

## Brunswick Park School Community Hub



**Feasibility Study**  
December 2008



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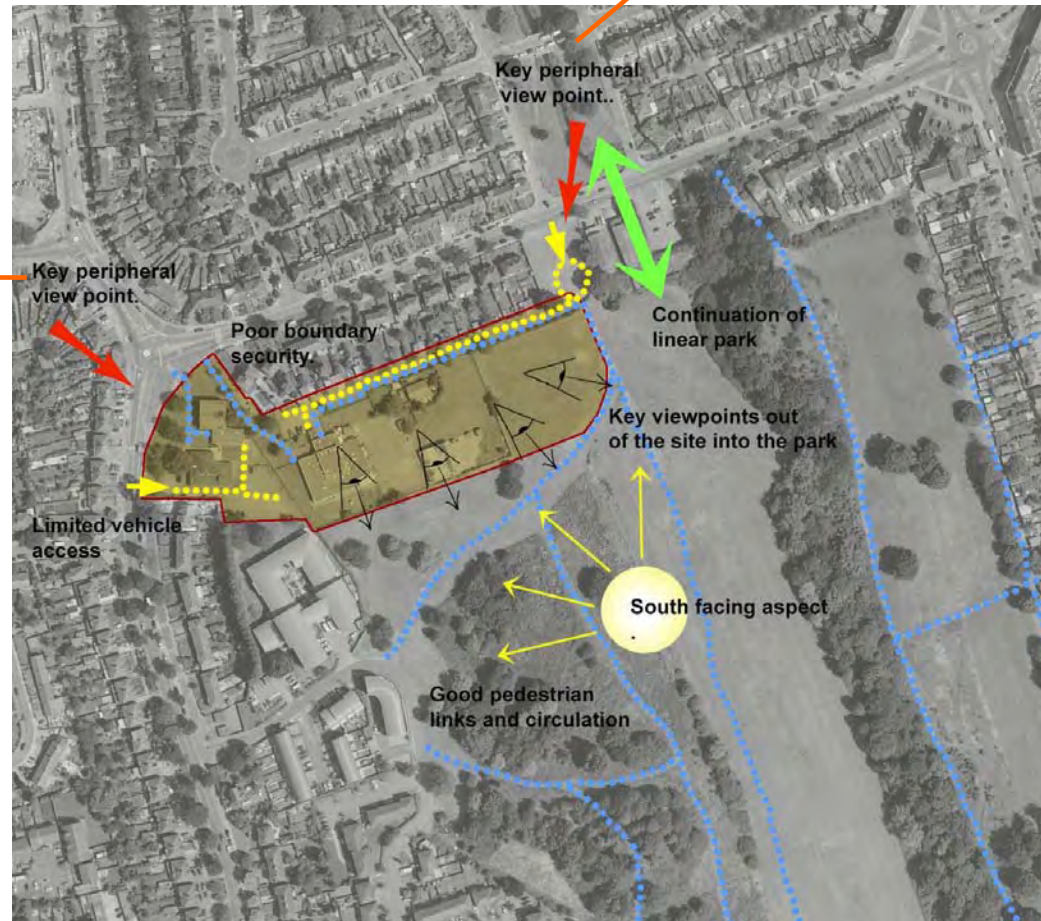
"Village" Street



Northern Key View Point



Western Key View Point





The proposals in this document constitutes a framework for developing a new “village” for Brunswick Park where the Community Hub represents the centre, the Park provides the village green and the existing surrounding properties are the residential web.

Concept and development of the scheme are based on the following:

- Opening of **strong view points** onto the **new hub** from both Osidge Lane (focal point on the school entrance thanks to demolition / relocation of the Scout & Veterans’ huts) and Brunswick Park Road (focal point from the roundabout with a new “square” leading to the pool). The focal points are developed as three storey structures to reinforce the **public image** of the buildings;
- Creation of a **new “street”** between Osidge Lane and Brunswick Park Road along the existing service road (the elevation of the back gardens boundary of the northern properties needing a re-design in line with the improved nature of the space);
- The street represents the **urban side** of the scheme (strong, mineral) while the southern elevation opens onto the **Brunswick Park** in a more fluid, **organic** way;
- Exploitation of the northern site boundary and spaces allocated between the groups of activities allow for **future extensions** as well as a high level of **flexibility** to access the park by **opening** the public facilities onto it when required;
- Graphics in Section 2 show how the site and individual buildings may be developed. Layouts have been driven by the potential of keeping most of the circulation and ancillary areas towards to North (street side) while the main activities look South and towards the Park (refer to Appendix X6).

