



Planning Committee Map

Site address: Ark Academy Primary and Secondary School, Forty Avenue, Wembley, HA9 9JR

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This map is indicative only.

RECEIVED: 19 January, 2015

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Ark Academy Primary and Secondary School, Forty Avenue, Wembley, HA9 9JR

PROPOSAL: Construction of a two storey building on the northeastern part of the site to provide a sixth form centre containing a main reception, classrooms, study room, dining space and performance hall together with associated hard/soft landscaping improvements, including a natural habitat landscaped area, and service access.

APPLICANT: Mace (on behalf of Ark Schools)

CONTACT: Surface to Air

PLAN NO'S:
Refer to Condition 2

RECOMMENDATION

Grant Consent subject to conditions listed after paragraph 28 of the *Remarks* Section.

CIL DETAILS

This application is not liable to pay Community Infrastructure Levy (CIL) as the proposal is for an education use.

CIL Liable?

Yes/No: No

EXISTING

The application site contains the Ark Academy Primary and Secondary School, located on the corner of Bridge Road and Forty Avenue. The school is on the site is the former Wembley Park Sports Ground. Planning permission was granted on 4 June 2009 (LPA Ref: 08/2842) for "New school academy (6 forms of entry secondary school, 2 forms of entry primary school & nursery) comprising 2-, 3- and 4-storey main school building, 2-storey sports/drama hall with changing facilities, 3 hard play areas, all-weather, floodlit sports pitch, smaller floodlit sports pitch, outdoor play areas, soft play/natural habitat landscaped area, 45 staff-parking spaces, 3 disabled-parking spaces, 102 cycle-parking spaces and associated landscaping with access from Forty Avenue and Bridge Road".

The Ark Academy opened in 2010. It is an all-through academy school with two forms of entry (60 pupils per year) in the primary school and six forms of entry (180 pupils per year) in the secondary school. At full capacity, the Academy is designed to accommodate 1,622 pupils (aged 3-18) comprising 52 part-time nursery places, 420 primary places, 900 secondary places and a 250 place sixth form.

The north eastern corner of the site is designated as a Borough Grade II Site of Nature Conservation Importance. The whole of the school site is also sited within the boundaries of the Wembley Growth Area.

DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain
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assembly and leisure	0	0	0	0
businesses / research and development	0	0	0	0
businesses and light industry	0	0	0	0
businesses and offices	0	0	0	0
drinking establishments (2004)	0	0	0	0
financial and professional services	0	0	0	0
general industrial	0	0	0	0
hot food take away (2004)	0	0	0	0
hotels	0	0	0	0
non-residential institutions	0	0	0	893
residential institutions	0	0	0	0
restaurants and cafes	0	0	0	0
shops	0	0	0	0
storage and distribution	0	0	0	0

TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
	0		0	893	

Monitoring Residential Breakdown

Existing

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total

Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total

PROPOSAL

Construction of a two storey building on the northeastern part of the site to provide a sixth form centre containing a main reception, classrooms, study room, dining space and performance hall together with associated hard/soft landscaping improvements, including a natural habitat landscaped area, and service access.

HISTORY

14/3809: Details pursuant to condition 16 (light contour map of floodlighting) of full planning permission reference 10/1094, dated 13/08/2010 - Withdrawn, 19/11/2014.

E/12/0608: Enforcement investigation into the breach of condition (landscape) of p.p. 10/2165 - Further action suspended as being investigated by the landscape team.

12/1140: Non-material amendment comprising relocation of glazing and doors to line of main rear elevation of school of full planning permission 08/2842 dated 04/06/2009 - Granted, 30/05/2012.

10/2165: Details pursuant to condition 24 (proposed hard landscaping), condition 25 (landscaping scheme) and condition 26 (management and maintenance scheme to outside play areas) of full planning permission reference 10/1094, dated 13/08/2010, for variation of condition 30 of planning consent reference 08/2842, dated 04/06/2010 (as appended from condition 1 of planning consent 10/1274, granted on 18/06/2010) - Granted, 21/09/2010.

10/2141: Non material amendment for 3 additional windows to west elevation of sports hall building of full planning permission reference 08/2842 dated 04/06/2009 - Granted, 10/09/2010.

10/1655: Details pursuant to condition No 13 (Site Investigation), and 21 (verification report confirming remediation works) of Deemed (Reg4 Councils Other Development) reference 08/2842 dated 4 June, 2009 - Granted, 17/08/2010.

10/1094: Variation of Condition 30 of planning consent reference 08/2842 dated 04/06/2010 (Condition 1 of 10/1274 granted on 18/06/2010) - Granted, 16/08/2010.

10/1412: Details pursuant to conditions 18 (means of enclosure) and 19 (extract infiltration), of Deemed (Reg4 Council's Other Development) planning application reference 08/2842 - Granted, 27/07/2010.

10/1274: Minor amendments to application reference 08/2842 to attach an additional condition which specifies the drawings and documents approved within that consent - Granted, 18/06/2010.

10/0224: Details pursuant to conditions 2 (external works), and 8 (cycle parking & refuse storage) of Deemed (Reg4 Council's Other Development) planning application reference 08/2842 - Granted, 17/08/2010.

09/3267: Details required to be submitted in respect of the following conditions:

- 11 (design of sports hall and grounds to ensure access for all);
- 12 (details of proposed bird & bat roosting boxes);
- 14 (details of coach turning & parking provision);
- 17 (details of external lighting); and,
- 20 (details of floodlighting for all-weather pitch)

of planning permission reference 08/2842 - Granted, 18/12/2009.

09/1360:Details pursuant to Condition 5 (Tree Protection), Condition 7 (Breeding Bird Survey), Condition 9 (Tree Survey Details), and Condition 10 (Wheel Wash Facilities) of Deemed (Reg4 Council's Other Development) Reference No. 08/2842 Granted, 10/06/2009.

09/1362 - Details pursuant to condition 6 (drainage strategy) and condition 15 (surface-water drainage system) of deemed (Reg. 4: Council's other development) planning consent reference no. 08/2842 - Granted, 29/06/2009.

08/2842: New school academy (6 forms of entry secondary school, 2 forms of entry primary school & nursery) comprising 2-, 3- and 4-storey main school building, 2-storey sports/drama hall with changing facilities, 3 hard play areas, all-weather, floodlit sports pitch, smaller floodlit sports pitch, outdoor play areas, soft play/natural habitat landscaped area, 45 staff-parking spaces, 3 disabled-parking spaces, 102 cycle-parking spaces and associated landscaping with access from Forty Avenue and Bridge Road, HA9 - Granted, 04/06/2009.

