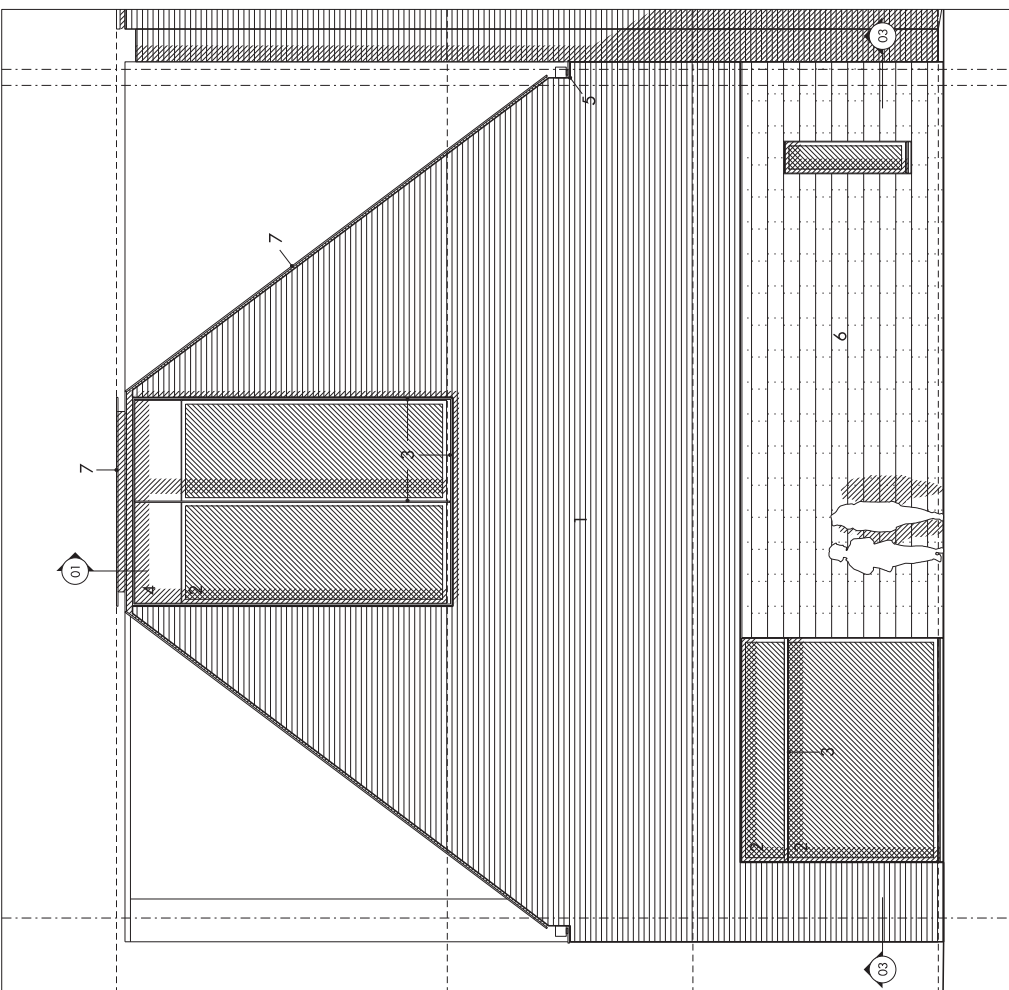
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for the construction of the building. Dimensions are given in millimetres unless otherwise stated. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building.



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 ASM JOB NO.: 806

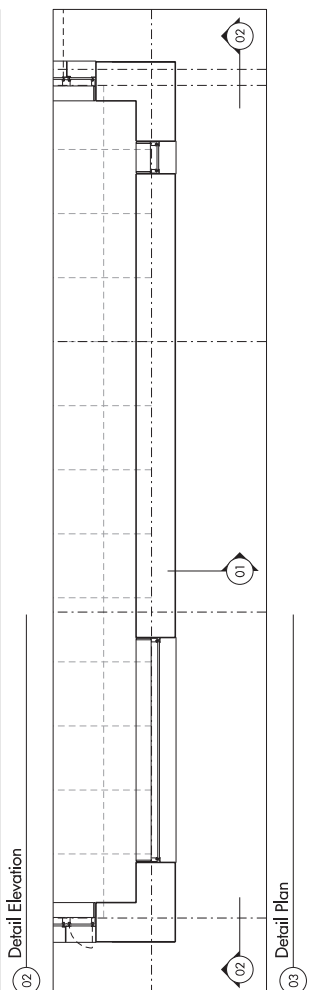
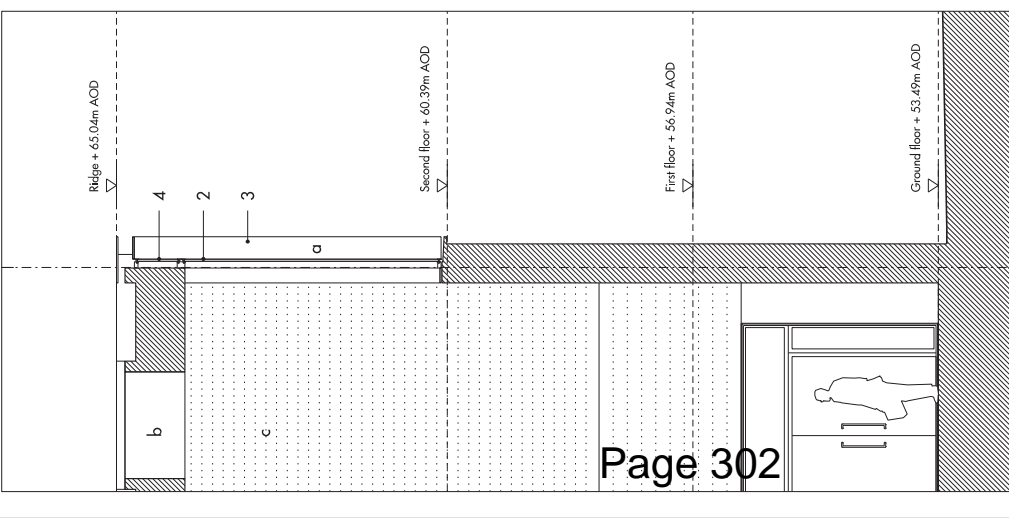
NOTES

- Clerestory window to multi-purpose hall
- Rooflight to multi-purpose hall
- Timber lining to multi-purpose hall ceiling



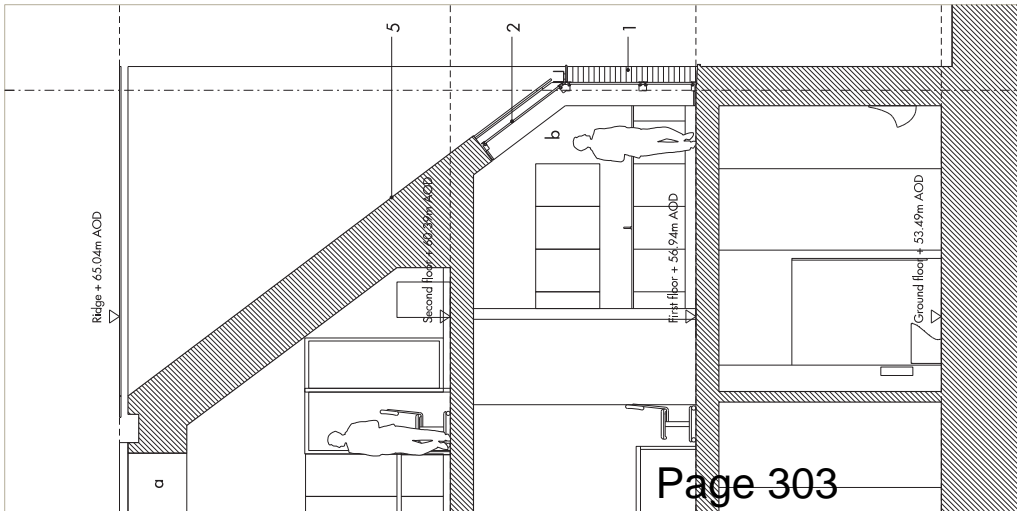
MATERIALS KEY

- Red brick
- Clear glass
- Pale coloured metal window linings
- Opaque glass
- Pale coloured metal coping
- Slope panel
- Dark grey metal



NOTES

- a. Rooflight to conference room
- b. Eaves window to office

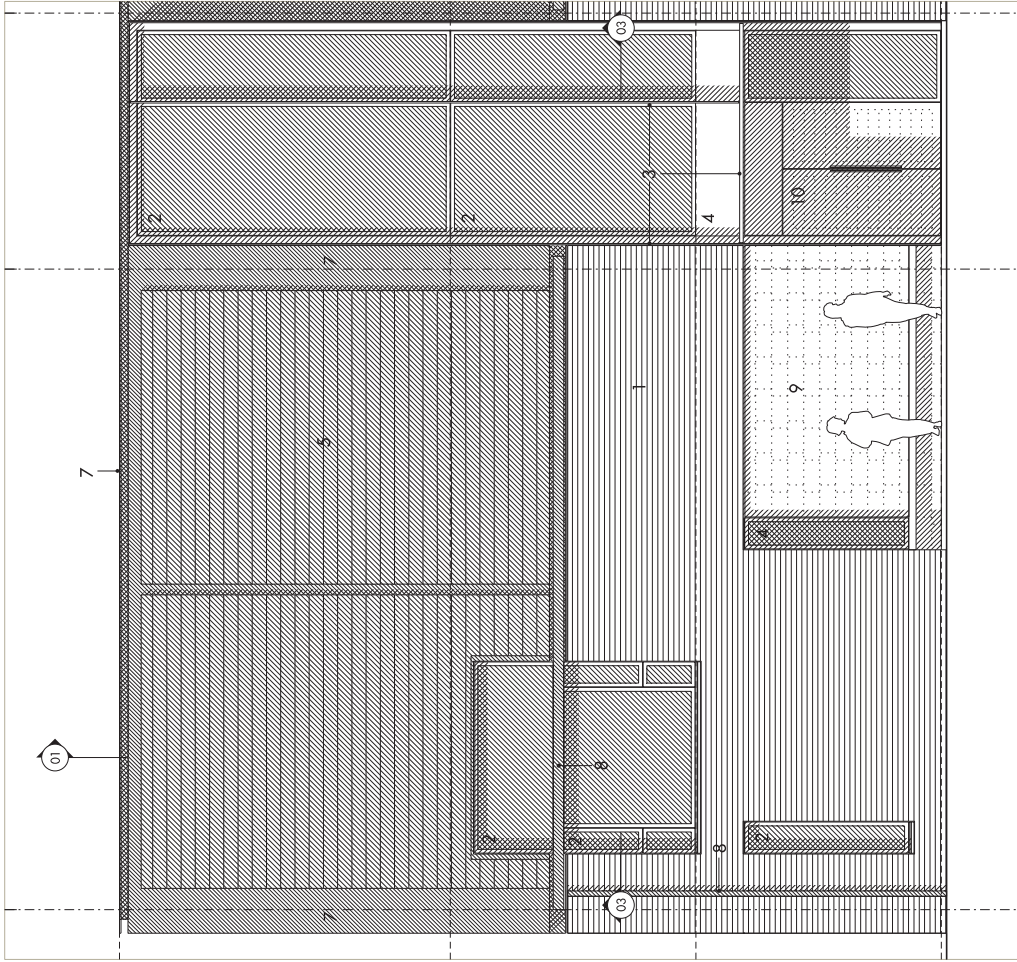


01 Detail Section

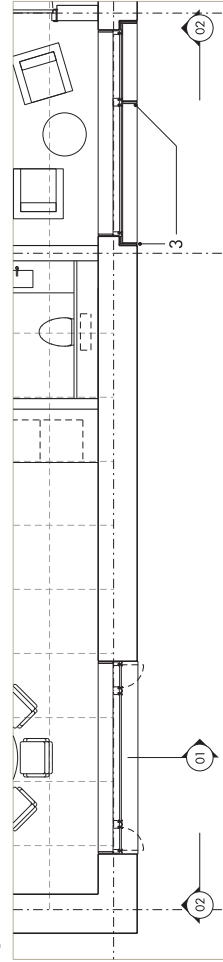


MATERIALS KEY

- 1. Red brick
- 2. Clear glass
- 3. Pale coloured metal window linings
- 4. Opaque glass
- 5. Slate panels
- 6. Pale coloured metal coping
- 7. Dark grey metal
- 8. Metal rainwater gutter/downpipe
- 9. Stone Panel
- 10. Timber entrance door



