

PLANNING APPLICATIONS COMMITTEE
26th March 2015

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	15/P0212	29/01/2015

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

(Ward) Village

Proposal: Demolition of single storey lodge and erection of music school buildings comprising a concert hall, teaching and practice areas, gate reception and porter's residential accommodation (three bedroom self-contained flat).

Drawing Nos: 0100, 0400, 0401, 0402, 0403, 0501, 0502A
0550, 0600A, Arboricultural Implications Assessment from Simon Jones Associates Ltd dated June 2014, Noise Report from Adrian James Acoustics Ltd dated 13th January 2015, Drainage Strategy from Cundall dated January 2015 & BREEAM Pre Assessment Report from Chapman BDSP dated January 2015.

Contact Officer: David Gardener (0208 545 3115)

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

CHECKLIST INFORMATION

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: (Yes, at pre-application stage for development as originally submitted)
- Number of neighbours consulted: 488

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

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee on the basis that Sport England have raised an objection

SITE AND SURROUNDINGS

- 2.1 The 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 site identified for the new music school buildings lies adjacent to the Glencairn gate entrance on the east side of the school site and is currently occupied by a hard play area and a single storey building known as Priory Lodge. School buildings surround the site to the north and east. Glencairn House, which is a grade II listed building, subdivided into five self-contained flats, is located to the south. The school playing fields are located immediately to the west. There are a number of mainly semi-mature and mature trees on or immediately adjacent to the application site.
- 2.3 The school and its grounds are located within the Merton (Wimbledon West) Conservation Area. The site is also located in an identified archaeological priority zone.

3. CURRENT PROPOSAL

- 3.1 The current application proposes the erection of a new music school building. The building will be built over the existing junior school hard play area and the site of Priory Lodge. The accommodation in the new building includes the following:
- A concert hall with seating for approximately 200 people, with stage suitable for a 70 piece orchestra, for rehearsal and music performance;
 - 4 music teaching classrooms;
 - 9 music teaching classrooms and 7 specific instrument teaching rooms;
 - Office accommodation;
 - Porters facilities;
 - 3 bedroom flat for the school caretaker.

- 3.2 The building comprises three elements linked by a L-shaped foyer. The concert hall is the tallest element at 11.9m, followed by the rehearsal room at 10.85m and then the linear block along the line of the site boundary to Glencairn House at 7.6m. The linear block would be located between 4.2m and 5.3m from the boundary line with Glencairn House. The ground floor of the concert hall will be wrapped in brick with a two storey clay tile roof sitting directly above. The roofs to the rehearsal room and linear block are raised above clerestory glazing given there is accommodation at first floor in these elements.
- 3.3 The proposed development would involve the removal of five trees, either because they are situated within the footprint of the proposed development, or because they are too close to the proposed building to enable them to be retained. Of the trees to be removed, two are category 'B' (deodar cedar and common lime), two are category 'C' (horse chestnut and hawthorn) and one is category 'U' (Myrobalan plum). Five trees are also to be pruned to facilitate development. Some soft landscaping will also be included to the north and west of the concert hall element.
- 3.4 The Music school building is part of the school's wider masterplan for the physical development of King's College School, following on from the Classroom Block, Quad and Hard Play projects.

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 13/P0090 - Erection of a new three storey school building comprising 6 x large classrooms, a multi-use hall space, staff offices, toilets, support space and a conference space, landscaping of surrounding areas; and erection of multiple use games area with retractable floodlighting. Granted - 04/02/2014.
- 4.21 In November 2013 an application was submitted requesting pre-application advice for a new music building.

5. POLICY CONTEXT

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

DM C1 (Community facilities), DM D1 (Urban design and public realm), DM D2 (Design considerations in all developments), DM D4 (Managing heritage assets), DM O2 (Nature conservation, trees, hedges and landscape features), DM R6 (Culture, arts, and tourism development)

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 Further Alterations to the London Plan (2015)

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

5.7 National Planning Policy Framework (March 2012)

6. CONSULTATION

6.1 The application has been advertised as a major scheme, development affecting a conservation area, and has been publicised by press and site notices, and individual letters to occupiers of properties adjoining the site and in neighbouring roads. In response, three letters of objection have been received on the following grounds:

- Parking and traffic impact
- Loss of priority lodge
- Close proximity to gardens in Glencairn House
- Loss of green space
- Noise

6.3 Design and Review Panel – (27th November 2014) (Pre-application Submission)

6.4 The Panel welcomed the changes that had been made to the external roof form and the lodge building. It was felt this was far more successful than previous proposals. It was felt that the performance spaces were well expressed, the materials were good and that it was appropriate that the lodge building had a different, but complementary roof form to the performance spaces.