POLICY CONSIDERATIONS

National Planning Policy Framework

Paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and requires Local Planning Authorities to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

Further Alterations to the London Plan 2015

3.18 Education Facilities

Brent's Core Strategy 2010

Objective 5 - meeting social infrastructure needs
CP7: Wembley Growth Area

Brent's UDP 2004

BE9: Architectural Quality
BE12: Sustainable Design Principles
BE33: Tree Preservation Orders
EP2: Noise & Vibration
EP3: Local Air Quality Management
CF8: School Extensions
TRN22: Parking Standards - Non Residential Developments
PS12 - Non-Residential Institutions

Wembley Area Action Plan

CONSULTATION

Consultation Period: 20/01/2015 - 10/02/2015

Site Notice: 21/01/2015 - 11/02/2015

138 neighbours consulted - one comment received from a local resident and member of the Wembley History Society, who has commented that the ecological assessment has not made reference to the historic significance of the remaining woodland.

External Consultation

Barn Hill Residents Association - Objections are raised due to the concerns set out below:

- Need to preserve the remainder of the original planting layout designed by the famous landscape gardener, Humphry Repton.
- Increased traffic congestion in the area made worse by more recent developments including Asda (and the petrol station at Asda), the Michaela school, and new blocks of flats along Forty Avenue, and the soon-to-open French Lycee. An overall assessment of the wider traffic congestion should be considered and assessed by the Council.
- School already exceeded maximum capacity and up to date Travel Plan not provided.
- Concerns raised with the loss of protected trees on site.
- Improved screen planting to be provided along Forty Avenue.
- Light spillage from building could impact on protected species such as bats
- Out of hours use of sixth form block could impact on nearby residential properties.
- Sustainable drainage measures to be considered.
- Unisex toilets not appropriate.

London Underground Limited - No objections raised.

Internal Consultation

Landscape Team and Tree Protection Officer- Generally supportive of the proposal subject to further consideration of the following:

- Details of the proposed compound/storage area to be provided.
- Scheme to not result in the loss of any of the medium sized trees (Ash) currently fitted with bat boxes to the immediate east of the proposed site.
- The loss of saplings that would fall within the footprint of proposed build would be acceptable as would the loss of failed landscape planting from the original school application, which is required to be re-located elsewhere within the site.
- A detailed landscape plan to include the management and enhancement of the existing woodland potentially as an educational resource would need to be submitted. The woodland management plan could look at veteranisation techniques such as pollarding and coppicing on some of the trees along with the management of dead and dying Elm.
- This would be a good opportunity to bolster the screen planting between the school and Forty Avenue. A number of native hedging/tree species could be used and planted at a reasonably advanced size. A full management plan would need to accompany any landscape plan.

Transportation - No objections on transportation grounds to this proposal, on the basis that the proposal is not intended to result in any increase in staffing or pupil numbers.

Environmental Health - No objections raised subject to appropriate conditions on noise levels and air quality measures.

REMARKS

Introduction

1. This application seeks planning permission for a two storey building on the northeastern part of the site to provide a sixth form centre containing a main reception, classrooms, study room, dining space and performance hall together with associated hard/soft landscaping improvements, including a natural habitat landscaped area, and service access. This report will discuss the planning considerations of the proposal including the need for the sixth form block, the design of the building, impact on the site of Grade II Borough Nature Conservation Importance and protected trees and impact on the adjoining highway.

Need for the sixth form block

2. The original planning permission secured a 250 place sixth form department within the Ark Academy. The sixth form was to be primarily accommodated at third floor level within the main teaching block, where there are four dedicated classrooms and one larger study space area. The design brief and accommodation schedule formulated for the school was prepared seven years ago and was influenced by the various curriculum modelling undertaken to determine the overall space requirements at the time.

3. The school is now operating at capacity and the curriculum structure has had to evolve and adapt in the subsequent period so that it best meets the needs of the current school population. The evolution in the structure of the school when taken together with changes to the National Curriculum and the popularity of subjects requiring specialist facilities such as drama, art and science means that the school is not currently able to accommodate 250 sixth form students and give them the required breadth of A level subject matter. The original planning permission would not have been able to foresee these changes in circumstances and there is no spare classroom capacity elsewhere within the school to help accommodate this requirement. As a result, the sixth form is operating at a reduced capacity and the school can not currently accept the full amount of admissions intended under the terms of the original planning permission. To address this shortage in providing space for the sixth form students and the school more generally, a dedicated sixth form block is proposed within the north eastern corner of the site.

Sitting and Design of the New Building

4. The proposed sixth form centre is to be a separate stand alone building located on the north eastern corner of the site. This area of the school is designated as a site of Grade II Borough Importance for Nature Conservation. The ecological considerations are discussed further below within this report. Prior to choosing this location of the new sixth form centre, the school did consider other options for its location, but none of these were considered suitable or feasible options. These options included looking at alternative locations within the school site which were found to be unsuitable due to existing outdoor and recreation requirements, and extending at roof top level.

5. The proposed building is to be two storeys high, measuring approx. 31m long and 20.7m wide reducing in width to 15.4m on its western side. In terms of the scale of the new sixth form block, it has been designed to be subservient to the main school building. It is two storeys high whereas the main school building is three storeys high with projecting roof elements. Due to the level changes between Forty Avenue and the school site (Forty Avenue is approx. 3m higher than the levels within the school site), when viewed from Forty Avenue, the new sixth form block will read as just over one storey.

6. The building has been sited over 78m away from the boundary with Bridge Road. This boundary contains the category A trees. A distance of between 9.3m to 16m is maintained to the Forty Avenue frontage. Whilst this will result in a building that comes forward of the main building line of the existing school buildings when viewed from Forty Avenue, a similar approach has been followed at the neighbouring site at 100 Forty Avenue where a two storey front extension to the building maintained a distance of 8m to 10m to the Forty Avenue frontage (LPA Ref: 09/1835). The proposed set in from the Forty Avenue frontage will allow for new planting to be provided along the boundary, to assist in screening the new sixth form block from Forty Avenue.

7. The new sixth form centre is to be in render to reflect the materials of the main school building. Largely proportioned windows are proposed on the northern and southern elevations to assist in breaking up the massing of the building. The glazing is to be in aluminium frames and finished in grey to reflect the main school building.