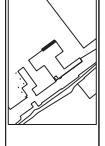
02 Detail Elevation



03 Detail Plan

REV	DATE	DESCRIPTION
01	21.11.12	ISSUED FOR TENDERS
02	21.11.12	ISSUED FOR TENDERS
03	21.11.12	ISSUED FOR TENDERS
04	21.11.12	ISSUED FOR TENDERS

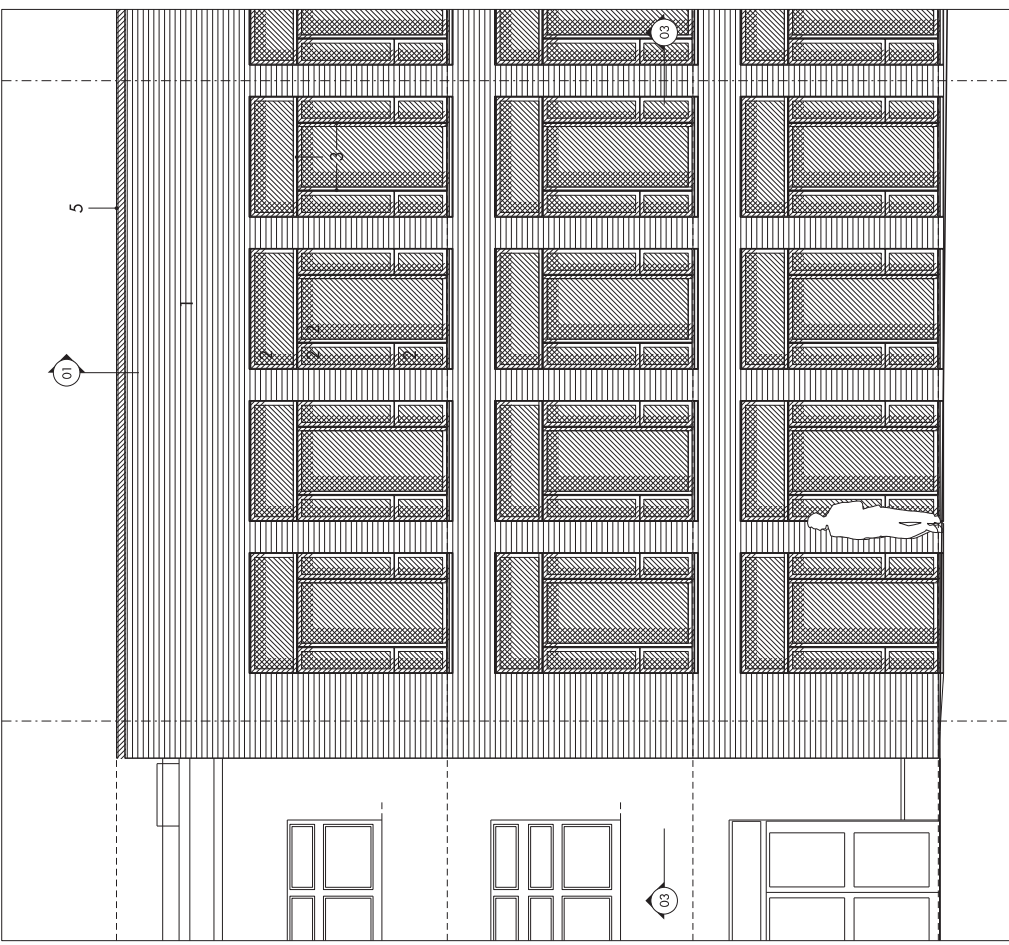
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for all dimensions unless otherwise stated. All dimensions are in millimeters unless otherwise stated. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building.



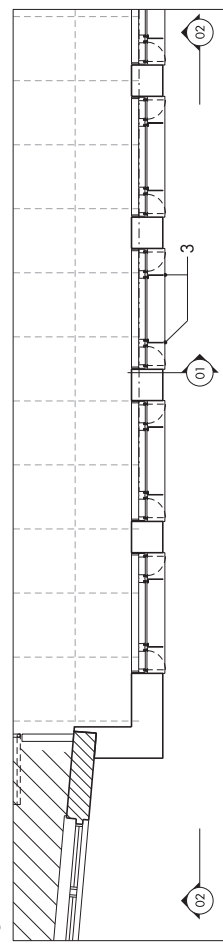
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 facsimile 020 7921 0101
 email info@alliesandmorrison.com
 AS&M JOB NO.: 806

MATERIALS KEY

1. Red brick
2. Clear glass
3. Pale coloured metal window linings
4. Stone panel
5. Pale coloured metal coping



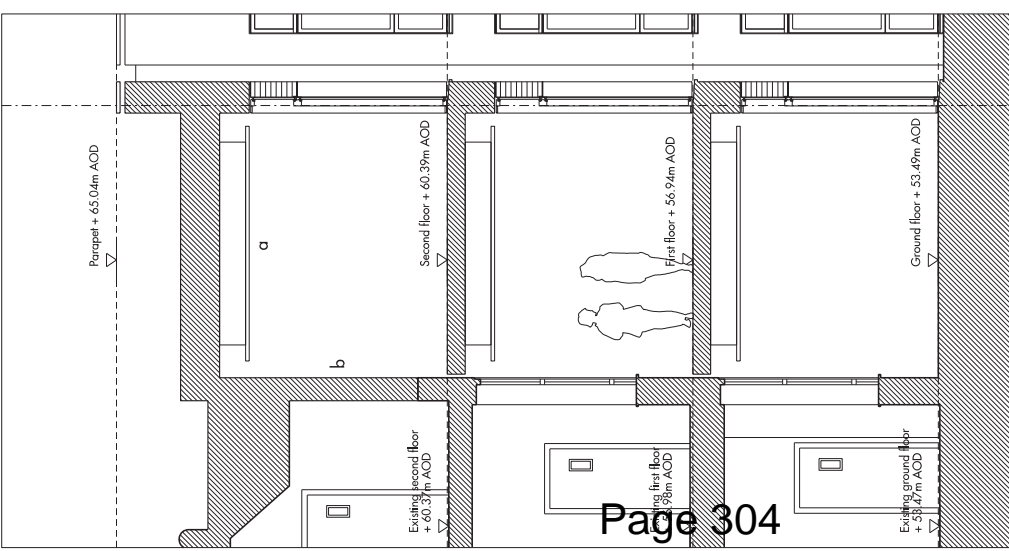
01 Detail Elevation



02 Detail Plan

NOTES

- a. Suspended ceiling
- b. Amendments to existing dormer windows

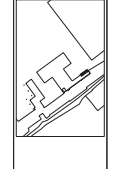


01 Detail Section

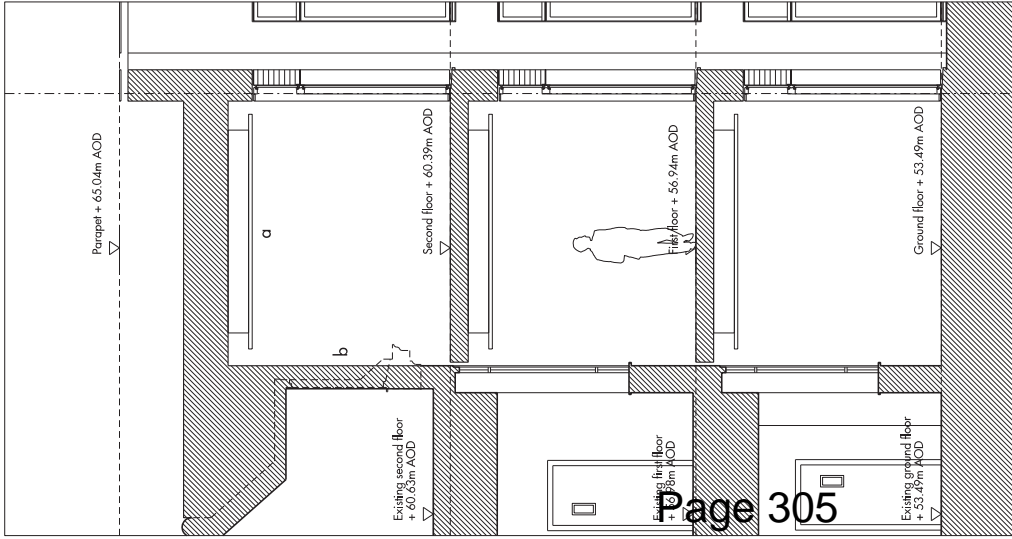


REV	DATE	DESCRIPTION
01	20/11/12	ISSUE FOR PERMIT
02	21/12/12	ISSUE FOR CONSTRUCTION
03		
04		
05		

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for the construction of the building. All dimensions are to be taken from the face of the work unless otherwise stated. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. It is the contractor's responsibility to ensure that the building is constructed in accordance with the drawings and specifications. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. It is the contractor's responsibility to ensure that the building is constructed in accordance with the drawings and specifications. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. It is the contractor's responsibility to ensure that the building is constructed in accordance with the drawings and specifications.



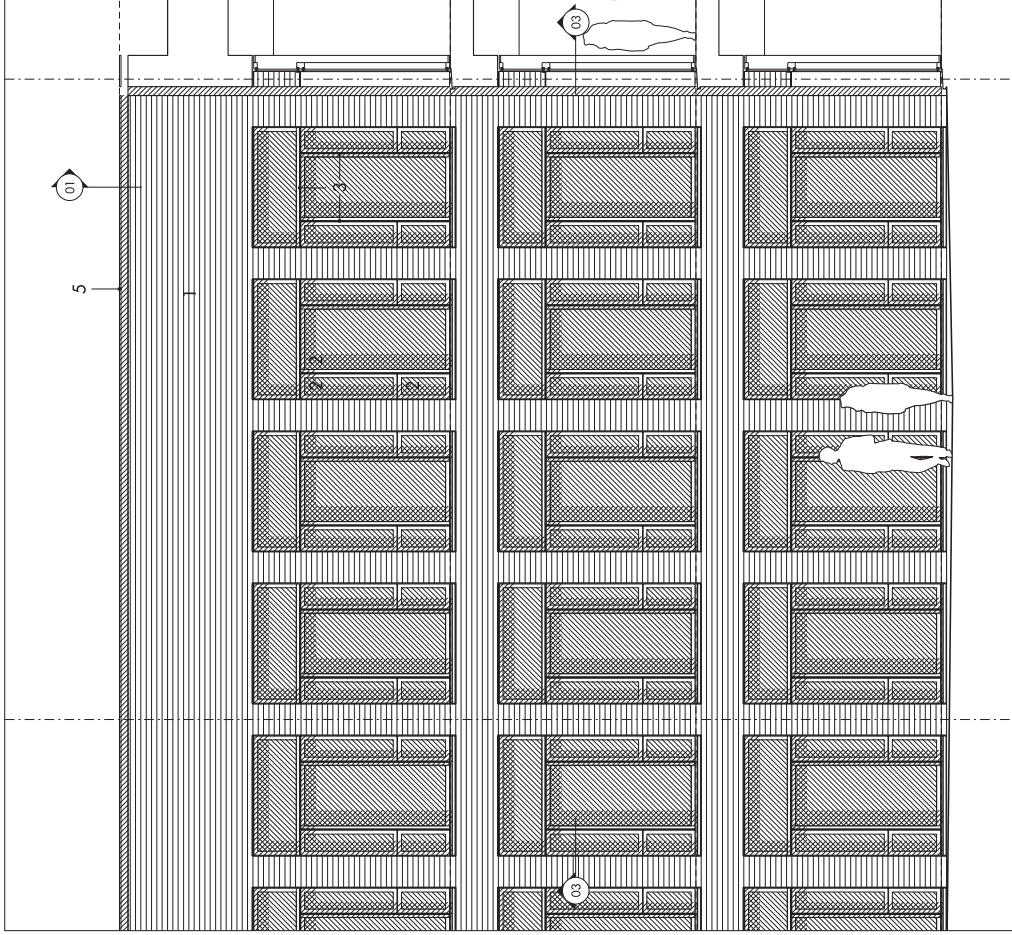
- NOTES**
- a. Suspended ceiling
 - b. Amendments to existing dormer windows



