

**The London Borough of Barnet**

**PRIMARY SCHOOL  
CAPITAL INVESTMENT  
PROGRAMME** Wave 1

**PLANNING BRIEF  
BRUNSWICK PARK**



**Draft Planning Brief**

**Brunswick Park, Osidge Lane, Southgate, N14 5DU**

DRAFT

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## **1.0 INTRODUCTION**

- 1.1 This draft Brief sets out the development and key design principles, process and programme for the redevelopment of Brunswick Park School as part of the London Borough of Barnet's Primary Schools Capital Investment Programme (PSCIP).
- 1.2 The draft Brief is intended to help local people and other interested parties comment on and help shape the future of the school site, assist with determining acceptable forms for the redevelopment of the school and any enabling development, and provide information to guide the type and content of future planning applications for the site.

## **2.0 THE SITE AND SURROUNDING AREA**

### **The School**

- 2.1 Brunswick Park School is located with Brunswick Park, an area of Metropolitan Open Land. Access to the school is via a service road from Osidge Lane. In addition, there is pedestrian access from the junction of Osidge Lane and Brunswick Park Road and from Brunswick Park itself. The School currently occupies a site of approximately 0.7 hectares. The School is in Brunswick Park Ward. The School is currently a One Form Entry school (i.e. one class in each year) and has capacity for 210 pupils plus nursery.
- 2.2 The school buildings extend to one storey in height and occupy a north west corner of Brunswick Park. The school site includes a nursery. The school buildings comprise a group of temporary/pre-fabricated buildings with flat roofs and timber windows and panels, which are no longer suitable for use. The nursery block is second hand. The school is located on a former sewage works on a clay soil flood plain; drainage is therefore particularly poor across the site. Generally condition is poor and suitability is limited. The playground is situated in the centre of the site with a limited amount area of playing fields.

### **Surrounding Area**

- 2.3 The site is adjacent to a residential uses, institutional and community buildings to the north and west with Brunswick Park surrounding the

remainder of the site to the south and east. Properties surrounding the site include two storey residential properties predominantly to the north which back onto the service road to the school.

- 2.4 To the west of the existing site is the Brunswick Park Health Centre and Osidge Lane Library. The properties are a range of heights and styles reflecting their different uses. The site is dominated by the large expanse of Brunswick Park which includes a mix of formal and informal recreation space.
- 2.5 To the north of Brunswick Park, facing onto Osidge Lane are two community buildings containing premises for a Scout Group and a veterans club. One of the buildings is used during weekday mornings for a community nursery school. There is also a free car park, with 30 spaces, on Osidge Lane.

### **Accessibility**

- 2.6 The current vehicular access to the site is from Osidge Lane along a service road with additional pedestrian access from Brunswick Park Road and the park itself. A number of bus routes operate in the vicinity of the site. The nearest underground station is Southgate 1km (0.9 miles) from the school. The nearest mainline rail station is Oakleigh Park 0.8km (1.1 miles) away.
- 2.7 The accessibility of the site is indicated with the Public Transport Accessibility Level (PTAL). This rating measures the amount of public transport service available. This site has been assessed to have a PTAL of 1, with 6 being the highest level of accessibility.

## **3.0 THE PRIMARY SCHOOL CAPITAL INVESTMENT PROGRAMME**

- 3.1 PSCIP will enable the London Borough of Barnet to rejuvenate its primary schools. Wave 1 of the Programme is made up of building ten community primary schools and one community special primary school and the major remodelling of a nursery as a children's centre. Modern, fit for purpose, learning and teaching environments that meet the demands of the twenty-first century curriculum will be provided at all of these schools. Additionally, four schools in Wave 1 will include integrated children's centres.

- 3.2 Because insufficient fund is are available from other sources, the financing of Wave 1, and therefore the successful delivery of new schools, is heavily dependent on the sale of surplus land at some of the school sites. The capital raised by this will be added to education grant income, contributions from developers and by prudential and short-term borrowing.
- 3.3 There is no surplus school land available at Brunswick Park and therefore it will not be the subject of enabling development.