8. The layout of the building has been designed to contain a dining area at ground floor and a double height performance space. Two classrooms are proposed at ground level and an IT room. Four classrooms and a study area is proposed at first floor level. The proposed internal layout has been designed to meet the needs of the school. A summary of the key spaces are set out below:

- Provision of a dedicated cafe/dining hall space - the current dining hall for the school can not cater for the sixth form requirements until after 2pm owing to the existing utilisation of the space by the remainder of the school.
- Flexible hall/performance space to provide for sixth form drama and some Key Stage 4 Drama, sixth form assemblies, talks, examinations and additional PE space.
- Additional computer room to enable the school to meet the core curriculum requirement for ICT in Key Stage 3

9. Access to the sixth form centre will be via the main school entrance. The school has confirmed that there will be no pedestrian access from the Forty Avenue entrance. Access to the car park is regulated and confined to key card holders only with parking rights in the car park.

Ecological considerations

Impact on protected trees within the site

10. All trees on the development site are subject to statutory protection by a Tree Preservation Order (Ref: 07/00037) dated 9 October 2007. A TPO makes it an offence to cut down, top, lop, uproot, willfully damage or willfully destroy a tree protected by that order without the local planning authority's permission. This planning application is accompanied by an Arboricultural Implication Assessment that refers to trees within the site and the impact of the proposed sixth form centre upon these trees.

11. The trees that were surveyed included 31 individual trees, 10 groups and 1 hedge. These include a number of category 'A' and 'B' trees of high amenity value located along the northern and eastern boundaries, which include T7 & T14 Oak Trees. The remaining wooded copse/group of trees in the eastern half of the site provide not just amenity value as a self sown block of trees but also high ecological value. All of these trees are to be retained and tree protection measures provided on site during construction. The new sixth form block will result in the removal of one 'B' Category and one 'C' Category tree and three 'U' Category tree groups. Four newly planted trees, T28-T31, are sited within or close to the footprint of the new building, but can be relocated elsewhere either within the woodland to the east of the new building or to enhance the planting along the northern boundary.

12. The Tree Protection Officer has advised that the loss of the trees detailed above is acceptable. New tree planting and landscaping is proposed within the site to offset the loss of these trees and to enhance the ecological value of the site. The Arboricultural Implication Assessment is also proposing a Woodland Management Plan for the remaining trees and wooded areas within the site. It is recommended that the details of the Woodland Management Plan are conditioned to any forthcoming consent. This Woodland Management Plan could look at techniques such as pollarding and coppicing some of the trees along with the management of dead and dying Elm.

13. A site plan has been provided that shows the location of the construction compound. This is located where the existing bin store is and accessed from the existing car park. The Tree Protection Officer has advised that the location of the compound is acceptable. It is recommended that a condition is secured for details to be provided of the temporary location of the refuse facilities during the construction period, together with a construction management plan.

Impact on Site of Grade II Borough Importance for Nature Conservation (SINC)

14. The application site contains the Wembley Park Wood SINC. The woodland is described as "A relic of one of the woodland belts planted by Humphrey Repton in the 1790s when he landscaped the Wembley Park Estate" (P.24 (Longley, 2014)). The site is further described as open canopy woodland with native species and standing deadwood and grassland. The site is of moderate to high ecological value in a local context, and it also has historic/cultural significance as the only surviving area of Humphrey Repton's Wembley Park Landscape, the majority of which was removed in 1920s to accommodate the British Empire exhibition. Some of the larger oak trees and the elm suckers may be remnants of the original 1790s planting, and will be retained as part of this application.

15. The area where the new sixth form centre is proposed is within a poorer semi-improved grassland area, which is of low ecological value. The ecological assessment has considered the impact of the proposal upon protected species. A bat survey was undertaken in June 2014, which concluded that there was limited evidence of bat activity recorded during the June 2014 survey. The ecological assessment recommends the inclusion of bat roosting features to be incorporated within the new building and roosting and foraging features within the new landscape planting to be considered. The ecological report also recommends that

clearance of trees and shrubs and removal of bird boxes should be times to avoid the nesting season, and if it is necessary to clear nests at other times of the year that it is inspected by a suitably experienced ecologist.

16. The ecological assessment also recommends a number of biodiversity enhancements including new native tree and shrub planting, traditional management of retained trees and ecological management plan that contributes to local biodiversity and education objectives.

17. A landscape strategy has been prepared that includes three landscaped zones within the site including enhanced screen planting along the northern boundary, amenity landscape including a possible wild flower meadow and sitting out area next to the new building, and enhancement of the existing woodland. The Tree Protection Officer has reviewed the proposed landscape plans for the site and find the landscape plans to be generally acceptable. They have suggested that some changes are made such as the removal of gooseberries and rhubarb in zone B, to relocate Scots Pine from zone C to zone A, as it will find it hard to establish with lower light levels in wooded area, and to remove Birch from Zone C and replace with Holly and willow. Willow can be coppiced as under-storey. It is recommended that full details of the landscape planting and management plan are conditioned to any forthcoming consent.

18. The school is intended to use the outdoor area as an education resource both for the primary school and secondary school.

Noise considerations

Internal environment within new sixth form centre

19. The new sixth form centre will be located close to Forty Avenue which is a busy road and has potential for noise nuisance. School buildings are required to comply with the regulatory framework set out in Building Bulletin 93 (Acoustic Design of Schools). To meet the required education environment, only the entrance/dining space and classrooms 4 & 5 can be naturally ventilated. The remaining rooms are required to be mechanically ventilated. It is recommended that the conclusions of the Noise Impact Assessment are conditioned to any forthcoming consent.

Consideration on existing school building and neighbouring residential occupiers

20. The Noise Impact Assessment states that the breakout noise from the performance hall would be some 10dB below the lowest measured background noise level during the school period, so there will not be any significant detrimental impact arising to local residents from the future use of this space. This also applied to the predicted noise levels at the windows of the existing classrooms and the external noise levels in the evening. Once again, it is recommended that the conclusions of the Noise Impact Assessment are conditioned to any forthcoming consent.

Sustainability

21. As the floorspace of the new building is less than 1000sqm, there is no policy requirement for the new building to achieve the sustainability requirements set out in the London Plan or Brent's Core Strategy. However, the new building has been designed to follow sustainable design principles, and a BREEAM Pre-Assessment has been submitted which indicates that the new building will achieve BREEAM 'Very Good'. This is considered acceptable and it is recommended that these sustainability requirements are conditioned to any forthcoming consent.

Transportation Considerations

22. As discussed above, this proposal will not increase pupil or staff numbers as the proposed building is intended to provide a dedicated building specifically for sixth form students. The number of sixth form pupils will remain at 250. Officers in Transportation have advised that they do not raise any objections on transportation grounds as the proposal will not lead to any increase in trips to and from the site over and above those previously assessed. It will also not result in any alterations to proposed access, parking or servicing arrangements.