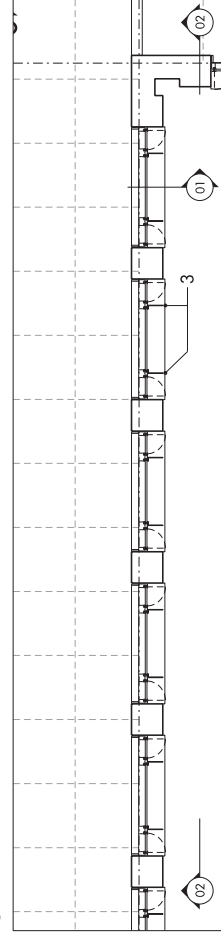
01 Detail Section

MATERIALS KEY

- 1. Red brick
- 2. Clear glass
- 3. Pale coloured metal window linings
- 4. Stone panel
- 5. Pale coloured metal coping



02 Detail Elevation

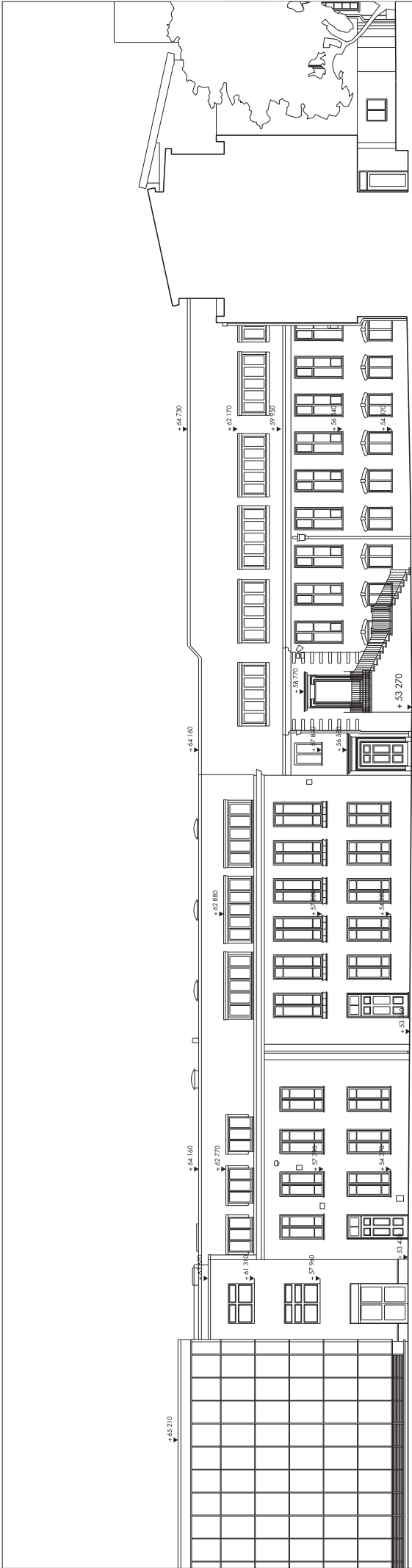


03 Detail Plan

REV	DATE	DESCRIPTION
01	20/11/17	ISSUED FOR PERMIT
02	21/12/17	ISSUED FOR CONSTRUCTION

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for the construction of the building. All dimensions are in millimetres unless otherwise stated. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building. The architect is not responsible for any discrepancy between the dimensions shown on this drawing and the actual dimensions of the building.

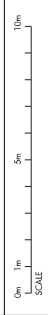




01 Long Section
 Page 306

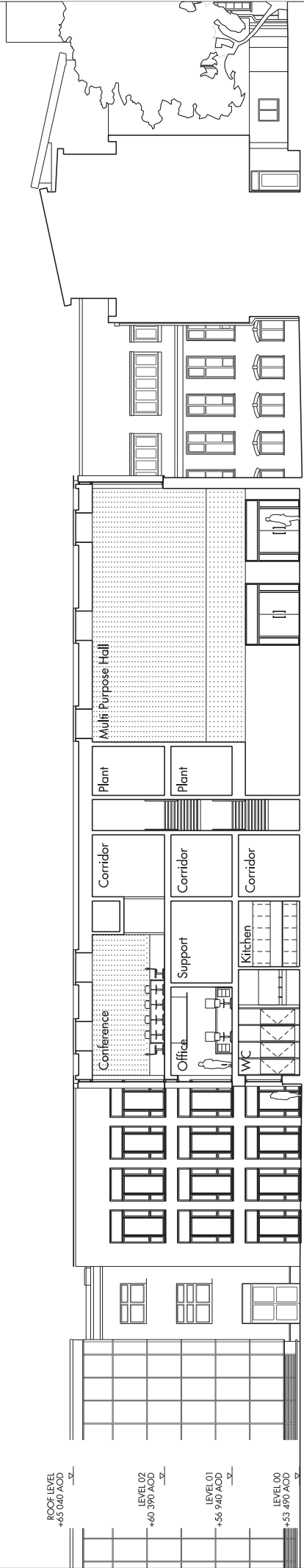


02 Cross Section



REV	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR PERMIT
02	21.12.12	ISSUED FOR CONSTRUCTION

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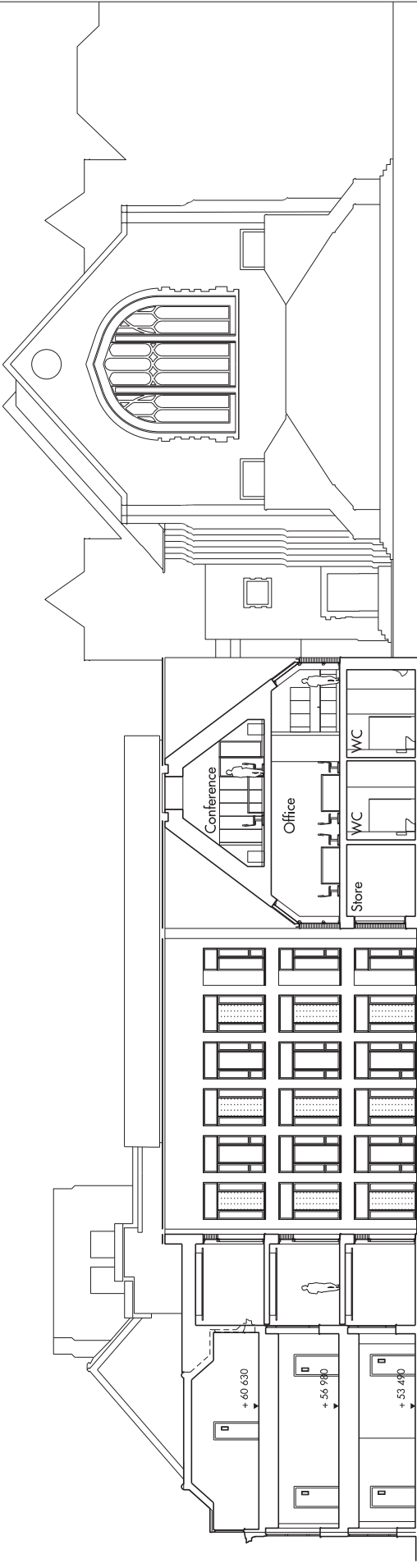
ROOF LEVEL
+65.040 AOD

LEVEL 02
+60.390 AOD

LEVEL 01
+56.940 AOD

LEVEL 00
+53.470 AOD

Section 01



ROOF LEVEL
+65.040 AOD

LEVEL 02
+60.390 AOD

LEVEL 01
+56.940 AOD

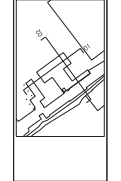
LEVEL 00
+53.470 AOD

Section 02



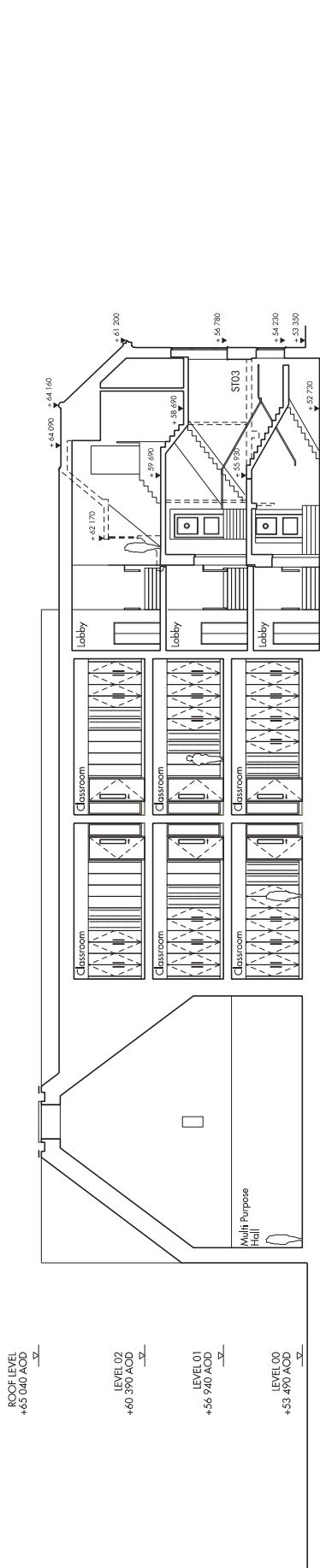
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2	20.11.12	ISSUED FOR PERMIT
3	21.11.12	ISSUED FOR PERMIT
4	21.11.12	ISSUED FOR PERMIT

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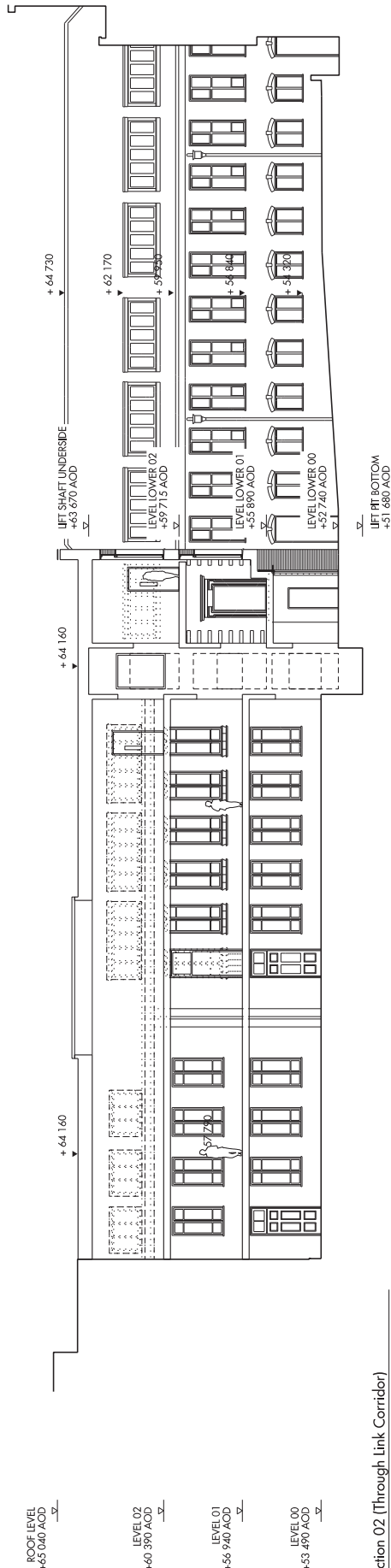


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85 Southway Street
London SE1 0HK
020 7921 0100
020 7921 0101
info@allesandmorrison.com
ASM JOB NO.: B05
SCALE: 1:200 @A3 1:100 @A1

KINGS COLLEGE SCHOOL, WEMBLEY
PROPOSED SECTIONS
PLANNING
806_07_310



Section 01 (Through Classrooms)