To further develop this model, the team believes it is worth investigating potentials for additional local retail units and cafe.





## 2.0 Introduction



**2.1** Further to instructions received from Mr Craig Cooper of London Borough of Barnet (LBB) dated 26 September 2008, Gardiner & Theobald LLP (G&T) has produced this options appraisal in line with the stated requirements.

**2.2** The main subject site is located at the junction of Brunswick Park Road and Osige Lane and is bounded to the South by Brunswick Park. The site currently comprises Brunswick Park School, a one form entry primary school, a library and a medical centre currently owned by the local PCT. It was also requested that consideration be given to co-locating an existing Nursery located at Hampden Way and a swimming pool currently located at Church Farm. The site of the existing entrance to the park, to the North East of the site, and associated Scout Hut and Veterans Hall were also to be considered within the scheme.

**2.3** The brief outlined the following options to be considered:

1. Provision of a two form entry primary school with 52 place children's centre co-located with a medical centre and library facility;
2. Provision of a two form entry primary school with 52 place children's centre, a medical centre, library facility and 20m x 8m swimming pool and gym facility;
3. Provision of a two form entry primary school with 52 place children's centre, a library facility and 20m x 8m swimming pool and gym facility with the medical centre remaining in position;
4. Provision of a two form entry primary school with 52 place children's centre, and a library facility with the medical centre remaining in position.

Note: the swimming pool has later been developed as 25m x 10m to provide more flexibility of use.

**2.4** G&T have appointed Sprunt Ltd to act as Architectural Advisors and produce a feasibility study in accordance with the clients brief. All information from their report dated November 2008 has been inserted into this document.

**2.5** G&T received an initial concept briefing from LBB, which included a visit to the site and undertook a further site visit with Sprunt 3rd October 2008. Following initial site appraisals and desktop study, draft proposals were drawn up for all four options (refer to Appendices X1, X2, X3 & X8). Following a meeting between LBB, G&T and Sprunt on the 16th October 2008 the need for stronger presence on the public frontage was highlighted. We have further developed this requirement, leading to two main strategies being considered around the initial Option 2 from LBB's brief. This has resulted in a more detailed feasibility study of this option (also refer to Appendices X4, X5, X6 & X7).

**2.6** All four options are encompassed within this executive summary and the advantages, likely costs, disadvantages and risks have been highlighted for each. However, one of the key considerations, from the commencement of the appraisal, has been to provide flexibility within the scheme as a whole and minimise the need for temporary accommodation or the loss of any of the facilities during the construction phase. Consequently, all the options offer the advantage of providing either some, or all of the requirements without disrupting current operations. This also has the advantage of producing a 'stepped' scheme where various facilities can be provided, without disadvantage to undertaking further development at a later date.



### 2.7 The main site constraints:

- The site fronts a busy junction to the NW, restricting access and with poor acoustic conditions;
- The site is steeply sloping, from the W generally down to the East with an overall fall of approximately 13m across the site;
- The site is bounded to the South by Metropolitan Open Land (MOL);
- There is a flood plain to the East of the site;
- There is a main sewer running across the site from SW to NE which will require diverting in all the options considered;
- There was former sewerage works to the South of the site and the ground in this area is considered contaminated;
- The site is bounded to the North and West by residential properties restricting massing, noise, etc;
- The medical centre is owned by the local PCT, and this includes the land from the front of the centre to the pavement line, along with rights of way over the existing car park;
- There is a present problem with security in the area of the existing service road to the North of the site.