#### **4.0 RELEVANT PLANNING POLICY DOCUMENTS**

- 4.1 Relevant planning policies relating to the proposed development of Brunswick Park School are contained within:

- PPS1: Delivering Sustainable Communities (February 2005);
- PPS3: Housing (November 2006);
- PPG17: Planning for Sport and Recreation (July 2005);
- PPG25: Development and Flood Risk;
- The London Plan (2004) with the 2006 Alterations (housing, waste and minerals) and note the Draft Further Alterations;
- The GLA's Accessible London: achieving an inclusive environment SPG (2004);
- The GLA's Sub-Regional development Framework North London
- Sustainable Design and Construction SPG (GLA, May 2006);
- A sporting future for the playing fields of England (Sport England – amended 1998);
- Barnet UDP (adopted May 2006);
- Barnet's Emerging Local Development Framework (LDF);
- Barnet's Planning Obligations or S106 Agreements Supplementary Planning Document (September 2006);
- Barnet's Draft Sustainable Construction and Design Supplementary Planning Document (SPD) (November 2006);
- Barnet's Draft Contributions to Life Long Learning Supplementary Planning Document (SPD) (2000); and
- Barnet's Three Strands Approach (January 2006).

4.2 Hard copies of these documents are available at the Planning Reception at North London Business Park or electronically from the following websites:

- PPS's from [www.communities.gov.uk](http://www.communities.gov.uk);
- GLA documents from [www.london.gov.uk](http://www.london.gov.uk); and
- Barnet documents [www.barnet.gov.uk](http://www.barnet.gov.uk).

## 5.0 THE DEVELOPMENT FRAMEWORK

### Education Use

5.1 PSCIP provides for the redevelopment and relocation of Brunswick Park School. The relocated school would be moved eastwards onto part of the existing Metropolitan Open Land closer to Osidge Lane and allow for a larger capacity of 420 children. This would involve the demolition of all of the existing buildings and the redevelopment of new buildings and facilities and the return of the redundant site to Metropolitan Open Land. A new Children's Centre will be located alongside the rebuilt school. This will replace the Hampden Way Nursery.

### Good Quality Design

5.2 Good design is required by the London Plan and Barnet's UDP (Policies GEnv2 and D1). The education buildings should achieve an excellence in design and sustainability and provide the Borough with high quality interesting buildings that the community can be proud of.

5.3 The Council will require planning applications to be accompanied by a comprehensive Design and Access Statement setting out the design principles of the scheme and its interaction with the surrounding development and properties and demonstrating how the proposed enlarged school would be accessible for disabled children and their carers.

### Site Layout

5.4 The new site of the school is located away from existing residential properties. However, the siting of the school building and related facilities should still have regard to the nearby homes as required by Policies O1, O2,

D1, D2 and D3 of Barnet's UDP. The layout of the new school should respect its location within the Brunswick Park area of Metropolitan Open Land and seek to retain an element of openness of the area. Development of the site should allow for the retention of mature trees where possible.

#### *Scale and Massing*

- 5.5 In accordance with UDP Policies D2 and D5, new development should respect the prevailing character in the area and have regard to appearance and scale of existing buildings in the area. On this site particular consideration should be given to respecting the area of Metropolitan Open Land and designing buildings which retain the overall character where possible. Any new development would need to be appropriate to this open character.

#### *Other facilities*

- 5.6 The proposals for the relocation and redevelopment of Brunswick Park School should also provide for a new library on the site. The development of the library should accord with all design aspects of the school including:
- A high quality design
  - Appropriate layout, scale and massing for the site
  - Accessible and inclusive facilities
  - The library should be fully accessible and open to the wider community

#### **Non-Education Uses**

- 5.7 The relocation of the school onto Osidge Lane will create the opportunity to provide a large school capable of providing for a range of non-education uses. Redevelopment of the school site should provide for, where possible, the rationalisation of other uses in the local area such as a library, health centre and youth centre facilities. There should also be a possibility for the provision of car parking for the school along with Brunswick Park itself.

**Flooding**

- 5.8 The site of the proposed new school is on the Pymme's Brook floodplain. Any new development should carefully consider the impact on this floodplain and provide mitigation measures where necessary. The Environment Agency should be consulted on any proposals and a Flood Risk Assessment provided if deemed necessary.

**Playing Fields**

- 5.9 The relocation of Brunswick Park School would result in a gain of playing fields for the school because of improvement to the school's facilities. The quantity and quality of playing fields to be provided at the school should accord with the Education (School Premises) Regulations 1999 in accordance with UDP Policy CS9.
- 5.10 The proposed location for the school would encompass existing playing pitches provided in Brunswick Park itself. In this respect, the school's playing pitches should be made accessible to the wider community to ensure that there is neither a qualitative nor quantitative loss of playing pitches in this location. The relocation of the school should also enable the existing site to be returned to Metropolitan Open Land to minimise the net loss of open space and playing fields in this location.