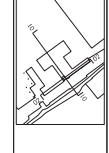


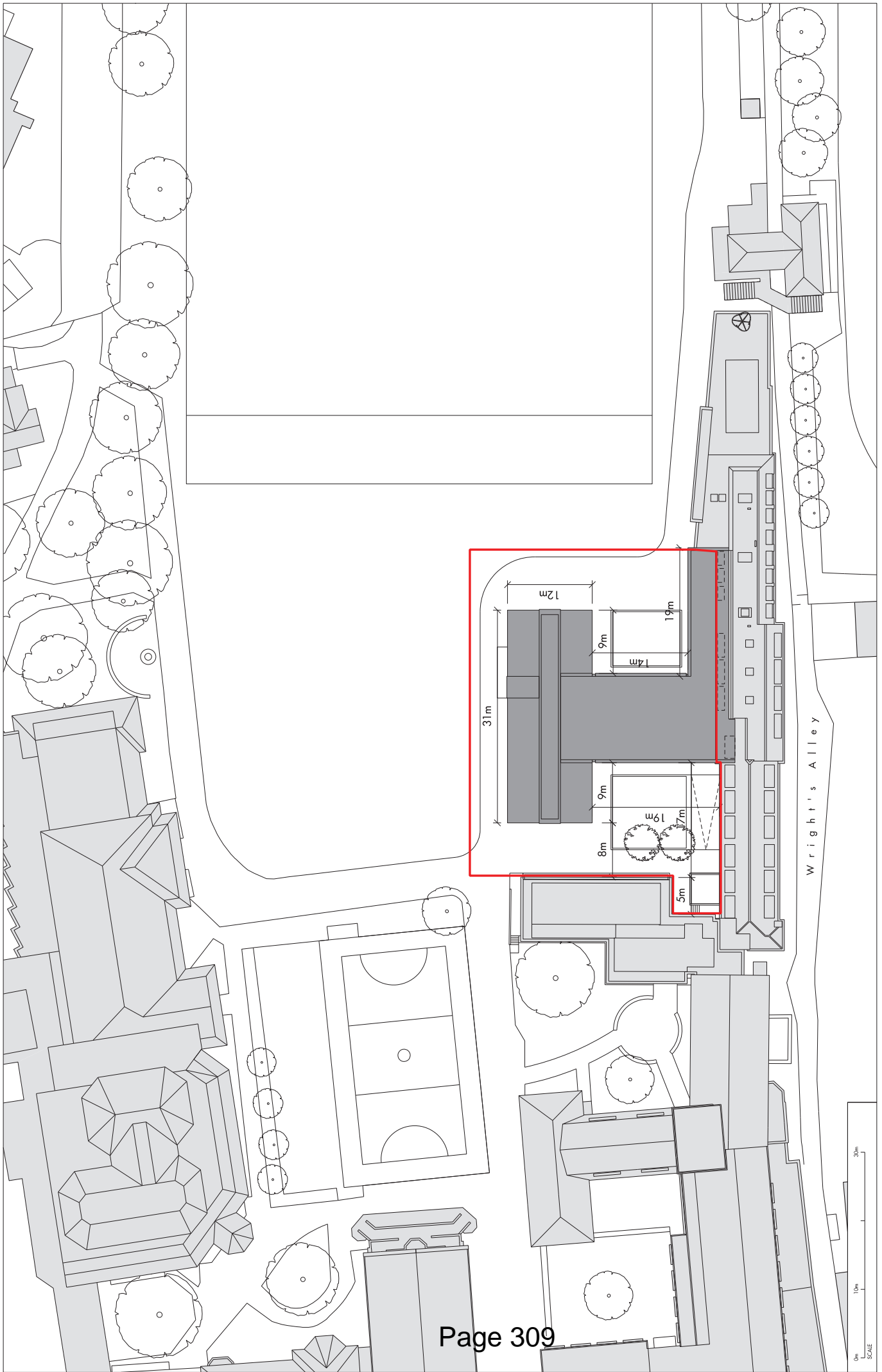
Section 02 (Through Link Corridor)



REV	DATE	DESCRIPTION
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2	20.11.12	ISSUED FOR PERMIT APPLICATION
3	21.11.12	ISSUED FOR PERMIT APPLICATION
4	21.11.12	ISSUED FOR PERMIT APPLICATION

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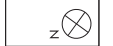
KINGS COLLEGE SCHOOL, WEMBLEON
 SITE BLOCK PLAN
 PLANNING
 806_07_002
 SCALE: 1:500 @A3 1:250 @A1

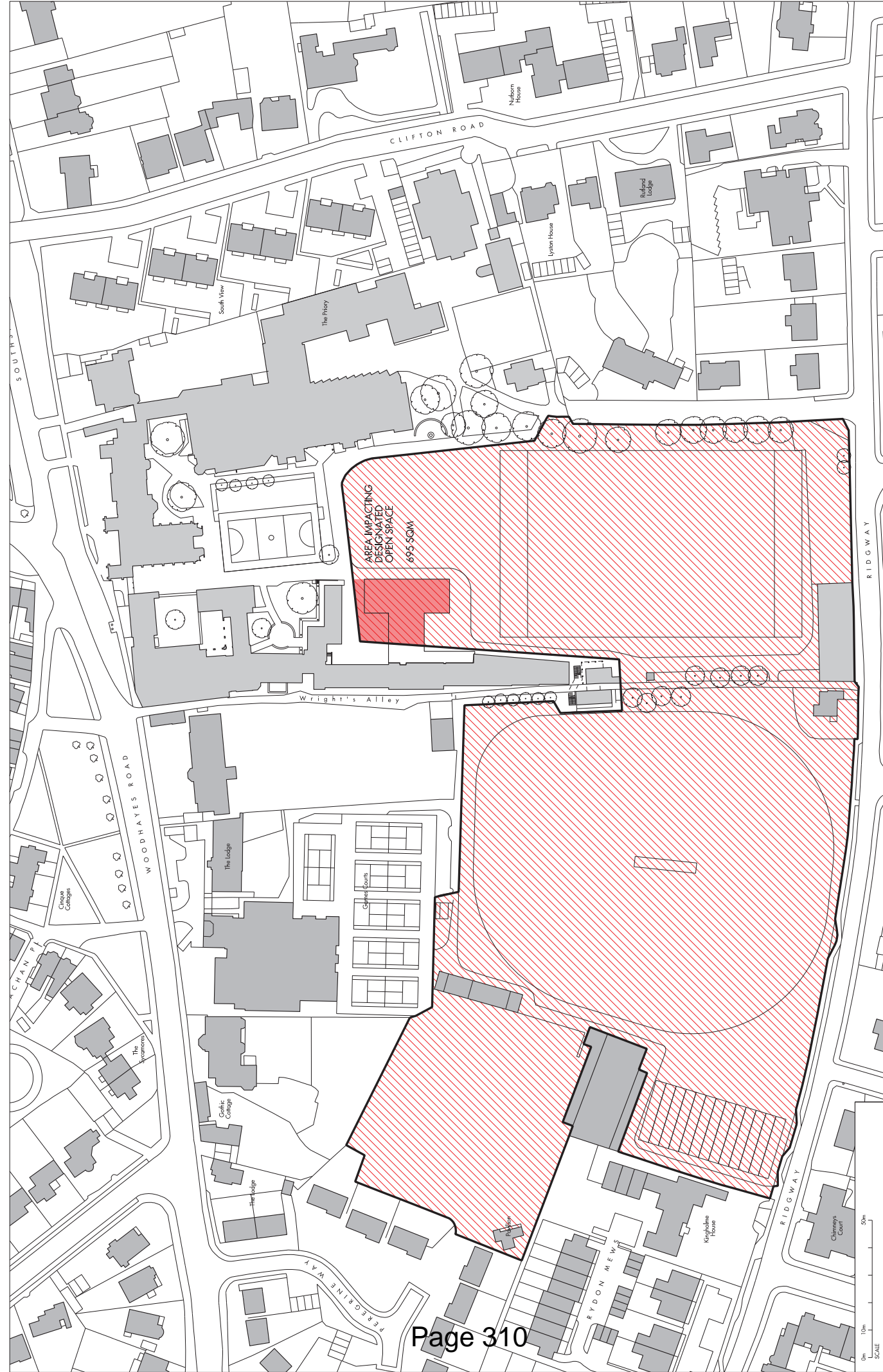
Alles and Morrison
 83 Southwick Street
 London SE1 0HK
 020 7921 0100
 020 7921 0101
 info@allesandmorrison.com
 A&M JOB NO.: 806

— Proposal Site Boundary

REV	DATE	DESCRIPTION
01	20/11/12	ISSUED FOR PERMIT
02	21/12/12	ISSUED FOR PERMIT
03		
04		
05		

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are to be used for all dimensions. Dimensions are to be taken from the centre of lines unless otherwise stated. All dimensions are to be taken from the centre of lines unless otherwise stated. All dimensions are to be taken from the centre of lines unless otherwise stated. All dimensions are to be taken from the centre of lines unless otherwise stated.





**KINGS COLLEGE SCHOOL, WIMBLEDON
DESIGNATED OPEN SPACE
PLANNING
806_07_005
SCALE: 1:1250 @A3 1:625 @A1**

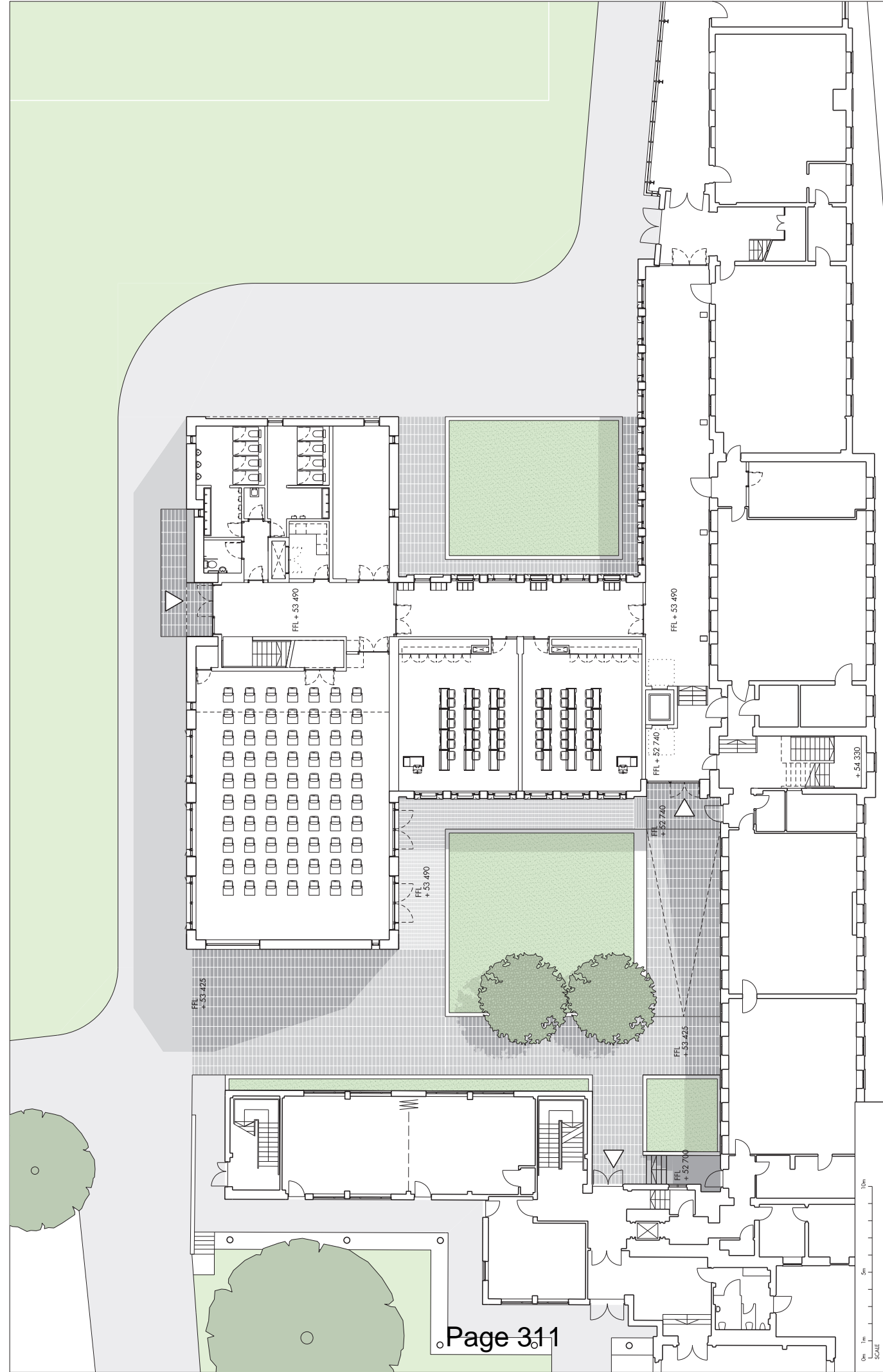
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London SE1 0HK
telephone 020 7921 0100
facsimile 020 7921 0101
email info@allesandmorrison.com
ASM JOB NO: B05