6.5 The Panel suggested that the existing gate piers be integrated into the new entrance and that opportunity be taken in the design of the gates' ironwork to link this with the new building. The Panel found nothing negative to say about the proposal. The Panel commended the architects for taking on board their comments in their own way and that they retained their own signature on the building, which had regained its originality and freshness.

VERDICT: **GREEN**

6.36 Sport England

6.37 It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010. The consultation is therefore statutory. Essentially, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field unless one of the exception criteria are met. While Sport England has not visited the site, the proposed development would appear to be sited on an artificial grass pitch, which is big enough to accommodate a mini football pitch. Locating the proposed development on the existing playing field would prejudice the use of the playing field. In light of this, Sport England

objects to the proposal because is not considered to accord with any of the exceptions in Sport England's playing fields policy. Should the Council be minded to grant planning permission it should be referred to the DCLG in accordance with the Town and Country Planning (Consultation) (England) direction 2009

6.39 Greater London Authority (GLA)

6.40 The proposed scheme can be considered as limited infilling similar to the previous application on site (LBM Ref: 13/P0090) and therefore can be concluded that it does not raise any strategic planning issues. Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application.

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations concern the design of the proposed music building, its impact on the conservation area and Grade II Listed Glencairn House, the loss of the hard play area, and impact on neighbour amenity, traffic/car parking, and trees.

7.2 Design of Music Building and Impact on Character of Conservation Area

7.3 The Council aims to achieve high quality design in the borough. Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. It also adds that development should use appropriate architectural forms, language, detailing and materials, which complement and enhance the character of the wider setting. Policy DM D4 states that all development proposals associated with the borough's heritage assets or their setting will be expected to conserve and where appropriate enhance the significance of the asset in terms of its individual architectural or historic interest and its setting.

7.4 The proposed music building is to be located on land adjacent to the Glencairn gate entrance on the east side of the school site, which is currently occupied by the Junior School hard play area and Priory Lodge, which is to be demolished. Immediately to the south is Grade II Listed Glencairn House outside the school site. The view down the side street from The Ridgway to the school entrance is an important one and makes a positive contribution to the conservation area. It is quite open due to the set back of Glencairn House and the fact that Priory Lodge at the end is single storey. There is also a substantial amount of greenery along the road.

- 7.5 It is considered that the proposed buildings, which comprise three distinct elements linked by an L-shaped foyer is of a very high quality design and as such would comply with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014). The technical requirements of the concert hall and rehearsal rooms are a primary influence on the buildings' massing and geometry with the roof forms providing the optimum space to achieve the best acoustics. A clear hierarchy has been established between the three elements of the concert hall, teaching space and practice rooms and it is appropriate that the proposed linear practice room block has a different but complementary roof form to the performance spaces. The detailing of the building, particularly the roof of the concert hall, and the materials have been very carefully considered and will be principally brick and terracotta tile, with a geometric diamond pattern to the roof tiling.
- 7.6 The school has limited opportunities for the siting of new buildings, with the majority of the site to the south and west forming designated open space occupied by the school's extensive range of sporting facilities, comprising both grass pitches and all weather pitches. The proposed site sits within the main group of school buildings in the north/east corner.
- 7.7 In terms of the impact on the Wimbledon West Conservation Area, the proposal would involve the loss of the small lodge building, known as Priory Lodge, built in the late 19th Century. Although identified as making a positive contribution to the Conservation Area, it has been subject to a number of unsympathetic alterations over the years, which have had a negative impact on its appearance, including installation of UPVC windows and the erection of a flat roofed single storey extension, which integrates poorly with the building. Due to its low roof profile coupled with its discreet location behind the school boundary fence, it is not very prominent when viewed from the wider conservation area. Given this fairly limited contribution to the character of the Conservation Area, it is considered that demolition could be acceptable, but only subject to the replacement buildings being of the highest quality.
- 7.8 The school employed Hopkins, who are a respected and award winning architect's practice, with wide experience of civic and cultural projects, to design the proposed music buildings. The proposals have been subject to extensive pre-application discussions between Council officers, Design Review Panel (DRP) and the architects. The result is that the final proposal, considered by DRP just prior to submission, received a very enthusiastic GREEN verdict. The panel commented that they found 'nothing negative to say about the proposal' commending the architects for taking on board their comments in their own way whilst retaining their own signature on the building, which had regained its originality and freshness.