**Community Access**

- 5.11 Policy and guidance by Sport England and included in the London Plan and the Barnet UDP make it clear that the quantity of publicly accessible open space is not necessarily an overriding factor. The quality of open spaces along with accessibility, the facilities that they provide and overall carrying capacity are considered important factors in determining whether the available open space is sufficient.
- 5.12 The school buildings, playing fields and other facilities will be made available for community access where possible. Layout and access should be considered as part of preparing the Design and Access Statement in order to avoid management issues of the space and possible conflicts between the school and private users.
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### **Open Space, Trees and Landscaping**

- 5.13 The strategic policies of the UDP require all new development to respect and improve the quality of the environment (Policy GBEnv2), and preserve and enhance open spaces and nature conservation features (Policy GBEnv4). The environment of the new school grounds should be enhanced through improved landscaping and tree planting. In addition, the redundant school site should be returned to open land and planted with species that enrich the biodiversity of the area.
- 5.14 Full landscaping plans, a baseline ecological survey and a tree survey should be submitted with any planning application

### **Transport and Accessibility**

- 5.15 The site has a PTAL of 1. This is relatively low and will affect the level of car parking provided. Access for vehicles and pedestrians to an enlarged school should be from Osidge Lane. This would enable the existing access to be enhanced and re-used thereby not altering the existing traffic flows.
- 5.16 Car and cycle parking should reflect the character of the area and adhere to the London Plan and the Barnet UDP as follows:
- Provision for car parking for an education use should be assessed on a case by case basis, considering child safety and segregation of pedestrians and vehicles; and
  - Provision for cycle parking should be appropriate to the development proposed.
- 5.17 Additional consideration should be given to encouraging the use of alternatives to the private car in association with the new education use. In particular, pedestrian accessibility to the site could be enhanced where appropriate. Cycling and walking to school should also be encouraged.
- 5.18 A planning application for an enlarged school should be accompanied by a School Travel Plan which details the measures to be taken. Any

development proposals should be accompanied by a Transport Assessment which sets out the likely impacts and any necessary mitigation measures.

### **Amenity/Security/Safety**

- 5.19 New development should seek to respect existing residential amenity (UDP Policy D5). A Daylight/Sunlight Assessment should be submitted with any planning application to identify that residential amenity of existing residents will be safeguarded.
- 5.20 Community safety and designing out crime are key objectives for all new development particularly for schools and public open space. UDP Policy GBEnv3 and D9 require all developments to provide a safe and secure environment. New developments should reduce opportunities for crime and the fear of crime. Natural surveillance and overlooking of public areas should be maximised, entrances should be visible from the street and careful consideration should be given to the landscaping of the proposals.

### **Accessibility**

- 5.21 London Plan Policy 4B.5 requires developments to create an inclusive environment. Accessible development is also a key strategic policy of the UDP (Policy GBEnv5). The policy is further amplified by Policy D8 and CS4 which require education buildings to provide suitable access and facilities for people with disabilities.
- 5.22 The design of the school will take account of the needs of all relevant stakeholders, including, for example, disabled adults. The school will include:
- full access;
  - adaptable buildings;
  - the availability of a low intensity setting; and
  - the capacity to meet social and emotional needs.

### **Sustainable Design and Construction and Energy**

- 5.23 Sustainable development is central to all policies in the London Plan and Barnet's UDP. London Plan 2A.1 sets out a number of key criteria and Policy
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4B.6 promotes the highest quality sustainable design and construction (Policy 4B.6). The GLA's SPG on Sustainable Design and Construction (May 2006) seeks to encourage the incorporation of sustainable design and construction principles. .

- 5.24 The Barnet UDP states that a key aim for the Council as set out in its Corporate Plan is to create a sustainable, healthy environment, which means integrating environmental, social and economic policies to promote a more just and equitable society. UDP Policies Env1 and Env2 support and encourage proposals for energy production from renewable sources and energy efficient development and the Council's draft Sustainable Construction and Design SPD provides further guidance on these issues. Appropriate renewable energy technologies should be fully integrated within development proposals to provide at least 10% of the buildings' energy demands (the Proposed Alterations to the London Plan proposes that this is increased to 20%). Layout, design, landscaping and materials are all important in minimising energy use and creating sustainable development. Furthermore, new developments are required to meet high standards of energy efficiency and comply with the BREEAM School Eco standard of very good.
- 5.25 An Energy and Sustainability statement should be submitted with any proposal to indicate the sustainability measures included in the development.