 Designated Open Space
 Affected Open Space

NO.	DATE	DESCRIPTION
01	20.11.12	ISSUED FOR EXHIBITION
02	23.12.12	ISSUED FOR EXHIBITION
03		
04		
05		
06		
07		
08		
09		
10		

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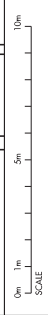


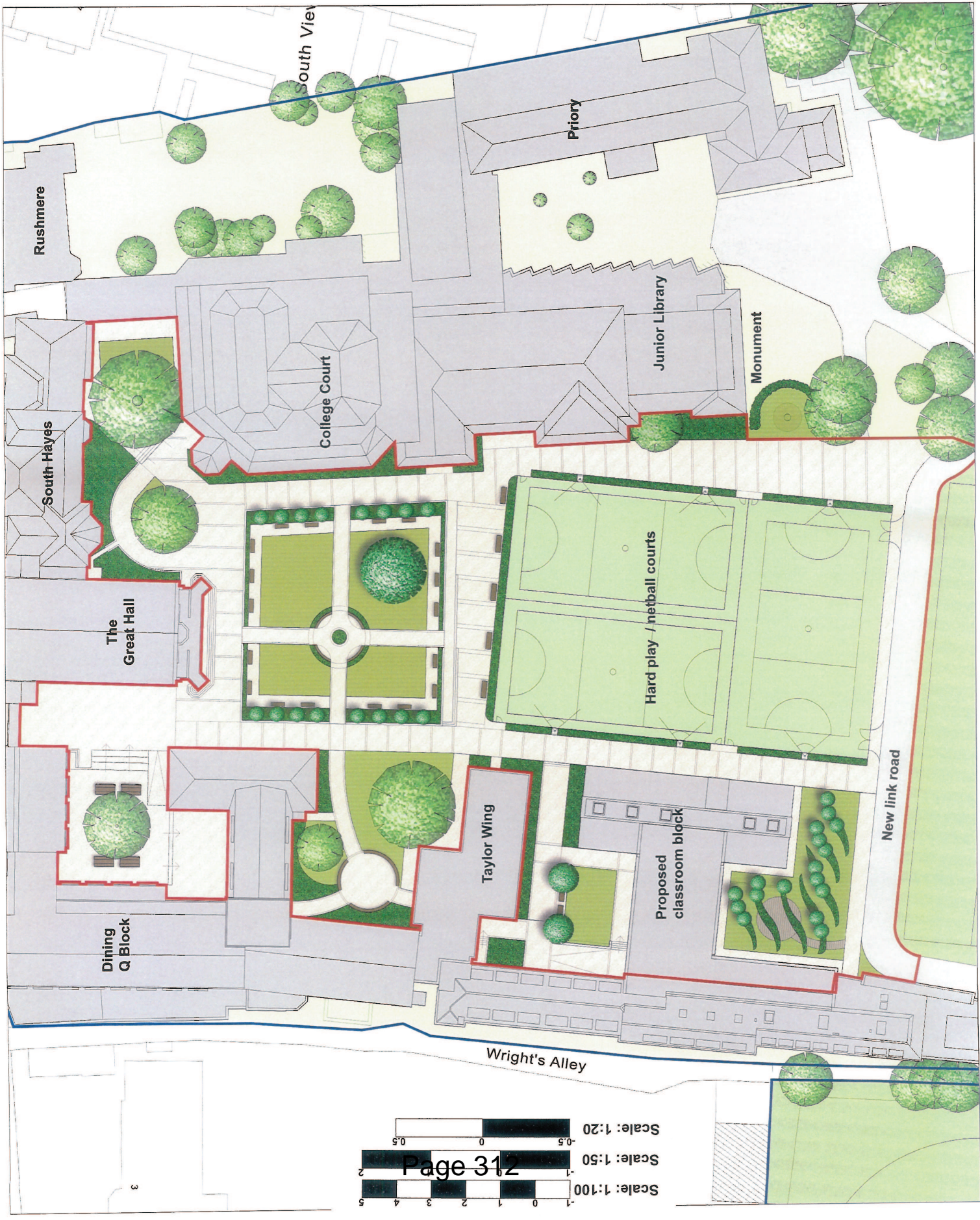


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REV	DATE	DESCRIPTION
01	20/11/12	ISSUE FOR PERMIT
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03		
04		
05		

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Contractors are not to scale dimensions from this drawing

Revision E Flouthing added 27.08.13 Date 27.08.13

LONDON SOUTHWEST OF MERTON

LEGEND

- Site boundary
- New hard play / netball
- Proposed telescopic floodlighting units
- Paved areas
- Lawns
- Shrub planting
- Existing trees
- Proposed trees
- Playing fields



Drawing is subject to final survey



landscape perspective
Chartered Landscape Architects

The Studio
100 The Grove Hill
Woking
Surrey GU24 8JZ
T: 01483 711114
www.landscapeperspective.co.uk

Client
King's College School, Wimbledon
Project
King's College School, Wimbledon

Title
Landscape proposals
Scheme design - 1:250

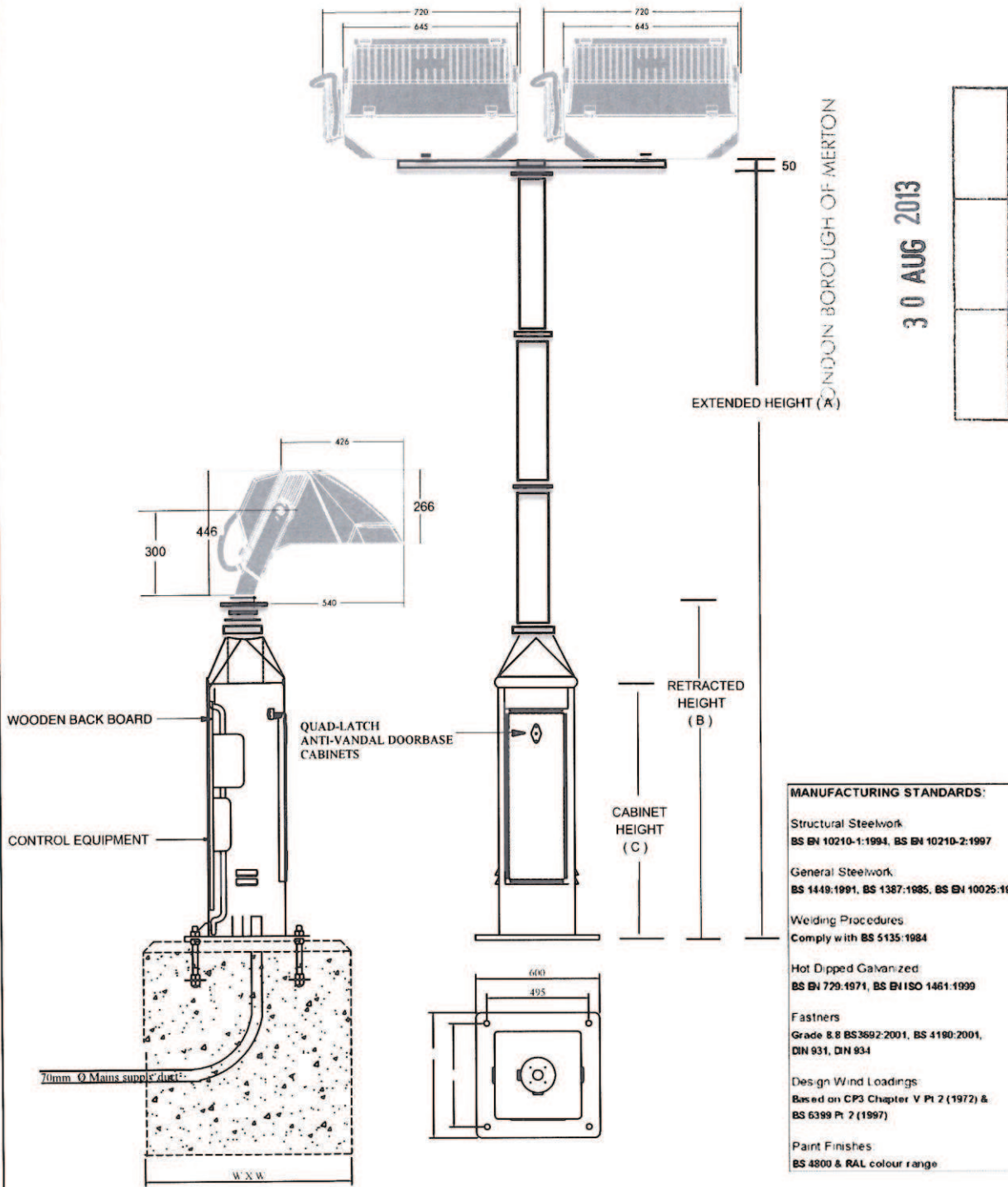
Status	Comment	Date
1:250 @ A1	MG	July 2013
1232	1232	Revision E
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Scale: 1:20

Scale: 1:50

Scale: 1:100

Page 312



MANUFACTURING STANDARDS:

Structural Steelwork
BS EN 10210-1:1994, BS EN 10210-2:1997

General Steelwork
BS 1449:1991, BS 1387:1985, BS EN 10025:1993

Welding Procedures
 Comply with **BS 5135:1984**

Hot Dipped Galvanized
BS EN 729:1971, BS EN ISO 1461:1999

Fasteners
 Grade 8.8 **BS 3692:2001, BS 4190:2001, DIN 931, DIN 934**

Design Wind Loadings
 Based on CP3 Chapter V Pt 2 (1972) & **BS 6399 Pt 2 (1997)**

Paint Finishes
BS 4800 & RAL colour range

Grade C35 Concrete recommended

PRODUCT CODE	EXTENDED HEIGHT A	RETRACTED HEIGHT B	CABINET HEIGHT C	CABINET SIZE D	BASE TUBE DIA E	TOTAL SECTIONS	DOOR APPERTURE DIMENSION	MAXIMUM AMOUNT OF FLOODLIGHTS	FLOODLIGHT HEIGHT
T8	8	2500	1400	420sq	165	5	900 (h) X 300 (w)	4 or 80kg	446
T10	10	3500	1400	420sq	165	5	900 (h) X 300 (w)	4 or 80kg	446
T12	12	4000	1400	650sq	165	5	900 (h) X 300 (w)	4 or 80kg	446
T15	15	4500	1400	650sq	193	5	900 (h) X 300 (w)	4 or 80kg	446
We can manufacture telescopic floodlighting systems to individual requirements Call 01625 876716									
T8S	8	2030	1400	420	193	8	900 (h) x 300 (w)	4 or 75kg	446

DIAGRAM 1:
Template assembled

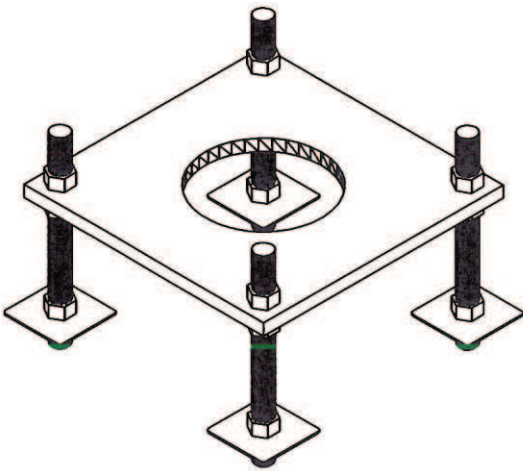
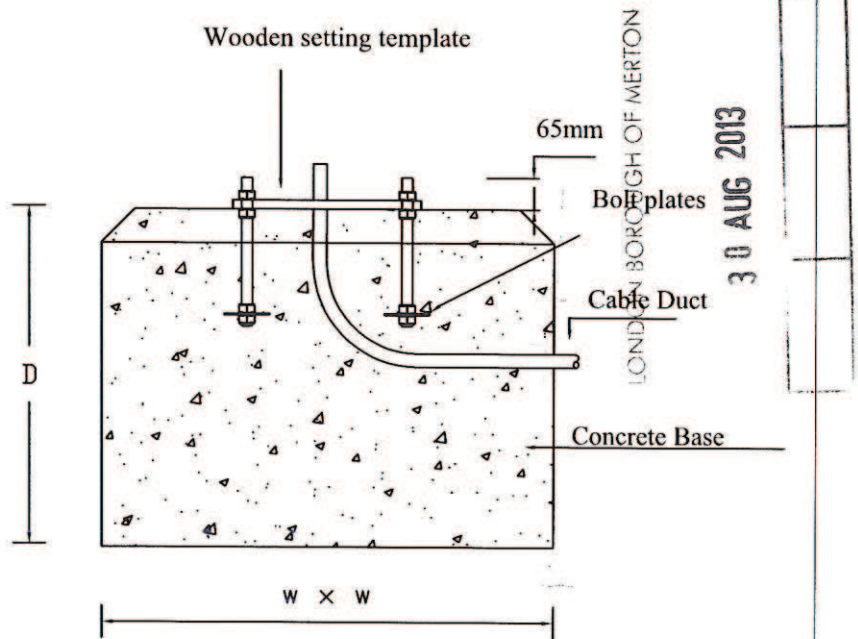