23. The school currently operates a Travel Plan which has achieved a Bronze award in TfL's School Travel Plan accreditation system, which is recognised and welcomed. Survey results show that the proportion of pupils travelling to the school by car has fallen from 32% to 25% between 2008 and 2014.

Community Access

24. The school currently has a Community Access Plan that allows community access to its current facilities outside of normal school hours, including at weekends. The school is proposing to also allow the use of the performance hall for use by the wider community outside of school hours. It is recommended that further details of the proposed community access of the sixth form centre and how it will relate to current community access arrangements is to be conditioned to any forthcoming consent.

Flooding considerations

25. The site is not located within a Flood Risk Zone, so a Flood Risk Assessment has not been submitted. Consideration has been given to sustainable drainage (SuDS). SuDS is a range of methods, the use of which are intended to mimic natural rainfall runoff characteristics, both in terms of discharge rates and water quality, in an effort to minimise the risk of downstream flooding and contamination. Typical methods that may be employed are:-

- Flow attenuation, which may be provided in above or below ground tanks, or above ground ponds or swales.
- Permeable paving, which can reduce the ingress of silt the drainage system and consequently the discharge of silt to public sewer. Permeable paving can also trap heavy metals, and treat minor oil spills. Another advantage of permeable paving from a sustainability perspective is that the porous sub base can be used to attenuate volumes of water. Furthermore, the percolation of water through the sub base to the piped below ground drainage system is typically slower than from a traditional linear drain/gully and piped system. This provides for a slower discharge of water from a development site and adheres to the philosophy of Source Control (restricting discharge as close to the point at which the water falls as is practicable).

26. For this the proposed development at the Ark Academy it is proposed the use of Hydrobrake flow control devices within two of the manholes, in order to limit the flow of surface water to the existing site wide drainage system. Any additional water that is held back will be stored below ground in cellular storage attenuation crates, and within the sub base of the permeable paving. It is proposed that permeable paving will be provided to much of the external areas.

27. The use of other SuDS techniques, such as swales, ponds, green roofs, bioretention areas have been consider by have been found to be impracticable for the proposed development, in terms of prospective land take, pupil safety, cost and the feasibility of connecting to the existing drainage infrastructure by gravity.

Response to objections/comments raised

<u>Comment</u>	<u>Response</u>
Need to preserve the remainder of the original planting layout designed by the famous landscape gardener, Humphry Repton.	Consideration of the original planting layout and ecological significance of this planting has been discussed in paragraph 14 above
Increased traffic congestion in the area made worse by more recent developments including Asda (and the petrol station at Asda), the Michaela school, and new blocks of flats along Forty Avenue, and the soon-to-open French Lycee. An overall assessment of the wider traffic congestion should be considered and assessed by the Council.	As discussed in paragraph 22 above, as this proposal does not propose to increase pupil numbers, a revised transport assessment is not required.
School already exceeded maximum capacity and up to date Travel Plan not provided.	It is unclear where reference is made to the school already exceeding capacity. This application does not propose to increase pupil numbers beyond the maximum figures considered as part of the original planning permission.
Concerns raised with the loss of protected trees on site.	The School Travel Plan was reviewed in 2014 and achieved a Bronze award in TfL's School Travel Plan accreditation system A number of trees are proposed to be removed to facilitate this development. These trees are considered to be of low value and their removal has been accepted

Improved screen planting to be provided along Forty Avenue.

Light spillage from building could impact on protected species such as bats

Out of hours use of sixth form block could impact on nearby residential properties.

Sustainable drainage measures to be considered.

Unisex toilets not appropriate.

by the Council's Tree Protection Officer. The application is proposing new native tree and shrub planting, particularly along the northern boundary, which will enhance the biodiversity value of the site. Please refer to paragraphs 10 to 14 for further information. New screen planting is proposed along Forty Avenue.

The Ecological Assessment has considered the impact of the development upon protected species including bats. Please refer to paragraph 15 above.

The impact of noise upon nearby residential properties has been considered and discussed in paragraph 20 above.

Sustainable drainage measures have been considered. This is discussed in paragraphs 25 to 27 above

This is a design matter to be considered by the school.

Conclusions

28. In conclusion, the proposed sixth form centre has been designed to be sited to have minimal impact on the Site of Grade II Borough Importance for Nature Conservation. The design and scale of the building is appropriate in terms of the relationship with the street and the existing academy building. The new sixth form centre will provide much needed accommodation for the school to allow them to fulfil their education requirements.

Approval is accordingly recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

National Planning Policy Framework
Further Alterations to the London Plan 2015
Brent Core Strategy 2010
Brent Unitary Development Plan 2004

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
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Community Facilities: in terms of meeting the demand for community services

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):

481-S2A-A-X-X-DR PL001 Rev P01 Location Plan

481-S2A-A-X-X-DR PL010 Rev P01 Existing Ground Floor Plan
481-S2A-A-X-00-DR PL110 Rev P01 Proposed GA Plan Level GF
481-S2A-A-X-01-DR PL110 Rev P01 Proposed GA Plan Level 01
481-S2A-A-X-X-DR PL100 Proposed Site Plan
481-S2A-A-X-RF-DR PL102 Proposed GA Roof Plan
481-S2A-A-X-X-DR PL200 Proposed Site Sections
481-S2A-A-X-X-DR PL301 Proposed Elevations
481-S2A-A-X-X-DR PL300 Proposed Site Elevations
481-S2A-A-X-X-VF PL500 Rev P01 Proposed Visualisations

L-1384-GAP-001 Rev 02 Landscape Masterplan
L-1384-PRP-001 Rev 03 Landscape Zonal Plan
L-1384-PRP-002 Rev 03 Ecology Strategy
L-1384-PRP-005 Rev 02 Planting Strategy

L-1384-SKT-001 Rev 01
L-1384-SKT-002 Rev 01

Extended Phase 1 Ecological Survey and Bay Survey of Land at Ark Academy, Wembley"
prepared by Richard Graves Associates
BREEAM Pre-Assessment
Design and Access Statement
Environmental Noise Report prepared by Pace Consult Limited
Arboricultural Implications Assessment prepared Innovation Group Environmental Service
(revised 13/03/2015)
Phase II Geoenvironmental Assessment
Planning Statement

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

- (3) The recommendations set out within the "Extended Phase 1 Ecological Survey and Bay Survey of Land at Ark Academy, Wembley" prepared by Richard Graves Associates in relation to bats and nesting birds shall be fully adhered to during all stages of construction works.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

- (4) No external lighting shall be installed on the new sixth form centre or within the landscaped area around the sixth form centre without the prior submission to the Local Planning Authority. This shall include the specification, manufacturer, lux level, model, direction and the siting of each lamp. Thereafter the lights shall be installed and operated in accordance with the details so approved.

