



**Planning Committee Map**

Site address: Wembley High Technology College, East Lane, Wembley, HA0 3NT

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This map is indicative only.

**RECEIVED:** 5 February, 2013

**WARD:** Northwick Park

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** Wembley High Technology College, East Lane, Wembley, HA0 3NT

**PROPOSAL:** Demolition of existing gymnasium and erection of a 3 storey extension with replacement gymnasium on the ground floor and 8 additional classrooms on the first and second floors (Revised description).

**APPLICANT:** The Governors of Wembley High Technology College

**CONTACT:** ABA Chartered Surveyors

**PLAN NO'S:**  
See condition 2.

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## **RECOMMENDATION**

Grant permission.

## **EXISTING**

Wembley High Technology College is bounded by East Lane to the west and south and Oldborough Road to the north-west. This school for 11-18 year olds has Technology College status. There are currently 1360 pupils, with 97 teaching staff and 37 non-teaching staff.

The original school building has been extended in a piecemeal fashion over time in order to modernise, accommodate growth and to meet changing operational needs.

The site is not within a Conservation Area, nor is it a Listed Building.

## **PROPOSAL**

The proposal is for the demolition of existing gymnasium and erection of a 3 storey extension with replacement gymnasium on the ground floor and to create 8 additional classrooms on the first and second floors. The proposed new extension would be sited on the footprint of the existing gym, and adjacent to the playing fields to the east. It will be approximately 12.5 metres high (maximum) from the ground level. It will have an aluminium fascia, double glazed framed windows and doors to match the other existing school buildings. The main elevations will be clad in alternate brick and rendered vertical bands with the materials and detailing intended to compliment the fabric of the existing school.

## **HISTORY**

12/3134 Provide roof over internal courtyard in the math's block. Granted 29/01/2013.

12/1423 Replacement of existing windows and external doors to parts of west (facing East Lane) and north (facing Oldborough Road) elevations with double glazed aluminium windows and doors. Granted 25/07/2012.

12/0798 Single storey extension to north-western corner of the site to create a library for the lower school and single storey extension to the existing school kitchen. Granted 21/05/2012.

11/0197 Infilling of two courtyards in order to create two single storey extensions to school. Granted 22/03/2011.

10/0436 Three-storey extension to school building to provide sixth-form facility adjacent to East Lane (as amended by revised plans dated 13/05/10 and subject to a Deed of Agreement dated 14th October 2010 under Section 106 of the Town and Country Planning Act 1990, as amended. Granted 10/01/2011.

08/1481 Erection of a single-storey detached building adjacent to East Lane, HA0, comprising a school hall

and 4 classrooms (Revised Scheme) as amended by plans received 23/07/08 and mud mitigation strategy emailed 21/07/08. Granted 23/07/2008.

08/0278 Erection of a single-storey detached building adjacent to East Lane, HA0, comprising a school hall and 4 classrooms. Granted 26/03/2008.

01/2693 Erection of a two-storey extension to the south and west elevations, a single-storey extension to the north elevation and construction of a new main entrance on the west elevation and formation of disabled parking space. Granted 03/02/2003.

## **POLICY CONSIDERATIONS**

### **Unitary Development Plan [UDP] 2004**

**BE7-** Public Realm: Streetscape

**BE9-** Architectural quality

**OS8-** Protection of Sports Ground

**CF8-** School Extensions

**SPG17** - Design Guide for New Development

**SPG19** - Sustainable Design & Construction

### ***Considerations;***

-Size and scale of proposed building upon surroundings

-Visual impact

-Continuation of sport provision

## **CONSULTATION**

Site notice 22/2/13

Press notice 28/2/13

Ward councillors for Northwick Park and 31 neighbours were consulted on 22/2/13

### **Representations summary**

4 objections received;

Summary of objections and officer comment:

Congestion of highway and traffic.

*The school has no intention to increase staff or pupil numbers at the school. A condition is proposed requiring the existing Travel Plan to be updated prior to the commencement of work on site.*

Noise, dust and disturbance from works.

*This is not a particularly large development and the duration of the works is not expected to be particularly long. Noise and dust and other environmental issues related to construction work are dealt with under environmental health legislation. In addition a condition is proposed requiring the development to be carried out under the 'Considerate Contractors Scheme'. This is a national initiative set up by the construction industry to improve its image. Construction sites and companies that register with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. The Scheme is concerned about any area of construction activity that may have a direct or indirect impact on the image of the industry as a whole. The main areas of concern fall into three categories: the general public, the workforce and the environment.*

Unattractive appearance and outlook and loss of privacy

*As mentioned in the remarks paragraph below, the extension would be located centrally within the site and*

would be at least 65 metres from any residential building, and is therefore not considered to impact on privacy of neighbouring occupiers or on their outlook. The scheme has been designed to compliment the existing school buildings.