DIAGRAM 2:
Foundation cross section

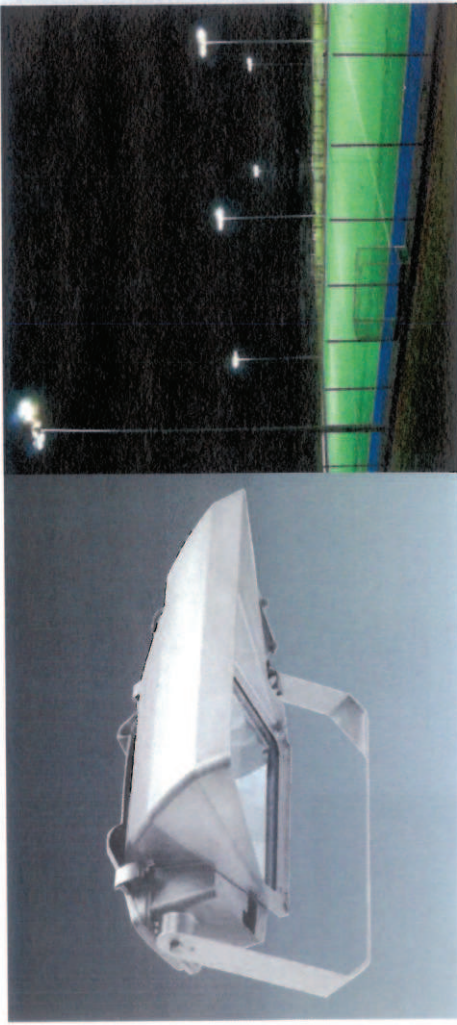


PRODUCT CODE: FOUNDATION DETAILS

The below recommended foundation details are typical and some site conditions may require increased concrete base sizes. A minimum soil bearing of 75 n/m sq is assumed. We recommend pressures below the minimum are assessed by a structural engineer.

Product Code	Height	Base Area (W x W)	Depth	Concrete Vol M ³
T8	8 mtr	1300 x 1300	1000	1.69
T10	10 mtr	1500 x 1500	1000	2.25
T12	12 mtr	1750 x 1750	1200	3.67
T15	15 mtr	1850 x 1850	1200	4.10

1. Excavate hole as per recommended area and depth.
2. Assemble root base as shown in diagram 1 ensuring that it is level and that four studs protrude at 65mm above base of wooden setting template.
3. Ensure ducting is in place we recommend that a minimum of 150mm extrudes from ground level, if required this can be trimmed back once concrete is set.
4. Pour concrete ensuring that it is a mix of C35 to table 6 BS8110 and then tamp down well.
5. Push wooden template and bolts into concrete and level accordingly.
6. When fitting the column, remove wooden template and ensure that the concrete base is in complete contact with the underside of column and torque the nuts to 230-270 Nm (175 – 200 ft.lb)
7. When the column has been fitted, protect the studs with a suitable protective coating. Denzo tape or similar is recommended.
8. After re-instatement it is essential that a load bearing grout is used to fill the void between base plate and concrete, failure to do so may cause deflection in pole. It is recommended that the poles are grouted internally to ensure water tight.



Improved features for ease of installation and maintenance

30 AUG 2013



- Safety and simplicity are crucial when installing or maintaining a high power floodlight at great heights
- Improved thermal management and attention to details has enabled the new Champion to be more compact and lighter, therefore easier to handle and install
- Central handle and reduced weight to carry (1)
- Aiming sights added to the top of body, in addition to the side ones on the ignitor box provides easier aiming in azimuth (2)
- Ignitor box now moved from the strap bracket to the body means easier manipulation and fixing of the floodlight in all positions (3)
- Tool-free door opening with automatic power disconnection (4)
- Tool-free lamp replacement (5)
- 3 lamp positions, adjustable on site from one installed position (6)

High performance discharge floodlight with the best in class optic for control of obtrusive light

- 12.5W model of the fixture emits 10y air in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter

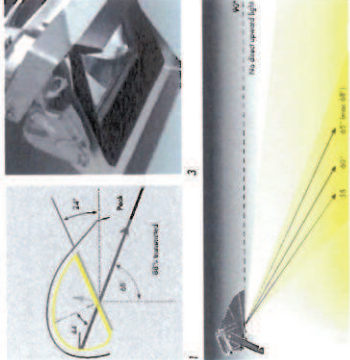
Applications

- Stadiums
- Sports grounds
- Industrial sites
- Airports
- Large open areas
- Large open areas
- Large open areas
- Large open areas
- Large open areas
- Large open areas

Lamp information

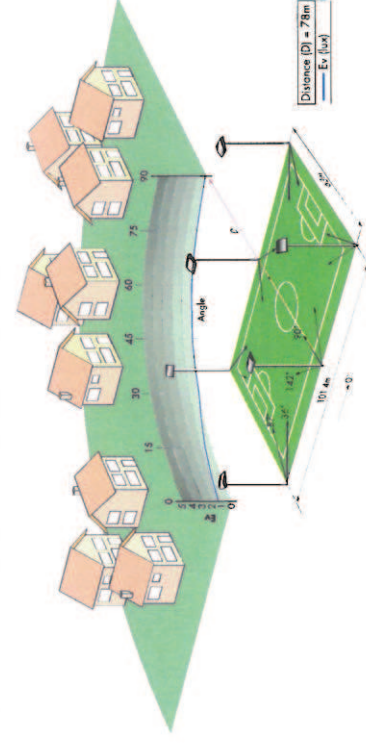
- 12.5W model of the fixture emits 10y air in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
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- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter
- 20W model emits 1.5m diameter in 1.5m diameter

Optimised optical concept



- Champion's side girded lens is installed without flaring, the only fixture of its class, glass and resin, to ensure light is not lost through the lens. The lens is made of 55% of the light to be transmitted, while the vertical light emitting surface is 10% horizontal to the ground.
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Champion lighting schemes: compliance with best practice standards with best-in class control of off-pitch lighting levels



Pitch dimensions	55x11.1m	Maintained average illuminance	250	269
Total playing area	63x101.4m	Initial average illuminance	207	314
Calculator points	11x19	Uniformity (min/ave)	0.6	0.71
Lamp type	HQI-TS, 21W	Uniformity (min/max)	no	0.4
Initial lamp lumens	220000	Glare rating (max)	55	49
Number of floodlights	14	Number of cabins	6	
Number of cabins	6	Mounting height	15m	

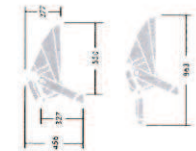
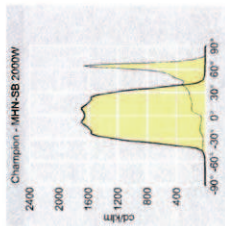
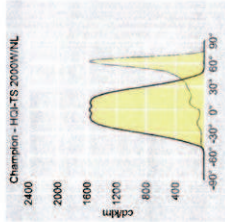
30 AUG 2013



Lamps

Standards
EN 1828 P85 P86
P86 except H versions
(P85 (ignitor box))

Overview



Hot Baffle version

Materials/Finish

Body: anodized aluminium (NA8 62-20, EN AC 42300) with a prep.
Clips: 30mm stainless steel
Wiring / ignitor box: polyamide 66 V0 Black, 20-glass fibre reinforced.
Base: 30mm stainless steel

Installation/Mounting

Fit in 19 sockets or lamps with automatic power disconnection on one side or two sides (stop Jack, two installation and lamp replacement). It is a 19mm hole, 19mm hole through 227mm hole, or through 15.75mm holes. Ballast and capacitors to be measured separately. Could fit in the 07.5-13mm hole. Among six pins, stop pins stop at the side (light base) integrated aiming system.
Size = 0.15 mtr. max.

Specification

The optical rays
The lamp is a minimum symmetric hoodlight by 1/2°/4° lenses, P86 input, total beam angle: 60°/90°/120°/180°. Adjustable lamp base with internally fixed light glass and integral light cow.
At High Champion

Ordering Guide

Lamps and control gear to be ordered separately

Description	Wt (kg)	SAP Code	Description	Wt (kg)	SAP Code
Champion 1kW CL1			Champion hot baffle CL1		
CHAMPION 1KW MHNLA CL1 WI	19.34	96261272	CHAMPION HR 1KW-HQ1TS WI	19.34	96261270
CHAMPION 1KW HQ1TS CL1 WI	19.24	96261217	CHAMPION HR 2KW-HQ1TS WI	19.34	96261233
CHAMPION 1KW MHN-FC CL1 WI	19.37	96261278	CHAMPION HR 2KW MHN-SB-HO/HQ1TS-SHF WI	19.34	96261234
CHAMPION 1KW EAO HRT CL1 WI	19.02	96261218	Champion accessories		
CHAMPION 1KW EAO HST CL1 WI	19.13	96261219	CHAMPION NMI WG	1.05	96261969
CHAMPION 1KW EAO HQ1 CL1 WI	19.13	96261221	CHAMPION NMI VS FRONT	1.4	96261970
Champion 1kW CL2			CHAMPION NMI VS REAR	0.43	96261971
CHAMPION 1KW MHNLA CL2 WI	19.30	96261227	CHAMPION NMI AIMING DEVICE	2.08	96262065
CHAMPION 1KW EAO HRT CL2 WI	18.97	96261224	Genie trays		
CHAMPION 1KW EAO HST CL2 WI	19.07	96261225	GT 1KW 230/240V H7/OS NI	13.90	96012078
CHAMPION 1KW EAO HQ1 CL2 WI	19.07	96261226	GT 1KW 230/240V H7/PH NI	9.74	96012340
Champion 2kW CL1			GT 1KW 230/240V HST NI	13.12	96012388
CHAMPION 2KW HQ1TS CL1 WI	19.24	96261239	GT 2KW 380-415V H7DE/OS NI	13.92	96002280
CHAMPION 2KW MHNLA CL1 WI	19.27	96261238	GT 2KW 380-415V H7DE/PH NI	13.70	96002379
CHAMPION 2KW HQ1TS MHN-SB CL1 WI	19.24	96261236	GT 2KW 380-405-420V MHN-SB HO/HQ1TS S HF	20.80	96261551
CHAMPION 2KW MHN-FC CL1 WI	19.20	96261237	GB P65 1KW 230/240V HST/HT NI	14.50	96012191
CHAMPION 2KW MHN-SB-HO/HQ1TS S HF CL1 WI	19.24	96261235	GB P65 2KW 380-415V H7DE NI	24.00	96012190
Champion 2kW CL2			GB P65 2KW 380-420V MHN-SB HO/HQ1TS HF	23.50	96262841
CHAMPION 2KW HQ1TS CL2 WI	19.17	96261232	AV5 - white (quad)		
CHAMPION 2KW MHNLA CL2 WI	19.30	96261230	AV5 - black (quad)		
CHAMPION 2KW HQ1TS MHN-SB CL2 WI	19.17	96261229			
CHAMPION 2KW MHN-SB-HO/HQ1TS S HF CL2 WI	19.17	96261231			