### 2.8 Key Assumptions:

- The two form entry primary school to be constructed in accordance with BB99 providing 2494m<sup>2</sup> GIFA;
- 52 place children's centre 500m<sup>2</sup> GIFA;
- Swimming pool and gym 900m<sup>2</sup> GIFA;
- Library 350m<sup>2</sup> GIFA;
- Health centre 500m<sup>2</sup> GIFA;
- Provision of a general shop/café could be encompassed within all the options and is assumed to be 'cost neutral' within approximately 10 years. Clearly this assumption requires testing against current market rental rates;
- The values of the sites at Hampden Way and Church Farm have been confirmed to us by LBB as £1M & £1.7M respectively. In view of the current economic climate the actual values could be substantially lower than those used;
- Inclusion of any figures for potential residential development, are for guidance purposes only and LBB will need to instruct appropriately for further detailed advice in this regard;
- Also refer to Appendix X7 Schedule of Accommodation.

### 2.9 Key Drivers:

- Provision of expanded and co-located educational facilities to enhance educational opportunities in line with LBB's and national policies;
- Provide new 'social centre' for community use of various facilities;
- Provide new 'focal point' for community activity;
- Re-provide the facilities required in each option, taking advantage of co-location:
  - Minimise phasing or disruption to the provision of existing facilities;
  - Maximise flexibility within the proposal, for progressive development over time;
  - Minimise impact of site constraints.

This site provides the opportunity to create an exciting mixed use public hub combining both internal and external facilities easily accessible by the local community. The potential for sharing spaces between services would allow for all age groups to use the new hub throughout the week and create a new focus for the area.





### 3.0 EXECUTIVE SUMMARY

**3.1** All three sites at Brunswick Park, Hamden Way and Church Farm were initially considered. The conclusion of this study highlighted that there was insufficient site area at either the Hampden Way or Church Farm site for the provision of a two form entry primary school, library, swimming pool with gym and health centre. Only the main Brunswick Park site has the required site area for provision of the required facilities, and as such no further consideration of development has been undertaken at the other two sites.

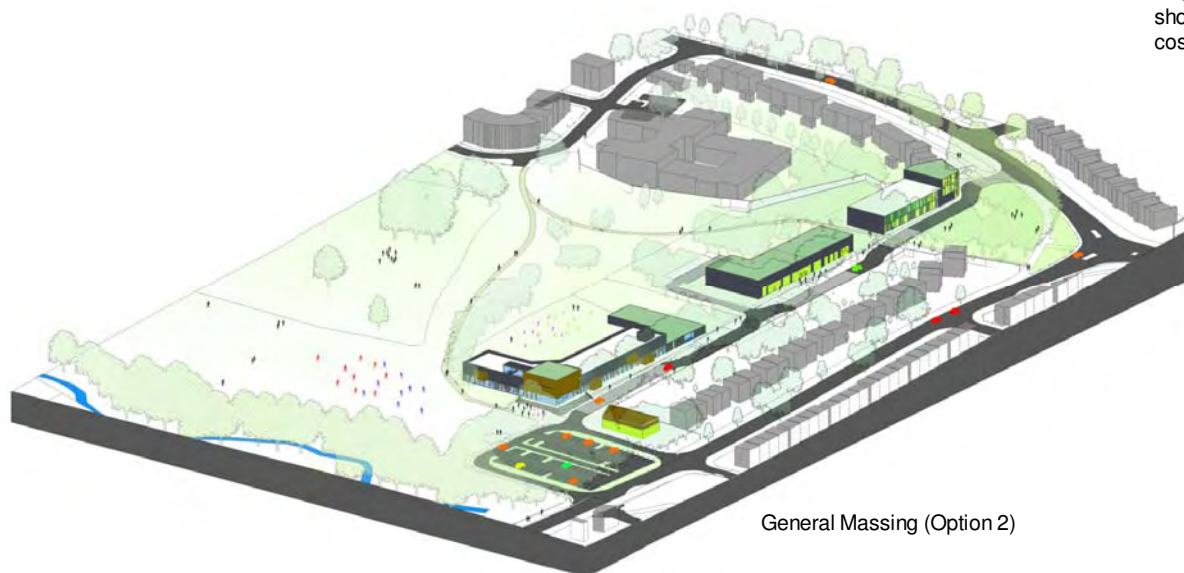
**3.2** Our recommended option is consideration of Option 2, which is designed to encompass the flexibility to provide all the requirements, within a 'phased' construction programme. This could initially provide the required primary school and children's centre with a re-modelled access from Osidge Lane, relocating the scout hut and providing parking and a new entrance to the park and school. This has the advantage of providing at least some of the 'public frontage' discussed. This would allow release of the land at Hampden Way for sale on completion of these works.