Reason: In the interests of the Site of Grade II Borough Importance for Nature Conservation.

- (5) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) Construction traffic routes to the development site;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel washing facilities and schedule of highway cleaning;
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (ix) Relocation of the refuse facilities and caretakers office during construction works

Reason: To protect residential amenity and ensure the development does not have an

adverse impact on the highway.

- (6) No works shall commence on site prior to a Tree Protection Plan following the recommendations set out in the approved Arboricultural Implications Assessment prepared Innovation Group Environmental Service (revised 13/03/201) has been submitted to and approved in writing by the Local Planning Authority. These shall include method statements and plans which:
- (i) adhere to the principles embodied in BS5837:2012
 - (ii) indicate exactly how and when the retained trees (including T7 & T14 Oak Trees), hedges and shrubs on-site or off-site near the site boundaries will be protected during the construction phases; and
 - (iii) show root-protection zones

Works shall not commence on site until the Local Planning Authority has been on site and inspected the required tree protection measures in relation to the relevant construction phase. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure retention and protection of trees on the site in the interests of amenity.

- (7) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

- (8) Prior to commencement of works on site, further details of the following shall be submitted to and approved in writing by the local planning authority. Such details shall include drawings, including sections where appropriate, at a suitably large scale (e.g. 1:5, 1:10, 1:20, 1:50) or manufacturer's literature which show:
- (a) the window and door reveals, headers and sills, including the depth of the reveals and the junction of materials around the returns;
 - (b) the location of the external plant equipment at roof level together with details of the design and material of any screening to the external plant equipment and extract and supply ducts;
 - (c) the location of the proposed photovoltaic panels (including the size, location and orientation of the photovoltaic panels) in accordance with the sustainability measures secured as part of this development

The development shall be completed in accordance with the details so approved before the new sixth form centre is occupied.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (9) Notwithstanding the submitted details otherwise approved, full details of the soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works on site. Such landscaping work shall be completed within six months of first occupation of the sixth form centre hereby approved or by any other timetable agreed.

Such scheme shall include:

- (a) Details of all planting within Zones A to D, including species, size, density and numbers incorporating native species as recommended in the "Extended Phase 1 Ecological Survey and Bay Survey of Land at Ark Academy, Wembley" prepared by Richard Graves Associates
- (b) Details of the relocation of the newly planted trees T28 to T31
- (c) Details of bird and bat boxes as recommended in the "Extended Phase 1 Ecological Survey and Bay Survey of Land at Ark Academy, Wembley" prepared by Richard Graves Associates

- (d) Details of all areas of hard landscaping including details of Sustainable Urban Drainage principles
- (e) Details of the on going management of the landscaped areas and details of how th

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (10) Prior to commencement of works on site, further details of the woodland management plan as set out in the Arboricultural Implications Assessment prepared Innovation Group Environmental Service (revised 13/03/2015) including ongoing management and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall therefore be implemented in full accordance with the approved details.

Reason: In the interests of the site of Grade II Borough Importance for Nature Conservation

- (11) Prior to the occupation of the sixth form centre hereby approved a Community Access Plan shall be submitted to and approved in writing by the Local Planning Authority. The Community Access Plan shall provide details of community access arrangements to the sixth form centre and how this relates to wider community access within the school, and shall include details of rates of hire (based upon those charged at other public facilities), terms of access, hours of use, access by non-school users/non-members and management responsibilities.

The approved Community Access Plan shall be brought into operation within 3 months of occupation of the development and it shall remain in operation for the duration of the use of the development.

Reason: To secure well-managed, safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Local Plan Policy.

- (12) Prior to first occupation of the development hereby approved, an assessment of the noise level from any installed plant (such as air handling units, generators, ventilation/extraction systems) together with any associated ducting, achieving 10 dB(A) or greater below the measured background noise level at the nearest noise sensitive premises, shall be undertaken and submitted to the Local Planning Authority for approval. The method of assessment shall be carried out in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. If the predicted noise levels of the plant exceed those specified within this condition, then a scheme of insulation works to mitigate the noise shall be included. The recommendations provided within the noise assessment together with any required mitigation measures shall be carried out in full accordance with the approved details prior to first use of the plant equipment hereby approved.

Reason: To protect that users of the surrounding area do not suffer a loss of amenity by reason of noise nuisance.

- (13) Prior to installation of any gas boilers, the applicant shall submit details of the proposed boilers and demonstrate that the emissions of oxides of nitrogen are as low as reasonably practicable for that class of boiler.

Reason: To protect local air quality.

- (14) The sixth form centre hereby approved shall not be occupied unless a review by a BRE approved independent body which verifies that the development has met or exceeded BREEAM 'Very Good' is submitted to and approved in writing by the Local Planning Authority.

If the review specifies that the development has failed to meet the above levels, compensatory measures and a schedule for implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Reason: To ensure a satisfactory development which incorporates sustainability measures that are commensurate to the scale of development proposed.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

The following extracts are some of the submitted plans. All submitted details can be viewed on the Council's website www.brent.gov.uk by searching with the application reference.

1. Review all drawings and specifications.
2. Review all drawings and specifications.
3. Review all drawings and specifications.
4. Review all drawings and specifications.

Project Notes

- Proposed building footprint
- Site boundary
- Existing tree footprint
- Proposed tree
- Proposed tree

- New planting along boundary to match with existing
- Existing vegetation retained
- Existing vegetation will be planted as top
- Existing vegetation to be removed from site
- Existing vegetation will be retained but taken down during construction work as they are in the way of proposed building
- Proposed location of obstacles to be removed



DATE: 08/11/2023
 PROJECT: 08/11/2023 - 08/11/2023

SURFACE TO AIR

APP: 08/11/2023

Project Name	08/11/2023
Project No.	08/11/2023
Project Date	08/11/2023
Project Location	08/11/2023
Project Status	08/11/2023
Project Manager	08/11/2023
Project Engineer	08/11/2023
Project Designer	08/11/2023
Project Checker	08/11/2023
Project Approver	08/11/2023