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Brickfield Business Centre
Brickfield House
High Road
Thornwood
Epping
Essex CM16 6TH

Date of Issue:
04.09.2013

King's College London, Wimbledon School
Verified View

moka



Approximate Position of View

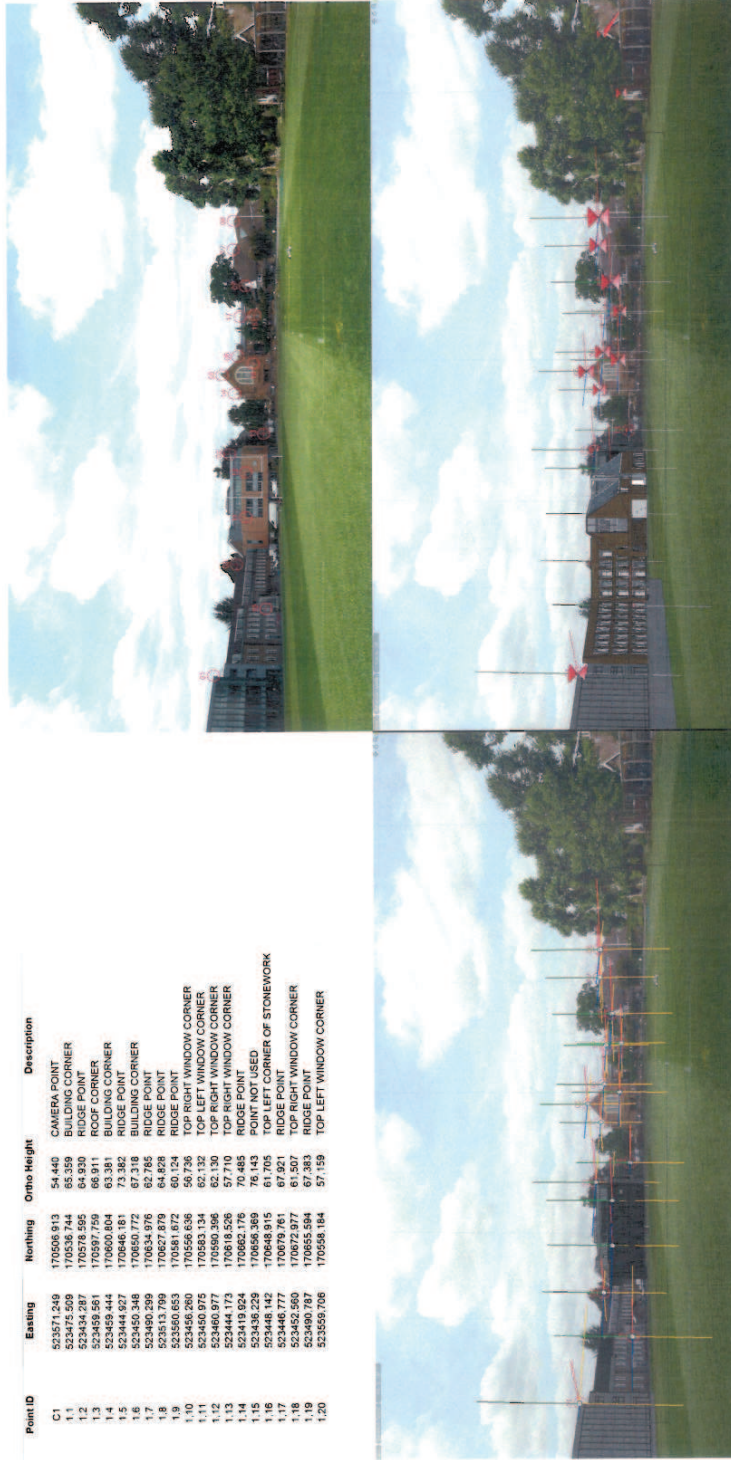
Point of View, emplacement

survey equipment:
 Leica SmartRover GPS equipment
 Leica TCRA 1205 Total Station instrument

camera:
 NIKON D600, full-frame sensor
 24.3 effective megapixels

moka-studio Gbr MALERWINKEL 3 D-22607 HAMBURG +49(0)40-79 30 73 10 info @ moka-studio.com www.moka-studio.com

moka



Point ID	Easting	Northing	Ormo Height	Description
C1	623571.249	170506.913	54.440	CAMERA POINT
1.1	523475.509	170536.744	65.359	BUILDING CORNER
1.2	523434.287	170576.595	64.930	RIDGE POINT
1.3	523456.561	170597.759	66.911	ROOF CORNER
1.4	523459.444	170600.804	63.381	BUILDING CORNER
1.5	523444.977	170586.672	67.326	BUILDING CORNER
1.6	523444.977	170584.372	67.316	BUILDING CORNER
1.7	523490.299	170634.976	82.785	RIDGE POINT
1.8	523513.799	170827.879	64.829	RIDGE POINT
1.9	523560.653	170881.672	60.124	RIDGE POINT
1.10	523456.260	170556.636	59.736	TOP RIGHT WINDOW CORNER
1.11	523480.975	170580.134	61.725	TOP RIGHT WINDOW CORNER
1.12	523444.173	170618.526	62.130	TOP RIGHT WINDOW CORNER
1.13	523444.173	170618.526	57.710	TOP RIGHT WINDOW CORNER
1.14	523419.024	170602.176	70.485	RIDGE POINT
1.15	523436.229	170856.369	76.143	POINT NOT USED
1.16	523448.142	170846.915	61.705	ROOF CORNER
1.17	523446.777	170879.161	67.921	ROOF CORNER
1.18	523490.787	170855.584	67.383	RIDGE POINT
1.19	523490.787	170855.584	67.383	RIDGE POINT
1.20	523556.706	170958.164	57.159	TOP LEFT WINDOW CORNER

Camera Matching

The camera matching is based on a survey conducted on-site, as well as on a 3d Model of the project and surroundings, provided by the architects.



Existing Situation

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moka



Proposed Situation

moka

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GREATER LONDON AUTHORITY
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Our ref: D&P/3151/TT02
Your ref: 13/P0090
Date: 29 May 2013

David Gardener
Planning Division
Merton Council
Merton Civic Centre
London Road
Morden, Surrey
LONDON SM4 5DX

London Borough of Merton
9 - JULY 2013
Planning Development Control

Dear Mr Gardener,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Kings College School, Southside Common, Wimbledon, SW19 4TT
LPA Reference: 13/P0090

I refer to the copy of the above planning application, which was received from you, on 23 April 2013. On 29 May 2013, the Mayor considered a report on this proposal; reference D&P/3151/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 41 of the above-mentioned report; but that the possible remedies set out in this paragraph of the report could address these deficiencies.

If your Council subsequently resolves to grant permission on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable) a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

If your Council resolves to refuse permission it need not consult the Mayor again (pursuant to Article 5(2) of the Order), and your Council may therefore proceed to determine the application without further reference to the GLA. However, you should still send a copy of the decision notice to the Mayor, pursuant to Article 5 (3) of the Order.

Please note that the Transport for London case officer for this application is Joanna Kesson, email: Joanna.Kesson@tfl.gov.uk.

Yours sincerely,



Colin Wilson

Senior Manager – Planning Decisions

cc Richard Tracey, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
Nicholas Weston, Allies and Morrisons Architects, 85 Southwark Street, London SE1 OHX

London Assembly Member
3 - JUN 2019
Planning Development Control

29 May 2013

King's College School, Southside Common, Wimbledon

London Borough of Merton

in the London Borough of Merton

9 - JUN 2013

planning application no.13/P0090

Planning Development Control

Strategic planning application stage 1 referral (new powers)

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

The proposal

Erection of a new three-storey building comprising 6 x Large Classrooms, a multi-use hall space, staff offices, toilets, support space and conference space.

The applicant

The applicant is Corporation of **King's College School**, and the architect is **Allies and Morrison**.

Strategic issues

The proposed development for **education use** is acceptable. Other strategic issues that needed assessment include **open space, playing fields, biodiversity, heritage, design and access, energy, and transport**.

Recommendation

That Merton Council be advised that the application does not comply with the London Plan, for the reasons set out in paragraph 41 of this report; but that the possible remedies set out in this paragraph of the report could address these deficiencies. The application does not need to be referred back to the Mayor if the Council resolves to refuse permission, but it must be referred back if the Council resolves to grant permission.

Context

1 On 23 April 2013 the Mayor of London received documents from Merton Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has until 3 June 2013 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Category 3C of the Schedule to the Order 2008: "Development which is likely to prejudice the use as a playing field of more than 2 hectares of land"

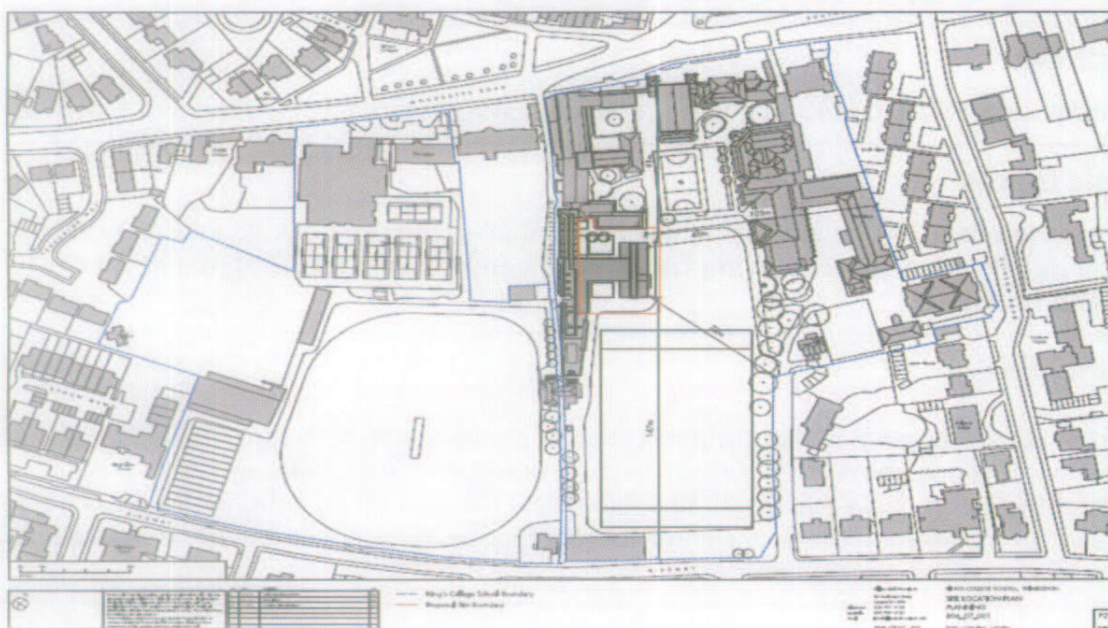
which – (a) is used as a playing field at the time the relevant application for planning permission is made; or (b) has at any time in the five years before the making of the application been used as a playing field. ”

3 Once Merton Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision, as to whether to direct refusal or allow the Council to determine it itself, unless otherwise advised. In this instance if the Council resolves to refuse permission it need not refer the application back to the Mayor.

4 The Mayor of London’s statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The application site is designated as an open space on Merton Council’s LDF and “saved” UDP Proposals Map. The main site of King’s College School is bounded by Woodhayes Road to the north and Ridgway to the south and, on the east and west sides, residential properties. The school is divided into two halves, east and west, by Wright’s Alley a public right of way which bisects the site north-south. The existing school buildings predominantly occupy the north eastern quarter of the grounds to the east of Wright’s Alley. Open sports fields and hard surfaced recreation areas fill the southern and western quarters.



6 Typically the existing buildings at the school are 2 or 3 storeys tall. They are organised around an implied main quadrangle space in the centre of the building cluster in the north-east portion of the school site.

7 The northern flank of buildings is characterised by the Great hall building in the centre with the more informal Victorian houses of South Hayes and Rushmere adjacent. The western side is defined by the long wing of academic teaching buildings that front onto the main quadrangle and playing fields and back onto Wright's Alley. Two small quadrangles are formed by these buildings that front onto the primary external circulation spine and main quadrangle and back onto Wright's Alley. The eastern side of the main quadrangle is fronted by the music and drama buildings of College Court and the Collyer Hall.