Co-location of a new health centre and library would form phase II, possibly generating receipts from the sale of residential housing associated with this section of the development. The construction of the new swimming pool and gym would form phase III of the development, providing the main public frontage and allowing release of the land at Church Farm for disposal. This will complete the requirement for development of a 'social centre' in the area and provide a whole facility that will benefit both the school and local community.

Phasing of the development as a whole, will inevitably lead to increased construction costs, and should LBB wish to develop this option further, G&T would be pleased to provide further detailed cost advice in this regard.



Draft View (Day)



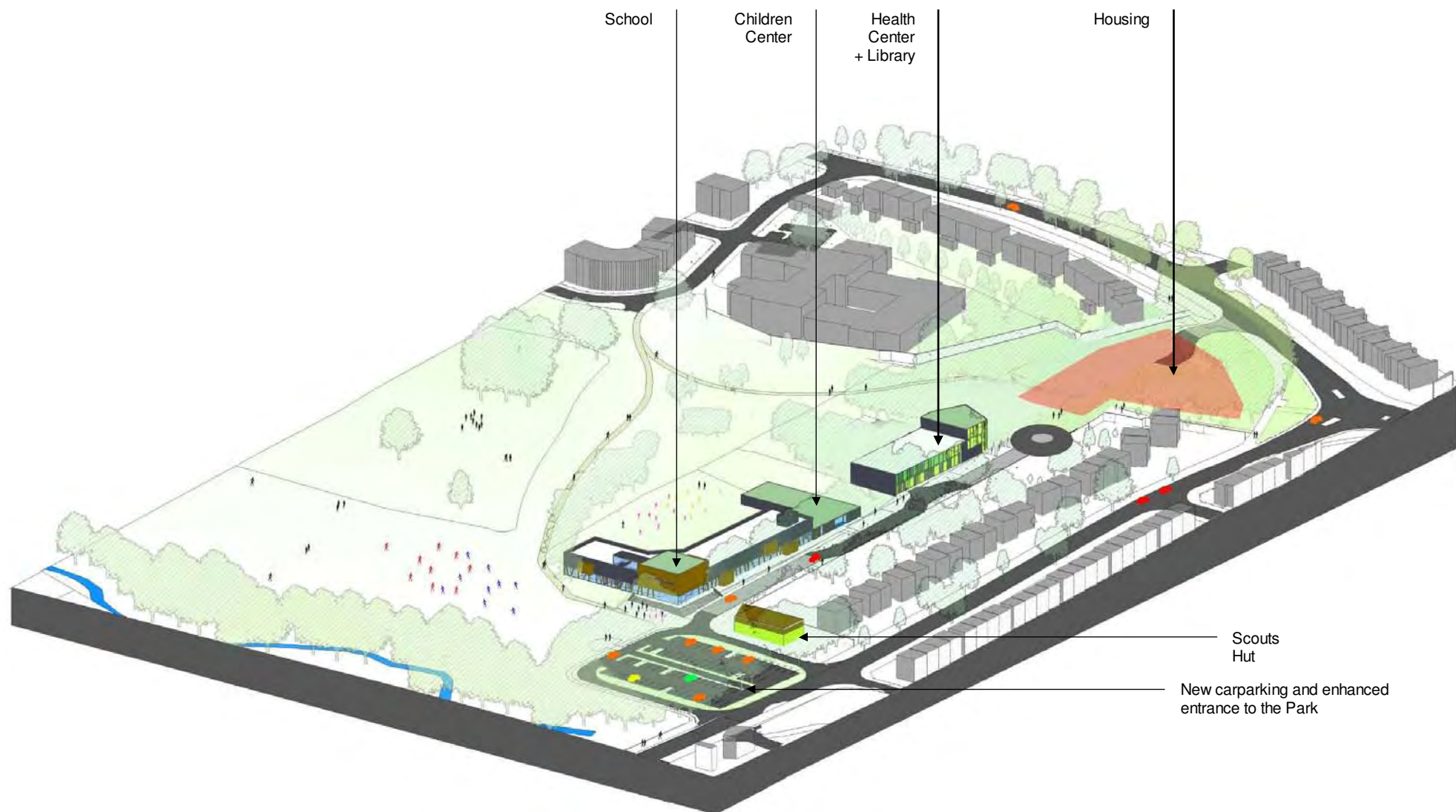
General Massing (Option 2)