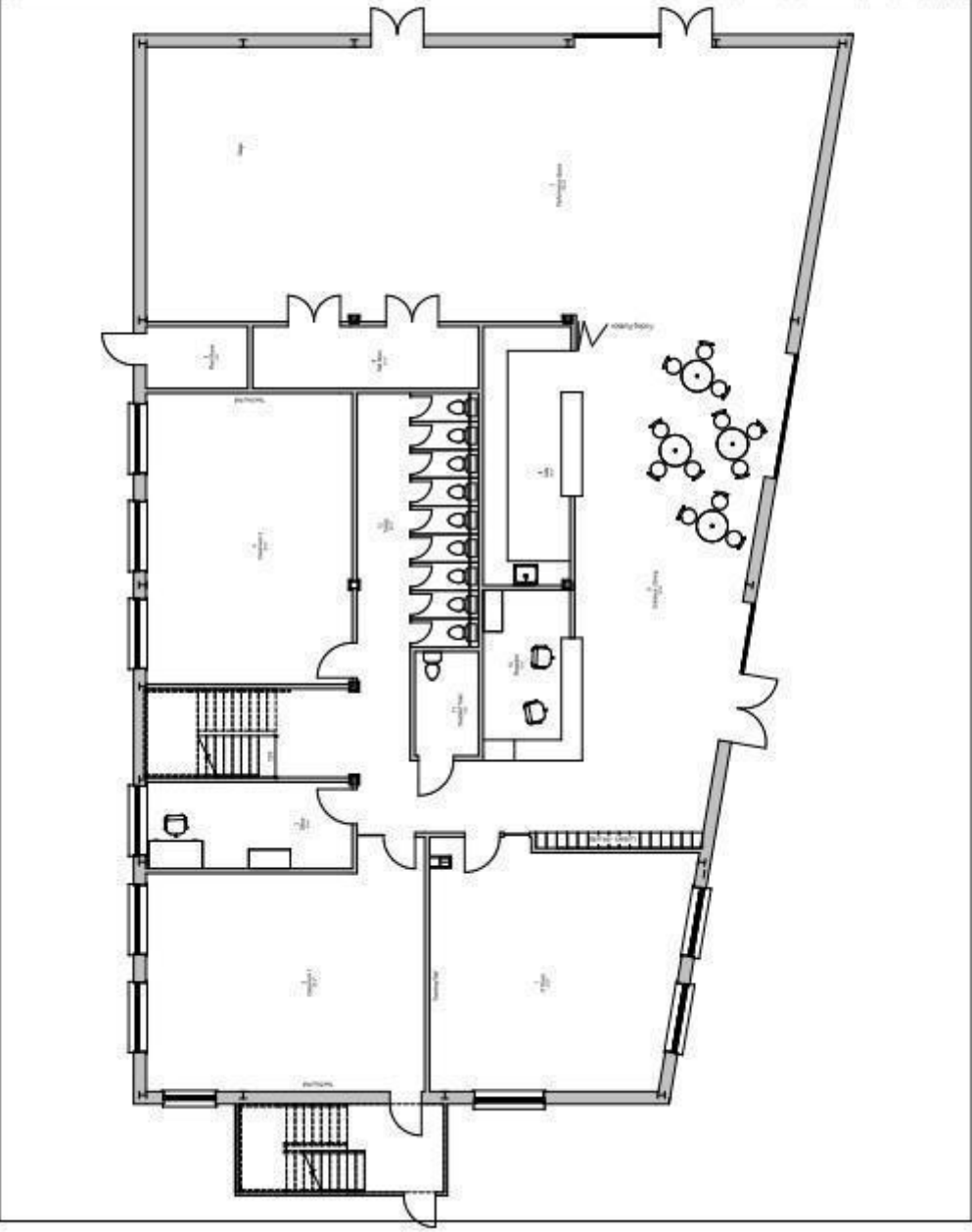
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: 07/15/2014
BY: J. [Name]
PROJECT: [Project Name]
SHEET: [Sheet Number]

1/1 - 1/1 - 1/1 - 1/1

SURFACE TO AIR

NO.	DESCRIPTION	QTY	UNIT
1
2
3
4
5
6
7
8
9
10



1. This drawing is a general guide only. It is not intended to be used as a contract document. The contractor shall be responsible for verifying all dimensions and conditions before construction.

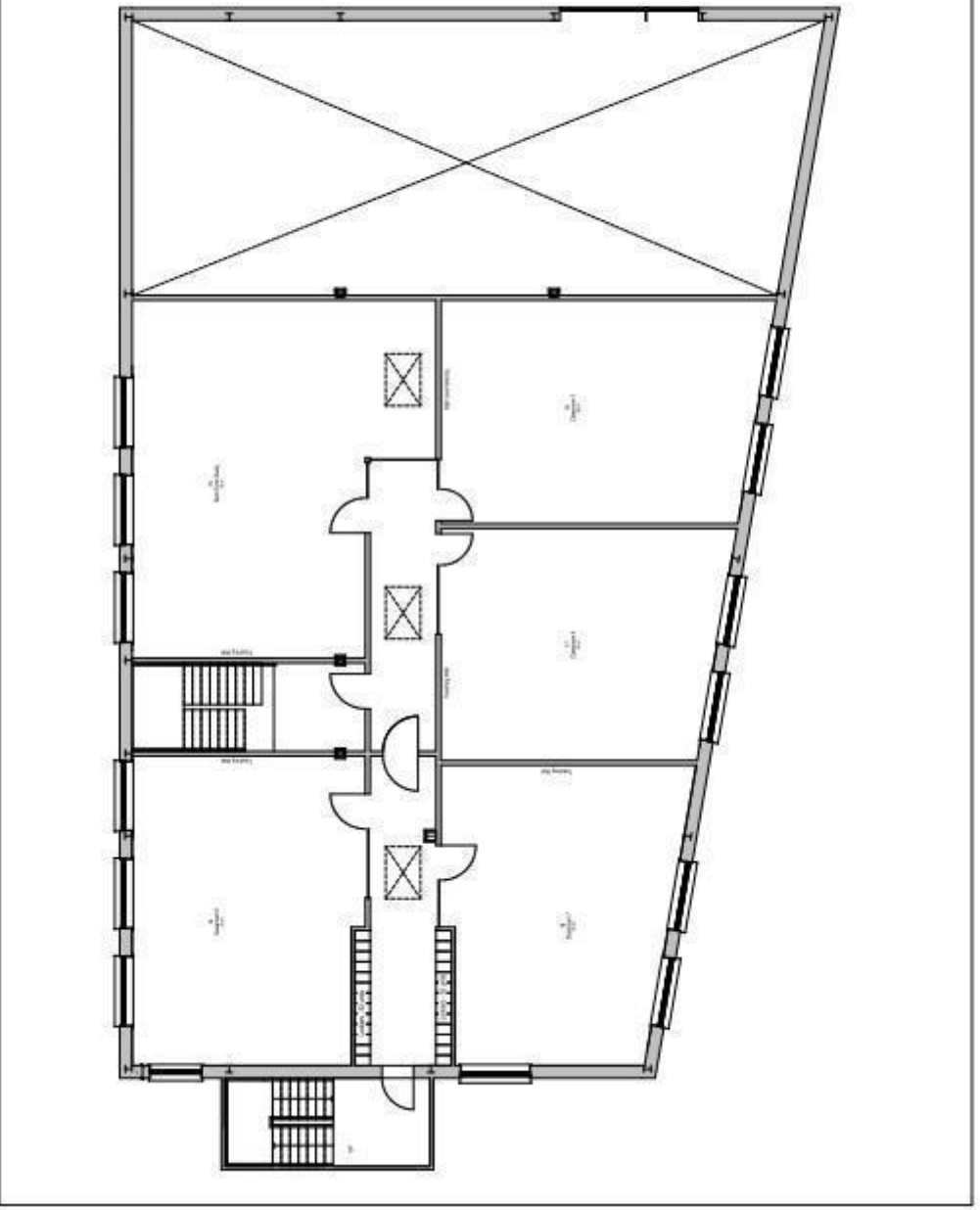
2. All work shall be in accordance with the latest editions of the following codes and standards:

- 2.1. AS/NZS 1546.1:2011
- 2.2. AS/NZS 1546.2:2011
- 2.3. AS/NZS 1546.3:2011
- 2.4. AS/NZS 1546.4:2011
- 2.5. AS/NZS 1546.5:2011

3. All work shall be in accordance with the latest editions of the following codes and standards:

SURFACE TO AIR

Room No.	Area (m ²)	Volume (m ³)	Surface Area (m ²)
101	100.00	1000.00	100.00
102	100.00	1000.00	100.00
103	100.00	1000.00	100.00
104	100.00	1000.00	100.00
105	100.00	1000.00	100.00
106	100.00	1000.00	100.00
107	100.00	1000.00	100.00
108	100.00	1000.00	100.00
109	100.00	1000.00	100.00
110	100.00	1000.00	100.00
111	100.00	1000.00	100.00
112	100.00	1000.00	100.00
113	100.00	1000.00	100.00
114	100.00	1000.00	100.00
115	100.00	1000.00	100.00
116	100.00	1000.00	100.00
117	100.00	1000.00	100.00
118	100.00	1000.00	100.00
119	100.00	1000.00	100.00
120	100.00	1000.00	100.00
121	100.00	1000.00	100.00
122	100.00	1000.00	100.00
123	100.00	1000.00	100.00
124	100.00	1000.00	100.00
125	100.00	1000.00	100.00
126	100.00	1000.00	100.00
127	100.00	1000.00	100.00
128	100.00	1000.00	100.00
129	100.00	1000.00	100.00
130	100.00	1000.00	100.00
131	100.00	1000.00	100.00
132	100.00	1000.00	100.00
133	100.00	1000.00	100.00
134	100.00	1000.00	100.00
135	100.00	1000.00	100.00
136	100.00	1000.00	100.00
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141	100.00	1000.00	100.00
142	100.00	1000.00	100.00
143	100.00	1000.00	100.00
144	100.00	1000.00	100.00
145	100.00	1000.00	100.00
146	100.00	1000.00	100.00
147	100.00	1000.00	100.00
148	100.00	1000.00	100.00
149	100.00	1000.00	100.00
150	100.00	1000.00	100.00



This plan shows the proposed site plan for the new building. The site is located on the corner of [Street Name] and [Street Name]. The building is proposed to be a [Building Type] and will include [Building Features]. The site plan shows the building footprint, parking areas, and landscaping. The site is bounded by [Street Name] to the north, [Street Name] to the east, and [Street Name] to the south. The site is currently zoned [Zoning Code] and is proposed to be rezoned [Zoning Code]. The site plan is subject to [Approval Process].



- 1. Proposed Building Footprint
- 2. Proposed Parking Spaces
- 3. Proposed Landscaping
- 4. Proposed Walkways
- 5. Proposed Driveways
- 6. Proposed Utility Lines
- 7. Proposed Stormwater Management
- 8. Proposed Accessory Structure
- 9. Proposed Fencing
- 10. Proposed Site Boundary
- 11. Proposed Street Frontage
- 12. Proposed Signage
- 13. Proposed Lighting
- 14. Proposed Security
- 15. Proposed Safety
- 16. Proposed Accessibility
- 17. Proposed Sustainability
- 18. Proposed Resilience
- 19. Proposed Community
- 20. Proposed Culture
- 21. Proposed Economy
- 22. Proposed Environment
- 23. Proposed Equity
- 24. Proposed Health
- 25. Proposed Housing
- 26. Proposed Infrastructure
- 27. Proposed Land Use
- 28. Proposed Mobility
- 29. Proposed Quality of Life
- 30. Proposed Well-being

PROJECT INFORMATION
 Project Name: [Project Name]
 Project Number: [Project Number]
 Project Location: [Project Location]
 Project Date: [Project Date]
 Project Status: [Project Status]

CLIENT INFORMATION
 Client Name: [Client Name]
 Client Address: [Client Address]
 Client Phone: [Client Phone]
 Client Email: [Client Email]

DESIGNER INFORMATION
 Designer Name: [Designer Name]
 Designer Address: [Designer Address]
 Designer Phone: [Designer Phone]
 Designer Email: [Designer Email]

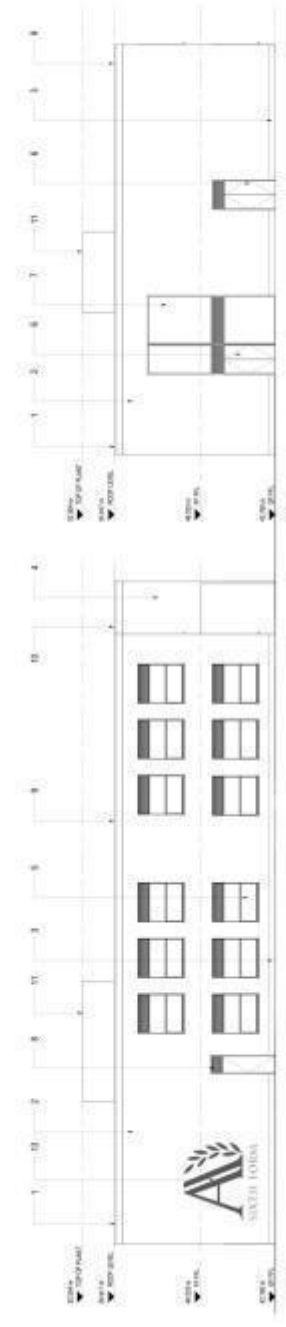
SCALE
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DATE
 Date: [Date]

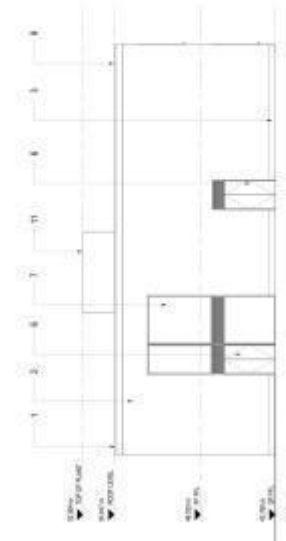
REVISIONS
 Revision 1: [Revision 1]
 Revision 2: [Revision 2]

1. Exterior surface shall be as shown.
 2. All exterior surfaces shall be finished with a smooth, durable, and weather-resistant finish.
 3. All exterior surfaces shall be finished with a smooth, durable, and weather-resistant finish.
 4. All exterior surfaces shall be finished with a smooth, durable, and weather-resistant finish.