8 The site identified for the new classroom building lies adjacent to the northern end of the senior science wing and south of the Cavan Taylor wing. The ground surface of the site is currently defined by a tarmac circulation route around the perimeter of these buildings with the remainder being the north western corner of the turfed sports field.

9 The school is located approximately 1.8 km from Wimbledon station interchange, which is served by London Underground, mainline rail services, and Tramlink. There is a bus stop located less than 400 metres walk from the site, on Ridgeway, served by route 200 which provides links to Wimbledon, Raynes Park, and Mitcham. The site has a public transport accessibility level of 1b, on a scale of 1 to 6b where 6b is the highest.

Details of the proposal

10 This scheme for new learning and multi-use space forms the second phase of King's College School's Development Masterplan (the first being upgrades to the entrance area). It comprises six large classrooms, a multi-use hall space, staff offices and conference space and support facilities.

11 The proposals do not increase the number of students at the school, but simply provide enhanced facilities to better meet the educational needs of its pupils and provide an improved educational environment.

Case history

12 King's College School has been located at this site since 1897 and over the years has grown significantly. As a result of that growth and the changes in facility requirements, in 2011 the School undertook a Masterplan exercise and this application is the second stage of the plan.

Strategic planning issues and relevant policies and guidance

13 The relevant issues and corresponding policies are as follows:

- | | |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • Education | <i>London Plan</i> |
| • Open space | <i>London Plan</i> |
| • Playing fields | <i>London Plan</i> |
| • Biodiversity/Geodiversity | <i>London Plan; the Mayor's Biodiversity Strategy; draft Tree and Woodland Strategies; London's Foundations (Geodiversity) SPG</i> |
| • Design | <i>London Plan</i> |
| • Heritage | <i>London Plan</i> |
| • Access | <i>London Plan; Accessible London: achieving an inclusive environment SPG; Planning and Access for Disabled People: a good practice guide (ODPM)</i> |
| • Sustainable development | <i>London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy</i> |
| • Transport | <i>London Plan; the Mayor's Transport Strategy</i> |

14 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plans in force for the area are the 2011 Merton Core Strategy Development Plan Document, the "saved policies 2007" from Merton Unitary Development Plan (2003); and the 2011 London Plan.

15 The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework
- The draft Revised Early Minor Alteration to the London Plan

Education use, open space and playing fields

Education use

16 In relation to the provision of educational facilities, policy 3.18 'Education facilities' of the London Plan states that *"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes"*.

17 The above policy states that "the Mayor will support provision of early years, primary and secondary school and further education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, particularly in parts of London with poor educational performance. ...Development proposals which enhance education provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes.

18 Para 72 of the NPPF states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice of education. They should give great weight to the need to create, expand or alter schools.'

19 The applicant has demonstrated that the second element of the Masterplan (2011), forms the subject of this application, and is for the erection of a new classroom extension and multi-use hall within the existing school campus. The proposals will provide six additional classrooms, and these are required to facilitate the demand that will be created when the School re-introduces its A-Level programme. These courses cannot be accommodated within the existing facilities on site and require new classroom space.

20 To summarise, there is a need for enhanced facilities of the School, to better meet the educational needs of its pupils, which has been evidenced by the applicant. This needs to be considered in the context of the Government's and Mayor's strong support for education provision as set out in the NPPF and London Plan respectively. The proposed development is acceptable.

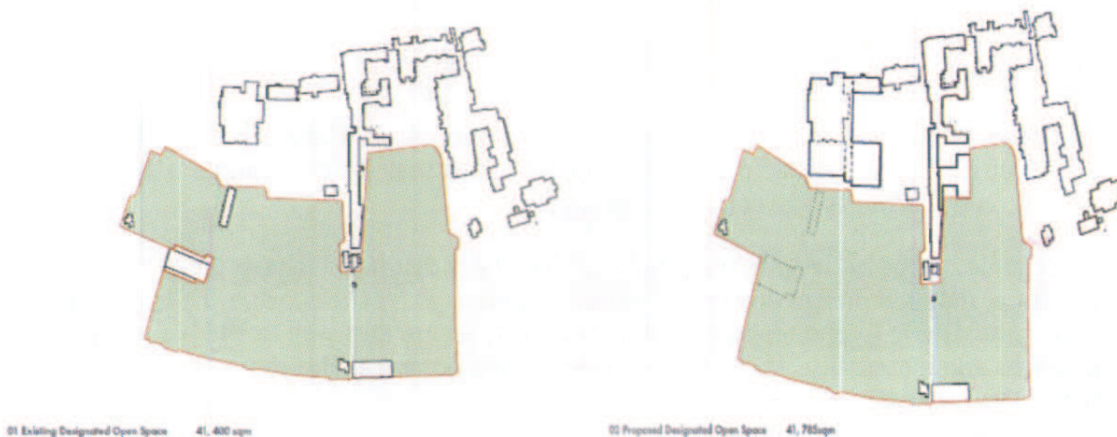
Open space and playing fields

21 This proposal is for a new multi-use hall, classrooms, offices and conference facilities and is being developed as part of a comprehensive masterplan for this successful independent school. Both the London Plan and the NPPF give strong support for expansion of existing schools to meet demand. This proposal is located on an area of land that forms part of the larger area of open space.

22 Sport England has objected to the proposal and noted that the proposed development would appear to be sited on an existing area of playing field, therefore, prejudicing the use of playing field and preventing an additional playing field from being marked out in response to the school's potential needs in the future. However, it is unclear from the plans whether any of the proposed site area is part of a marked out pitch, or whether it would prejudice the current use of a pitch.



23 The design and access statement demonstrates that in considering the impact that this single development will have on open space, it is important to consider not only this building in isolation but the entirety of the school's development masterplan. The applicant reiterates its position by stating that Plan 1 (shown below) accurately depicts open space as defined in the London Borough of Merton's UDP and the area of the space is measured at 41,400 sq.m, however, Plan 2 shows the school site following completion of all phases of the masterplan and the extent of the open space at 41,785 sq. m. Therefore, it can be seen that the quantum of open space will increase on completion of the masterplan. The reason for this is that the 695 sq. m reduction in designated open space resulting from the classroom development is more than compensated for by the re-location of the swimming pool and rifle range buildings which free up additional and more usefully located open space.



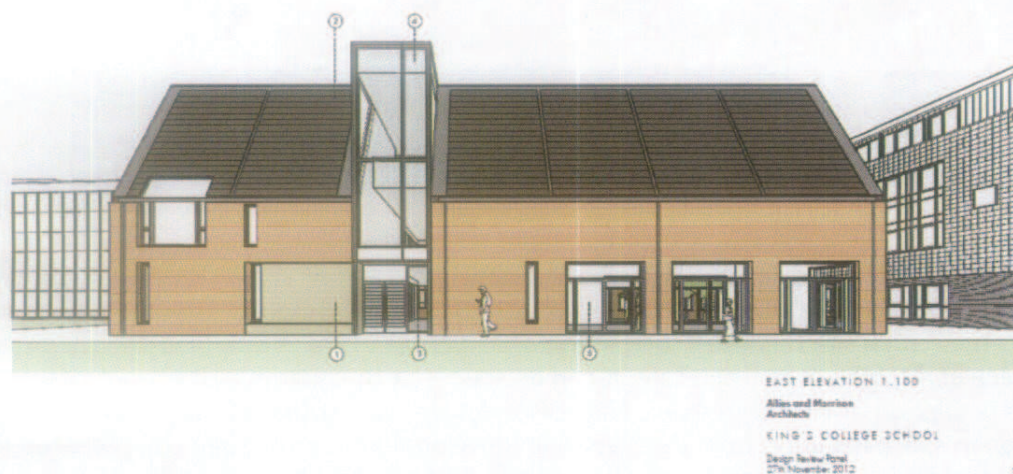
24 The applicant has stated the proposed site is used only occasionally for junior sports. The school has highlighted a range of improvements to sports facilities that have already taken place or are due to take place. Given the potentially limited impact on existing facilities and the wider improvements proposed (which are available for public use), the benefits of the scheme would appear to outweigh the harm caused. It is also noted that the new building minimises any impact

on openness or visual amenity by being located within the cluster of existing buildings, thus avoiding spread into wider undeveloped areas. GLA officers would recommend that further discussion take place with Sport England in order to seek resolution to its objection.

Urban design

25 The proposal takes the form of a connecting wing of classrooms over 3 storeys that links the existing buildings with a hall building orientated at right angles to this. In so doing, a new courtyard is created that continues an existing and successful pattern of small courtyards along the primary pedestrian route. Externally the buildings will use self-finished materials compatible with the neighbouring context and existing buildings. It is also noted that the new building minimises any impact on openness or visual amenity by being located within the cluster of existing buildings, thus avoiding spread into wider undeveloped areas.

26 As a result, there are no strategic design concerns.



East elevation of the proposed development – Source: applicant's design and access statement

Heritage

27 The site is located in the West Wimbledon Conservation Area. The application site is located near to The Great Hall, a listed building and to other buildings that are of townscape merit or which make a positive contribution to the conservation area.

28 The scheme has been designed to reinforce the locally distinctive character of the site through the form, detailed design and use of materials proposed by the scheme. The proposed buildings are sympathetic to and respectful of the context, and relates well to the hierarchy of buildings, spaces and materiality. The scheme preserves and enhances the character and appearance of the conservation area.

29 As a result, there are no strategic heritage concerns.

Access

30 The design and access statement demonstrates that the design for the redevelopment of the new classroom and multi-use facility at King's College School will be fully inclusive to all users

regardless of age, physical or mental ability and that the scheme complies with all mandatory standards set out within Approved Document Part M (ADM) 2004 as well as the best practice guidelines of BS8300:2009. The statement states:

- All levels are step free.
- All corridors allow ample width for disabled users.
- Doors and corridors will be designed to standards to facilitate easy movement for wheelchair users.
- Doors on all circulation routes will either be on hold open devices or designed with a minimum opening force of less than 30 Newtons.
- All doors on wheelchair routes will have 300mm offsets.

31 Whilst the above proposals are welcomed, they should be secured through conditions.

32 Blue Badge parking: There are approximately 67 parking spaces provided in total, of which 3 are allocated for disabled use. This provision should be increased at least to 4 spaces (i.e. 5% of the total) and this level should increase further if the multi-purpose hall and the conference rooms are used for commercial purposes, occasionally. The provisions of additional Blue Badge parking spaces should be secured through condition.

Biodiversity

33 The applicant has submitted a preliminary ecological assessment. The report found that the application site is of relatively low ecological value. Therefore, there are no strategic ecological concerns.

Sustainable development

34 A reduction of 6 tonnes of carbon dioxide per year in regulated emissions compared to a 2010 Building Regulations compliant development is expected, equivalent to an overall saving of 27% (of which 16% will be achieved through renewables – solar photovoltaic panels, installing 72 sq. m of roof mounted PV, and the rest from energy efficiency).

35 The applicant stated that the school's heating will be provided by 2x70kW gas fired condensing boilers. The site heat network will be supplied from a single energy centre.

36 The carbon dioxide savings exceed the targets set within Policy 5.2 of the London Plan.

Transport for London's comments

37 The proposals will not result in an increase in pupils, and no increase in parking is proposed. As such, there will be no net change in traffic movements associated with the school. TfL therefore, has no strategic transport concerns with the application.

Local planning authority's position

38 Merton Council planning officers have yet to confirm their position.

Legal considerations

39 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged or direct the Council under Article 6 of the Order to refuse the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

40 There are no financial considerations at this stage.

Conclusion

41 London Plan policies on open space, educational use, playing fields, biodiversity, design, heritage, access, energy, and transport are relevant to this application. The application complies with some of these policies but not with others and on balance does not comply with the London Plan, the reasons and the potential remedies to issues of non-compliance are set out below:

- **Open space & educational use:** The proposed development is acceptable.
- X • **Playing fields:** There are no strategic concerns; however, it is recommend that further discussion take place with Sport England in order to seek resolution to its objection. 9
- **Biodiversity:** There are no strategic concerns.
- **Design:** There are no strategic concerns.
- **Heritage:** There are no strategic concerns.
- **Access:** The proposed measures and an increase in the level of Blue Badge Parking should be secured through appropriate conditions. 0
- **Energy:** The scheme complies with policy 5.2 of the London Plan.
- **Transport:** There are no strategic transport concerns.

for further information, contact Planning Decisions Unit:

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