Draft View (Night)





## 4.1 Option 1



## 4.1 OPTION 1 – SUMMARY

### **Provision of a two form entry (2 FE) primary school with 52 place children's centre, co-located with a medical centre and library.**

This option was considered in view of the site constraints and key assumptions, and providing the 'linear' form of the proposed development was maintained, enabled the required facilities to be provided. The benefit of this option was considered to be the possibility of a residential development to the prominent area at the west of the site, thus providing possible land receipts to assist in funding of the development.

Whilst this option would provide some 'street presence' from the remodelled park and school entrance the loss of the prominent corner plot was considered a significant disadvantage. Furthermore, the cul-de-sac arrangement for the access road, may cause traffic congestion, and does not address the issue of general security and vandalism in this area, as the development would be somewhat isolated.

We would also note that the swimming pool would still be remote from the school and not perceived to be in the heart of the community. This option would also not address the current dilapidated condition of the swimming pool facility and clearly no gym would be provided.

We have not undertaken a valuation of the site as a development option and would recommend that LBB undertake this exercise to enable greater certainty of value.

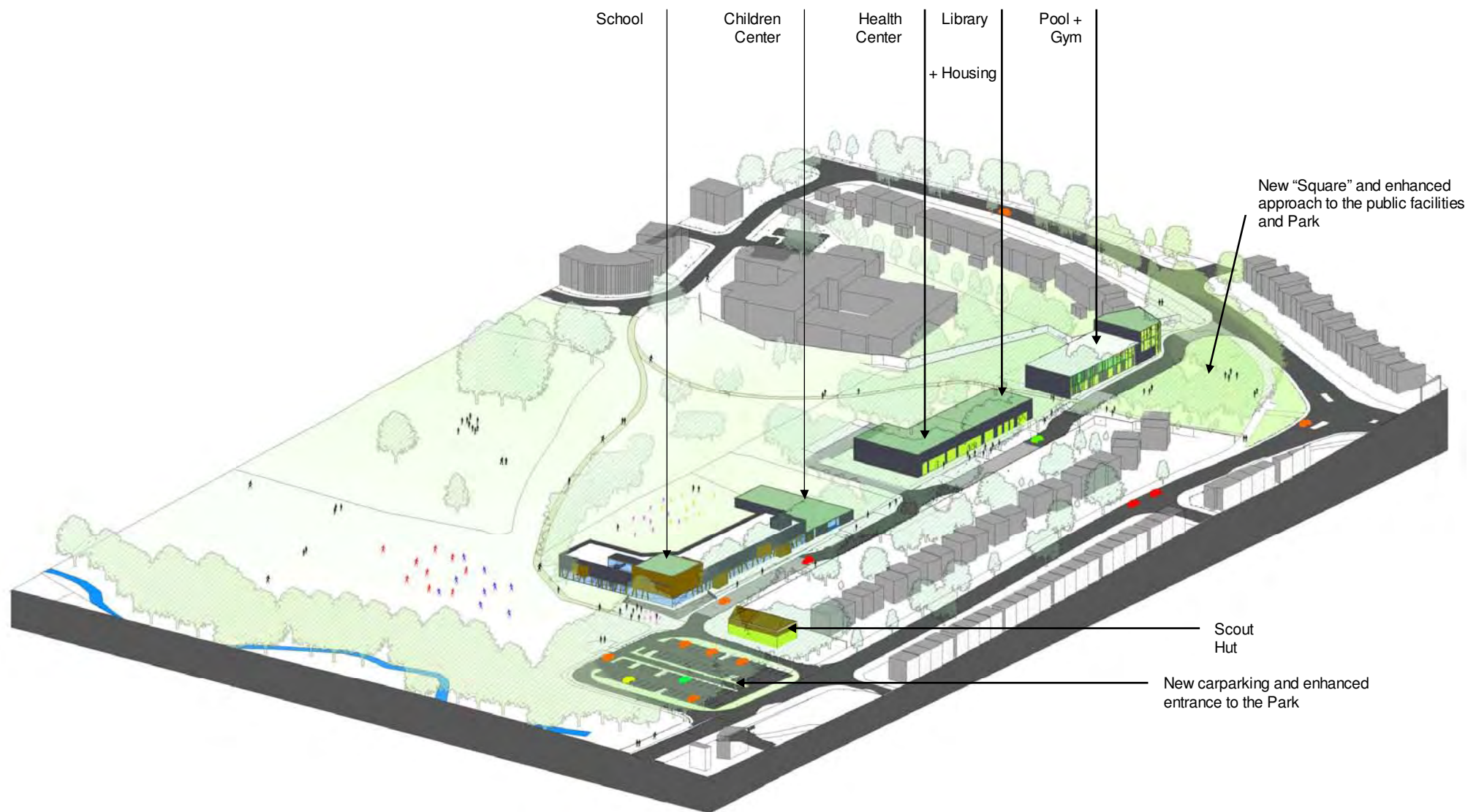
The opportunities this option creates are:

- New visible entrance to park and site facilities;
- Co-location of school library and medical centre to support education and Children's Centre;
- No loss of MOL;
- Probable one storey primary school with some phasing and temporary accommodation;
- Possible incorporation of small retail/café facilities adjacent to library.

The disadvantages/risks associated with this option are:

- No 'street presence' for the facilities from the main junction;
- Cul-de-sac arrangement generates potential poor vehicular access and general security issues;
- Pool remains remote from school and community;
- Negotiation required with PCT;
- Dilapidated condition of pool not addressed;
- Possible planning restrictions to proposed residential development;
- Volatile property market.

## 4.2 Option 2



## 4.2 OPTION 2 - SUMMARY

### **Provision of a two form entry primary school with 52 place children's centre, co-located with a medical centre, library, pool and gym.**

This is the option most favoured, as it provides all the facilities required, as well as co-locating the swimming pool and a possible gym facility in a position to benefit both education and the community as a whole.

The position of the swimming pool/gym facility at the main junction to the west gives prominence and focus to the development. This option also has the benefit of vehicular access through the site, thus reducing the possibility of traffic congestion but also alleviating the security issues identified within the current arrangements.

Locating the swimming pool on the site will have the advantage of providing enhanced, modern facilities, reinforcing community presence, with the added benefit of receipts from land sale of the Church Farm site.

Through discussions with stakeholders, the benefits of co-locating the medical centre with the library has been highlighted, and there remains the realistic option of a limited amount of residential provision above these two buildings. Provision of flats, would further assist in reducing security concerns to this area and generate additional funding.

We have not undertaken a valuation of the likely residential provision and would recommend that LBB undertake this exercise to enable greater certainty of value.

The opportunities this option creates are:

- Strong street presence;
- New visible entrance to park and site facilities;
- Co-location of medical centre/library offers support educationally and to children's centre;
- Community access provided to all facilities and a community 'heart' formed;
- No loss of MOL;
- Possible incorporation of small retail/café facilities;
- Limited residential development a possibility.

The disadvantages/risks associated with this option are:

- Negotiation required with PCT;
- Possible planning restrictions to proposed residential;
- Volatile property market;
- Probable two-storey primary school.