## **6.0 APPLICATION REQUIREMENTS**

### **Pre-Application Advice Service**

- 6.1 Barnet Council offers an innovative pre-application advice and planning brief service to advise (in particular with major and complex developments) customers through the complexities of the development control planning system. Charges apply and a multi-disciplinary team of dedicated technical and environmental officers is on hand to assist. For further information contact the Council's Major Projects Unit.
- 6.2 It is expected that all applications will go through this process to maximise community engagement. Formal submission without pre-application

discussions will be considered within the strict government timescales for determining applications and are likely to be refused if unacceptable.

### **Type of Planning Application(s)**

- 6.3 The Council considers that proposals for the redevelopment of the enlarged school should be the subject of detailed planning applications. Outline planning applications will not be acceptable.

### **Supporting Information**

- 6.4 Each planning application will need to be supported by the following information:

- a Planning Statement;
- a Design and Access Statement;
- a Flood Risk Assessment;
- an Energy and Sustainability Statement;
- a Transport Assessment;
- a Sunlight and Daylight Assessment;
- a Tree Survey, in accordance with BS 5837:1991 'Guide for trees in relation to construction';
- a baseline ecological survey; and
- a Construction and traffic management Method Statement, setting out how potential adverse noise, air pollution and traffic impacts are to be minimised during demolition and construction phases.

### **Environmental Impact Assessment**

- 6.5 Depending on the nature and scale of the proposals, prospective applicants will be encouraged to seek a screening opinion from the Council, under the provisions of the Town and Country (Environmental Impact Assessment) (England and Wales) Regulations 1999, to determine whether an Environmental Impact Assessment is required.

## Planning Obligations (S106 Agreements)

6.6 In accordance with Government guidance, UDP Policy IMP1 and the Council's SPD on Planning Obligations (September 2006) the Council will seek planning obligations/contributions to secure high quality sustainable development. The planning obligations/contributions will need to take account of the nature and scale of the proposals, but may include:

- public access to facilities provided as part of an enlarged school;
- the implementation of a Travel Plan for an enlarged school;
- open space provision and/or enhancement;
- traffic management measures;
- the incorporation of appropriate energy, sustainability and/or biodiversity measures; and
- contributions towards monitoring and enforcement of conditions.

## Consultation

6.7 Consultation with the local community will be encouraged at all stages of the planning process. The Council will discuss with applicants the appropriate time for an emerging scheme to be considered for a Planning and Development Forum (which will be prior to the submission of an application).

## 7.0 CONTACTS

### London Borough of Barnet Council – Planning Services

Stewart G. Murray – Director of Planning  
and Environmental Protection  
Telephone number: 020-8359 4838  
Email address: [stewart.murray@barnet.gov.uk](mailto:stewart.murray@barnet.gov.uk)

Martin Cowie – Major Projects Manager  
Telephone number: 020-8359 4514  
Email address: [martin.cowie@barnet.gov.uk](mailto:martin.cowie@barnet.gov.uk)

Jo Dowling – Principal Planner, Major Projects  
Telephone number: 020-8359 4514  
Email address: [jo.dowling@barnet.gov.uk](mailto:jo.dowling@barnet.gov.uk)

Ros Ward – Planning Policy Manager  
Telephone number: 020-8359 4622  
Email address: [ros.ward@barnet.gov.uk](mailto:ros.ward@barnet.gov.uk)

Neil Lees – Principal Highways Manager  
Telephone number: 020-8359 3052  
Email address: [xxxx.xxxx@xxxxxx.xxx.xx](mailto:xxxx.xxxx@xxxxxx.xxx.xx)

Theo Panayi  
Telephone number: 020-8359 7105  
Email address: [theo.panayi@barnet.gov.uk](mailto:theo.panayi@barnet.gov.uk)