1 letter of comment was received requesting that the applicant be notified of their responsibilities in respect of legislation to protect bats and informing officers that contrary to the applicants statement on their application form there are protected species (bats) on the development site, or on land adjacent to it.

*It is confirmed by the applicant that there are no bats that exist within the school buildings on the application site, however a detailed informative would be added to the planning permission informing the school of their obligations under the Wildlife and Countryside Act. In addition we are discussing the application with the Council's Environmental Projects and Policy Officer. There comments will be included in a supplementary report before the committee meeting.*

**Internal and Statutory Consultees:**

Landscape & Design Team; No objections received to date.

Sports and Parks officer; No objections received to date.

Sport England; No representations received to date.

Transport Officer; No objections, this proposal can be generally supported on transportation grounds, subject to following conditions:-

The development shall not be occupied until such time as works to amend the vehicular crossover serving the car park from East Lane such that it properly aligns with the access gates have been undertaken at the school's expense.

The development shall not be occupied until such time as two disabled parking spaces have been marked within the curtilage of the site.

**REMARKS**

**Summary:**

Wembley High Technology College is a thriving, high achieving secondary school located on East Lane. The school currently has approximately 1360 pupils aged 11-18 years, 97 teaching staff and 37 non-teaching staff. The school struggles to accommodate these numbers with classrooms at over 95% occupancy, and lacks a dedicated sixth form facility of its own. This current application seeks to address the needs of the school's existing sixth form and does not anticipate an increase in student numbers.

A three storey extension is proposed on the school's central area facing the playing fields to the east using the same footprint as the gymnasium, which would be retained. The extension will provide 8 new class rooms each of approximately 58 square metres each with the total; floor space equalling to approximately 950sq.m floor area (Approximately 315 sq.m floor area per floor)with the addition of a stairwell structure to the east side elevation.

The school has confirmed on there Design & Access Statement that there are no plans or intentions to expand pupil nor staff numbers as a result of this extension, and state that there should be no impact on traffic and parking, however an upgrade to an existing Travel Plan is already in place to assist the school in minimising its transportation impacts on its surroundings.

Wembley High Technology College has been identified by the Council as a possible site for a future primary school as part of Brent's school expansion programme. However this would be the subject of a separate application.

**Siting, layout, design & appearance;**

The proposal would match the height, materials, size and design of the approved 3-storey extension to the south eastern side of the main school building on the East Lane frontage which was an extension to the sixth-form library under planning permission 10/0436.

The design of the proposed building has one distinct mass with a flat roof set at a slight pitch. The sloping roof and the general appearance, and choice of materials of the extension are in keeping with the adjoining single storey extension and other buildings which were approved under planning reference 10/0436 and 08/1481.

The building has also been designed to be fully wheelchair accessible with automatic door access and a platform lift which will provide access to the upper floors.

The proposed extension is to be located within the centre of the site a considerable distance from the sites boundaries and will be partially screened by the existing three storey buildings on the site. The extension will not be any higher than these existing buildings. It is therefore considered that the proposal has no significant impact on the amenities of surrounding residential properties, the closest of which are at least 65m away.

### **Transportation impacts;**

The school has fairly low access to the public transport services with PTAL of 2. The nearest station is North Wembley (London Overground and Bakerloo lines) and bus routes 182 and 245, there are bus stops on East Lane close to the school. The site lies within the Wembley Stadium Event Day Protective Parking Zone, whereby on-street parking is restricted to permit holders only on Stadium event days between 8am and midnight. Oldborough Road, where the main school entrance is located, is a local access road. It is a narrow road so on street parking is restrictive. However the residents do park their cars on one side of the road which restricts the traffic flow with drivers being forced to wait on the access points for the cars to pass through.

There have been significant improvements to the Highways infrastructure, around the school, in the recent years. This includes improved access to the school due to the pedestrian crossings. Signs for the 30mph speed limit, and warning for zebra crossing etc have been provided. Hatch markings have been provided on East Lane (close to the school) to reduced speed on the highway. Parking, waiting and loading restrictions and double yellow line clearways have also been provided.

With 134 staff, up to 26 parking spaces would be permitted, plus five for visitors, giving a total allowance of 32 spaces. Of these, at least two should be widened and marked for disabled persons. A new car park with 16 spaces accessed from East Lane was approved under planning reference 12/0798, which is in line with standards. In addition, two further disabled parking spaces were to be provided with access from Oldborough Road, which has not been done.

With no increase in pupil or staff numbers proposed as a result of this application, the existing parking provision can be retained.

However, concern was previously expressed regarding the crossover to the main car park from East Lane, which is not properly aligned with the entrance gates and would be conditioned for this permission to address this issue.

In view of the above considerations, this application for 8 classrooms can be supported on the transportation grounds, as there will not be any increase in the number of staff or students as a result of the development.