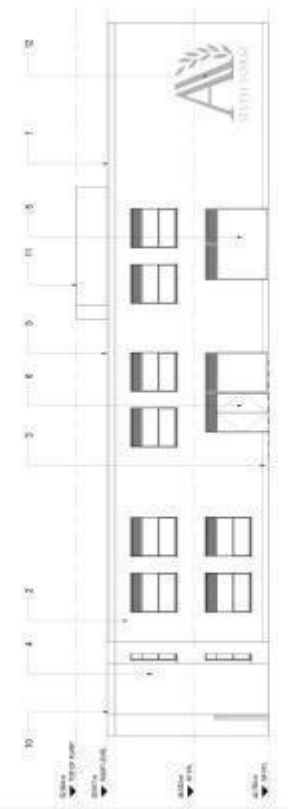
1. All exterior surfaces shall be finished with a smooth, durable, and weather-resistant finish.
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 3. All exterior surfaces shall be finished with a smooth, durable, and weather-resistant finish.
 4. All exterior surfaces shall be finished with a smooth, durable, and weather-resistant finish.



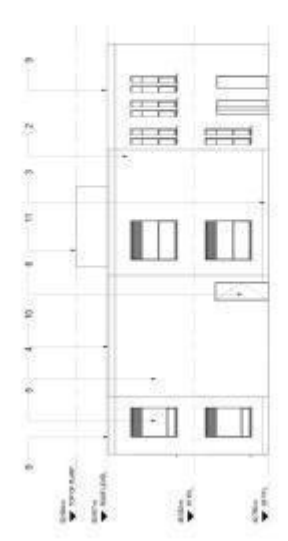
1 ARK Academy North Elevation
1:100



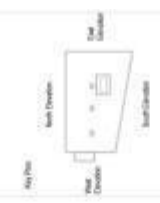
3 ARK Academy East Elevation
1:100



2 ARK Academy South Elevation
1:100



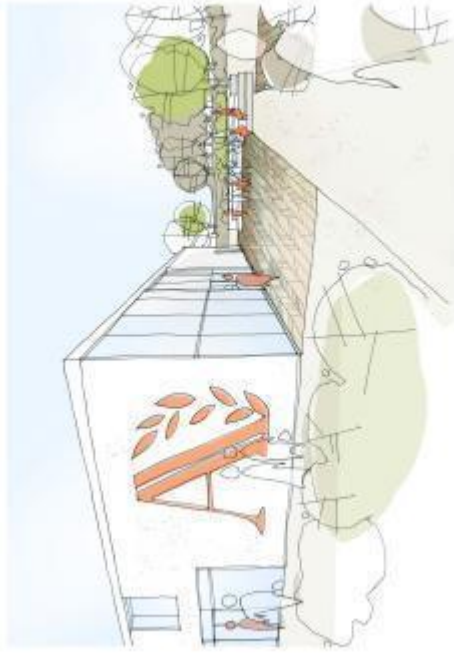
4 ARK Academy West Elevation
1:100



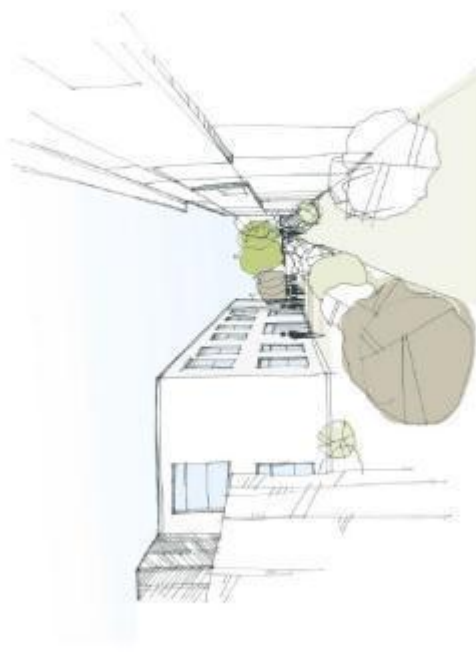
SURFACE TO AIR

Project Name	ARK Academy
Project Location	ARK Academy 60 Four Corners
Architect	ARK Academy
Scale	1:100
Sheet No.	1
Revision	
Date	
Author	
Checked	
Approved	
Discussed	
Reviewed	
Final	

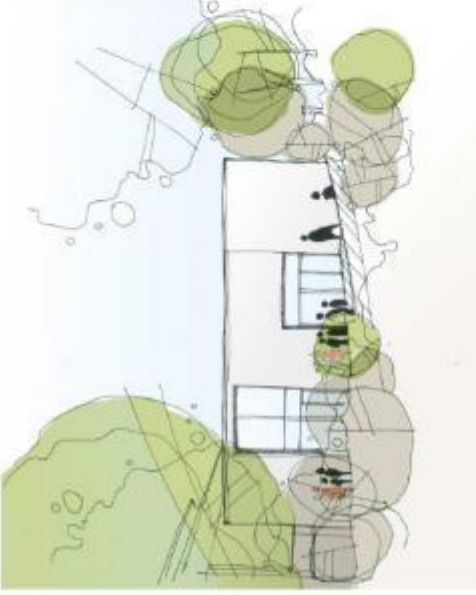
1. The building is a new structure. It is a modern building with a glass facade and a flat roof. The building is surrounded by a landscaped area with trees and a walkway. The building is located in a wooded area.



1 Entrance to New Sixth Form Block and Landscaping



2 View from Existing Building



3 View from Woodland Garden

SURFACE TO AIR
 100% Supply
 2000 Supply
 2000 Supply

100% Supply
 2000 Supply
 2000 Supply

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337