### Principal Areas of responsibility

Strategic Planning

Major Projects and Planning lead

Major Projects case lead, Planning DC advice

Statutory Planning Policy and LDF advice

Strategic Transportation and highways advice

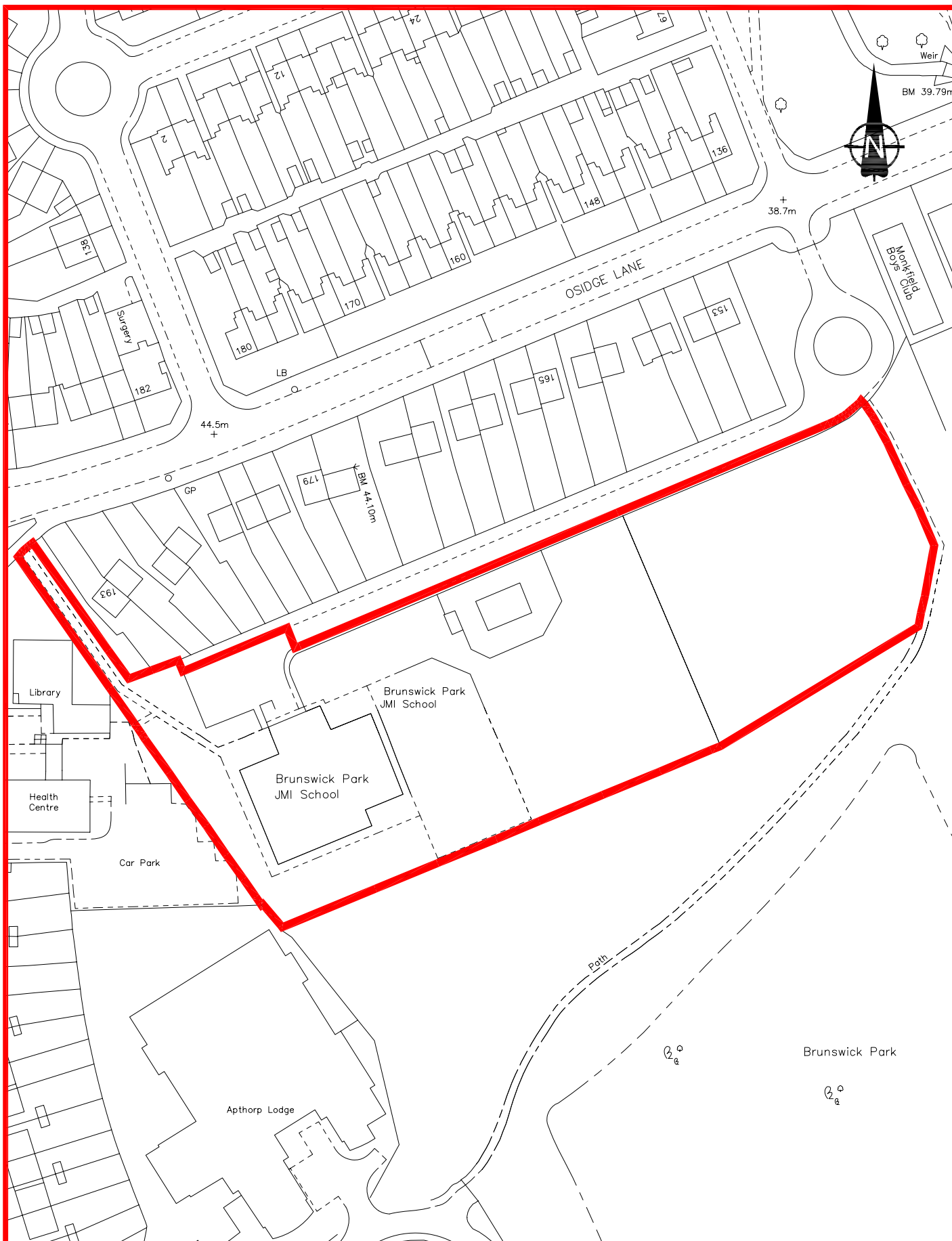
Transportation and highways advice

Dave Stephens – Chief Property Adviser  
Telephone number: 020-8359 4622  
Email address: [dave.stephens@barnet.gov.uk](mailto:dave.stephens@barnet.gov.uk)

Accommodation and property/land issues

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## **APPENDIX ONE: SITE LOCATION PLAN**



Initiated by DS	SCHEME: BRUNSWICK PARK SCHOOL OSIDGE LANE, N14	Nick Walkley, Executive Director of Resources.		
Drawn by JC				
Checked by AJP	TITLE:  SITE PLAN	London Borough of Barnet, North London Business Park, Oakleigh Road South, New Southgate, London, N11 1NP. Tel. 020 8359 2000	DRAWING No.	
Date 20.12.06			Scales 1:1250	23598/1