The school currently operates a School Travel Plan and it is confirmed by Brent's School Travel Plan officers that they are proactively keeping the Travel Plan updated. The school has 27 cycle spaces with a direct access from the main entrance from Oldborough Road. As observed at the time of the site visits, there is currently very little uptake of cycle parking by staff or students and this should be further encouraged through the Travel Plan.

The existing Travel Plan includes measures which will encourage staff, parents and other users of the school to use non-car modes of access to the site and other measures to reduce the impact of parking and congestion associated with the use of the school. As the proposed extension will not increase pupil or staff numbers then no changes to the travel plan are required. In summary there is no objection to the proposal on transportation grounds.

However, there are outstanding works required to the car park access on East Lane as a result of changes to the access implemented last year that need to be undertaken at the school's expense and a condition is recommended to this effect and The School Travel Plan is being updated and submitted to Brent and TfL for approval.

**Sports space provision;**

The amended plans to reinstate the gymnasium which was initially to be demolished ensures that there will be no loss of sports provision as a result of this application. Given the playing fields and sports space provision elsewhere within the site officers consider the proposal meets the requirements of OS8.

**Summary:**

With reference to Council's Core Strategy and policies BE7, BE9, OS8 and CF8 of Brent Unitary Development Plan 2004, and all of the above points taken into account, the proposed development is considered by officers to be in character with its surroundings, with suitable justification for its need and its siting within the school grounds with adequate sports reprovision. It is accordingly recommended for approval subject to the attached conditions.

**RECOMMENDATION:** Grant Consent

**REASON FOR GRANTING**

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004  
Central Government Guidance  
Council's Supplementary Planning Guidance

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment  
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation  
Transport: in terms of sustainability, safety and servicing needs  
Community Facilities: in terms of meeting the demand for community services  
Design and Regeneration: in terms of guiding new development and Extensions

**CONDITIONS/REASONS:**

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

1271-pl-02  
Site plan

1271-ex-01A; Received 20 February 2013  
1271-pl-01B; Received 21 March 2013

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

- (3) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the surrounding buildings of the school grounds.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (4) The applicant must employ measures to mitigate against the impacts of dust and fine particles

generated by the operation. This must include:

- damping down during demolition and construction, particularly in dry weather conditions,
- minimising the drop height of materials by using chutes to discharge material and
- damping down the skips/ spoil tips as material is discharged,
- sheeting of lorry loads during haulage and employing particulate traps on HGVs wherever possible,
- ensuring that any crushing and screening machinery is located well within the site boundary to minimise the impact of dust generation, utilising screening on site to prevent wind entrainment of dust generated and
- minimise dust nuisance to residents in the area,
- the use of demolition equipment that minimises the creation of dust.

Reason: To minimise dust arising from the operation in an Air Quality Management Area.

- (5) The development shall not be occupied until such time as works to amend the vehicular crossover serving the car park from East Lane such that it properly aligns with the access gates have been undertaken at the school's expense.

Reason: In the interests of the general amenities of the locality and the free flow of traffic and general conditions of the highway safety on the neighbouring highway.

- (6) An upgrade to the existing School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use of the extension hereby approved. The plan shall include measures that will encourage staff, parents and other users of the school, its buildings and its grounds to use non-car modes of access to the site and other measures to reduce the impact of parking and congestion associated with the use of the school. The Travel Plan shall be fully implemented save insofar as varied with the agreement in writing of the Local Planning Authority (in which case the Travel Plan as varied shall be fully implemented).

Reason: To ensure the satisfactory management of the parking and congestion in the locality associated with the school use.

- (7) Any contractors engaged to construct the extension shall join and for the period of construction adhere to the requirements of the Considerate Contractors Scheme and prior to first occupation of any part of the extension a certificate shall be submitted to and agreed in writing by the Council verifying that the requirements of the Scheme have been complied with.

Reason: To protect local amenities.

#### **INFORMATIVES:**

- (1) **Bat Legislation:** As population numbers have fallen, all bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010. Bats use roosts on a seasonal basis and therefore bat roosts are protected whether the bats are in occupation or not. Under this legislation it is an offence to: a) deliberately capture (or take), injure or kill a bat; b) intentionally, recklessly or deliberately disturb a bat (in relation to the Wildlife and Countryside Act 1981 (as amended) the offence applies whilst the species is occupying a structure or place which it uses for shelter or protection. In relation to the Conservation of Habitats and Species Regulations 2010 it applies anywhere); c) damage or destroy the breeding or resting place (roost) of a bat; d) possess a bat (alive or dead), or any part of a bat; e) intentionally or recklessly obstruct access to a bat roost; f) sell (or offer for sale) or exchange bats (alive or dead), or parts of bats.

#### **REFERENCE DOCUMENTS:**

London Plan (consolidated with alterations) 2011  
London Borough of Brent Adopted UDP 2004  
SPG17 - Design Guide for New Development  
SPG19 - Sustainable Design & Construction

Any person wishing to inspect the above papers should contact Raymond Yeung, The Planning Service,  
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