- 7.9 A number of layouts were explored to minimise the loss of trees. However, given the required space and configuration of the proposed building, it has not been possible to retain two category 'B' trees (a Deodar cedar and common lime). With regard to the cedar tree, although its loss would have some impact on the landscape setting of the school and of views from the wider conservation area, it is considered to be acceptable in this instance given that it is fairly wind exposed and has already lost its natural shape. The proposed scheme also allows retention of the English Oak identified in the tree report as offering a greater long term benefit. The common lime to be removed is one of a number of pollarded lime and London plane trees that form an informal row extending along the east boundary of the site adjacent to the shared access road from The Ridgway and its removal is necessary to facilitate emergency vehicle access. It is considered that although this tree does have some amenity value, there would only be a minor alteration to the line of limes along the side boundary. A condition would be attached requiring that replacement trees for the cedar tree and common lime are planted.
- 7.10 The quality of the replacement buildings are considered to be sufficiently high to justify loss of the lodge building and 2 'B' category trees. Extensive pre-application design discussion has taken place. The massing, hierarchy and appearance of the group have been carefully considered and the materials chosen to be harmonious with the best existing school buildings, including the Grade I Listed Great Hall. The proposals are considered to comply with the Council's adopted Core Planning Strategy and Sites and Policies Plan relating to design and conservation.
- 7.11 **Impact on Setting of Listed Buildings**
To reduce the building's mass in relation to the Grade II listed Glencairn House and preserve views from down the side street from The Ridgway to the school entrance, which makes a positive contribution to the conservation area, the concert hall and rehearsal rooms, which are the tallest elements will be located furthest away from the school boundary with the linear block which has the lowest roof profile located closest. There is also a very large gap between the proposed building and Glencairn House with the linear block located approx. 20.5m away and the concert hall approx. 36m. A detached garage block and a number of mature trees are also located between the building and Glencairn House acting as a partial visual screen. The building's detailing and materials are sensitive to its context with brick chosen for the perimeter walls and terracotta tiles for the roof. The massing, form and materials are also sympathetic to the best school buildings, including the Grade I Listed Great Hall, and will not impinge on views of this building.
- 7.12 **Loss of Junior School Hard Play Area**

- 7.13 The proposal would result in the loss of the junior school 'caged' hard play area, which has an area of 0.071 Hectares and is enclosed by a mesh fence. It is used for outdoor lessons when weather permits such as PE and drama, and for general play at breaks/lunchtimes.
- 7.14 The music school buildings are part of a sequence of projects forming part of the school's long term masterplan. The application for the music buildings has been deliberately timed to follow the approval in 2014 of a new hall, classrooms and Multi Use Games Area with floodlighting. Work on the new hall and classrooms has commenced and it is a condition of the planning permission that the MUGA be available prior to use of the buildings.
- 7.15 The multi-use games area is much larger than the hard play area being lost and has been designed to be adaptable for a range of sports to Sport England specifications as well as more casual use. Its location away from residential buildings allows it to be lit in the evening and on winter afternoons, extending the hours of use. The loss of the existing hard play area is considered to be acceptable in the light of the re-provision of more than equivalent facilities within the site. The proposal would accord with paragraph 74 of the NPPF as the hard play area would be replaced by better sports provision.
- 7.16 In terms of potential locations for the siting of new facilities, the school has limited options and the application site sits within the part of the site where the main school buildings are grouped and is the most feasible and logical location. National and local planning policies support the provision of enhanced educational facilities.
- 7.17 Sport England has objected to the loss of the hard play area on the basis that they are providing a statutory response as they consider it forms part of a wider playing field and that although they have not seen the site it appears to be an artificial grass pitch which is big enough to accommodate a mini football pitch. They have requested that if the Council is minded to grant planning permission for the development, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 and National Planning Policy Guidance the application should be referred to the Department for Communities and Local Government.
- 7.18 However, officers do not consider that Sport England are a statutory consultee in this instance as the red line planning application site area does not form part of a 'playing field' as defined by the Town & Country Planning (Development Management Procedure) (England) Order 2010 (as amended) since it does not contain a 'playing pitch' of 0.2 hectares or more. The hard surfaced play area is only 0.071 hectares in area. Consequently, there is no requirement to treat Sport England's objection as a response to a statutory consultation or any need to refer the application to the DCLG if the Council is minded to grant planning permission.

7.19 Neighbour Amenity

- 7.20 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development should ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to both proposed and adjoining buildings and gardens. It also states that development should protect new and existing development from visual intrusion, noise, vibrations and pollution.
- 7.21 School buildings are located immediately to the north and east, whilst a playing field is located to the west of the site. The closest residential building is Glencairn House, which has been sub-divided into five flats and is located immediately to the south of the site.
- 7.22 The building has been designed to minimise its impact on occupiers of Glencairn House with the linear block, which has the lowest roof profile located closest to the shared boundary with the taller elements located behind. The linear block is not considered to be excessive in terms of its size with a height of between 5.6m and 7.6m with a gap of between 4.2m and 5.3m to the shared boundary. The linear block would also incorporate detailing on its south elevation such as windows at first floor level, which will help break up its mass and prevent it being oppressive. Partial screening is also provided by a number of existing mature trees located between the building and the boundary edge, which are to be retained.
- 7.23 The proposed building would be located north of Glencairn House, which coupled with the buildings massing and sizeable gap to the boundary edge means there would be little or no impact on direct sunlight/daylight levels to this building and its amenity area. With regards to impact on privacy, there are first floor windows in the south elevation of the linear block, which face Glencairn House which are annotated as being designed to prevent overlooking.. A condition will be attached requiring details of the design measures to protect the privacy of occupiers of Glencairn House.
- 7.24 In terms of noise impact, a significant amount of noise is currently generated by school children using the hard play area throughout the day. The new use will be contained within buildings and a noise report has been submitted with the application, which details how the building has been designed to minimise the potential noise impact on the surrounding area. For instance the percussion room, drum room and brass room do not have windows to external areas and are not adjacent to external facades. The concert hall, which will on occasion be used for evening performance, is located on the west side of the proposed building, furthest from the boundaries of the site. The Council's Environmental Health Section have assessed the noise

report and raise no objections the proposed building subject to suitable conditions.

7.25 Parking and Traffic

7.26 The proposed development would not result in an increase in pupil numbers as the buildings are specifically designed to enhance music facilities rather than expand numbers. Concerts already take place at the School, in the Great Hall or Theatre, and these will simply transfer to the new building. The School has an existing Travel Plan and the Council's Transport Planning section have requested that a condition be attached requiring that this is updated to include the new music building.

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.
- 8.2 An energy statement has been submitted with the application and the buildings have been designed to meet BREEAM Very Good and Code for Sustainable Homes Level 4.

9. CONCLUSION

9.1 It is considered that the proposed music buildings are of a very high quality design, reflected in their enthusiastic reception from Design Review Panel, and have been designed in terms of massing and materials, in a manner that respects their setting. They would preserve and enhance the character of the Conservation Area, compensating for the loss of Priory Lodge and two B category trees, and would not adversely impact the setting of the Grade II Listed Glencairn House or the Grade I Great Hall. The loss of a the small hard play area is acceptable in the context of the logical location for new school buildings being within the existing group in the north-east corner of the site, its replacement by a larger, floodlit Multi Use Games Area recently granted planning permission in 2014, which will offer a vastly superior facility, and its limited size and functionality. The impact on neighbour amenity and traffic/parking is acceptable.

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

Subject to the following conditions:

1. A.1 (Commencement of Development)

2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Surface Treatment)
5. B.5 (Details of Walls/Fences)
6. Non Standard Condition – Notwithstanding the drawings submitted details of window design of the south facing elevation of the linear block at first floor level to prevent overlooking shall be submitted to the Council prior to commencement of works.

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

7. Non Standard Condition - Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the new plant/machinery associated with the new air conditioning plant shall not exceed LA90-10dB at the boundary with the closest noise sensitive property.

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

8. Non Standard Condition - The noise from the playing of musical instruments and/or amplified voice arising from the use of the new concert hall/music building shall not be audible at the boundary of any residential property at any time.

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

9. D.11 (Construction Times)
10. F.1 (Landscaping/Planting Scheme)
11. F.2 (Landscaping (Implementation))
12. F.4 (Tree Survey Approved)
13. F.5 (Tree Protection)
14. F.7 (Trees – Notification of Start)
15. F.8 (Site Supervision (Trees))
16. F.11 (Specific Tree Replacement)
17. H.9 (Construction Vehicles)

18. Non Standard Condition - Prior to the occupation of the development hereby permitted, an updated School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Travel Plan.
18. J.3 (Level Access)
19. L.6 (BREEAM – Pre-Commencement (New build non-residential))
20. L.7 (BREEAM – Pre-Occupation (New build non-residential))