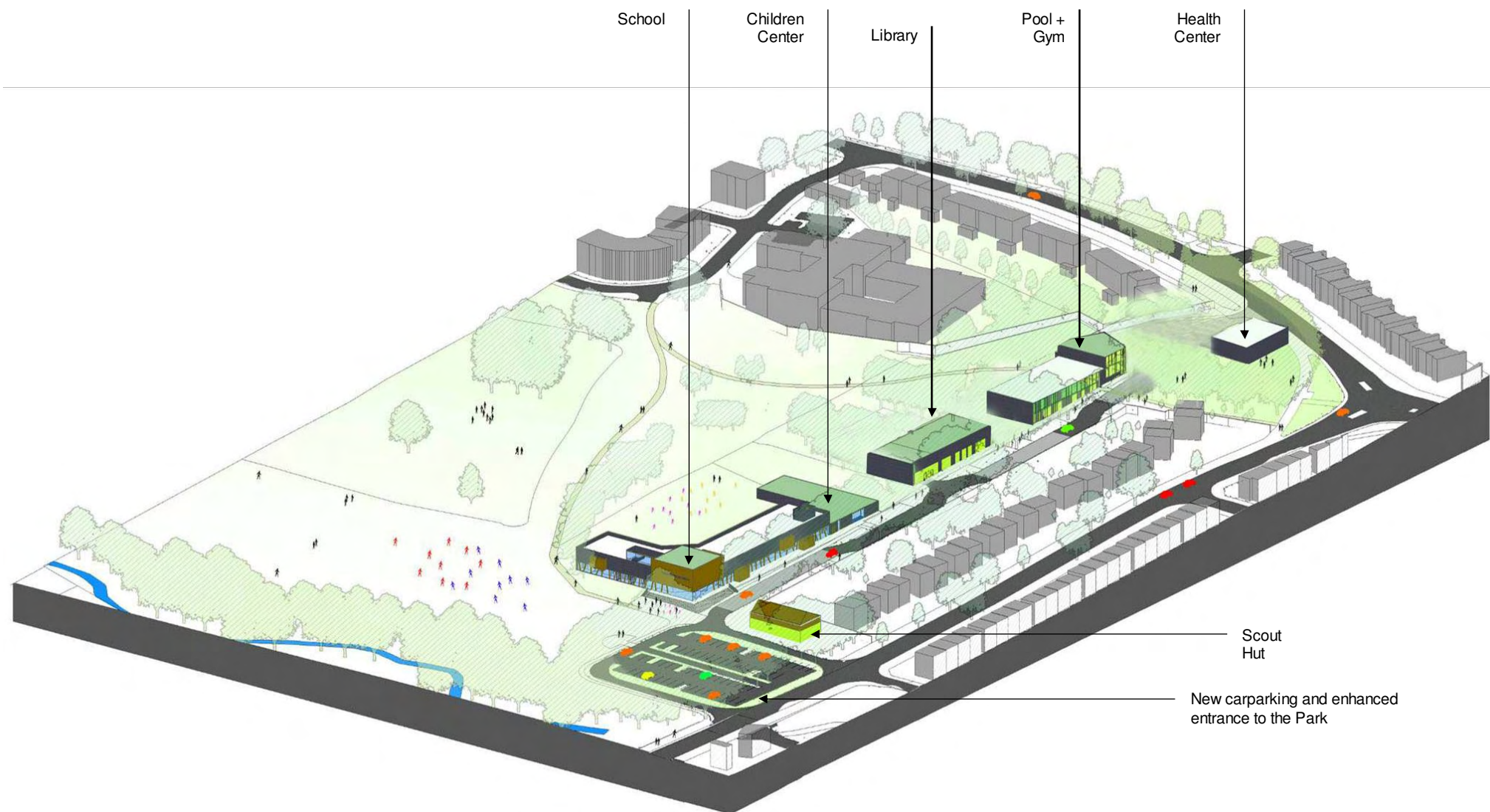
## 4.2 Option 2







## 4.3 Option 3



### 4.3 OPTION 3 - SUMMARY

#### **Provision of a two form entry primary school with 52 place children's centre, co-located with a library and pool and gym.**

This option examines the scheme with the medical centre remaining in its current location and the impact on the development as a whole.

The main disadvantage of this option is that no significant street presence is obtained at the main junction of Brunswick Park Road and Osidge Lane. Furthermore, provision of a through route would be unlikely, thus not addressing the present security problems identified and possibly causing additional traffic congestion.

Whilst the provision of the swimming pool and gym co-located with the primary school is an advantage educationally, there is a significantly reduced impression of being at the 'heart of the community' with the development having reduced public visibility of the pool or library facilities.

We would also note that this arrangement is unlikely to allow the benefit of any residential development, as access and size of site to the front will be a disadvantage, and locating residential units adjacent a school or swimming pool is generally considered inappropriate.

The benefit of this scheme is that it does negate the cost of relocating the medical centre and all the negotiations that may entail, whilst providing land sale receipts from both the Hampden Way and Church Farm site.

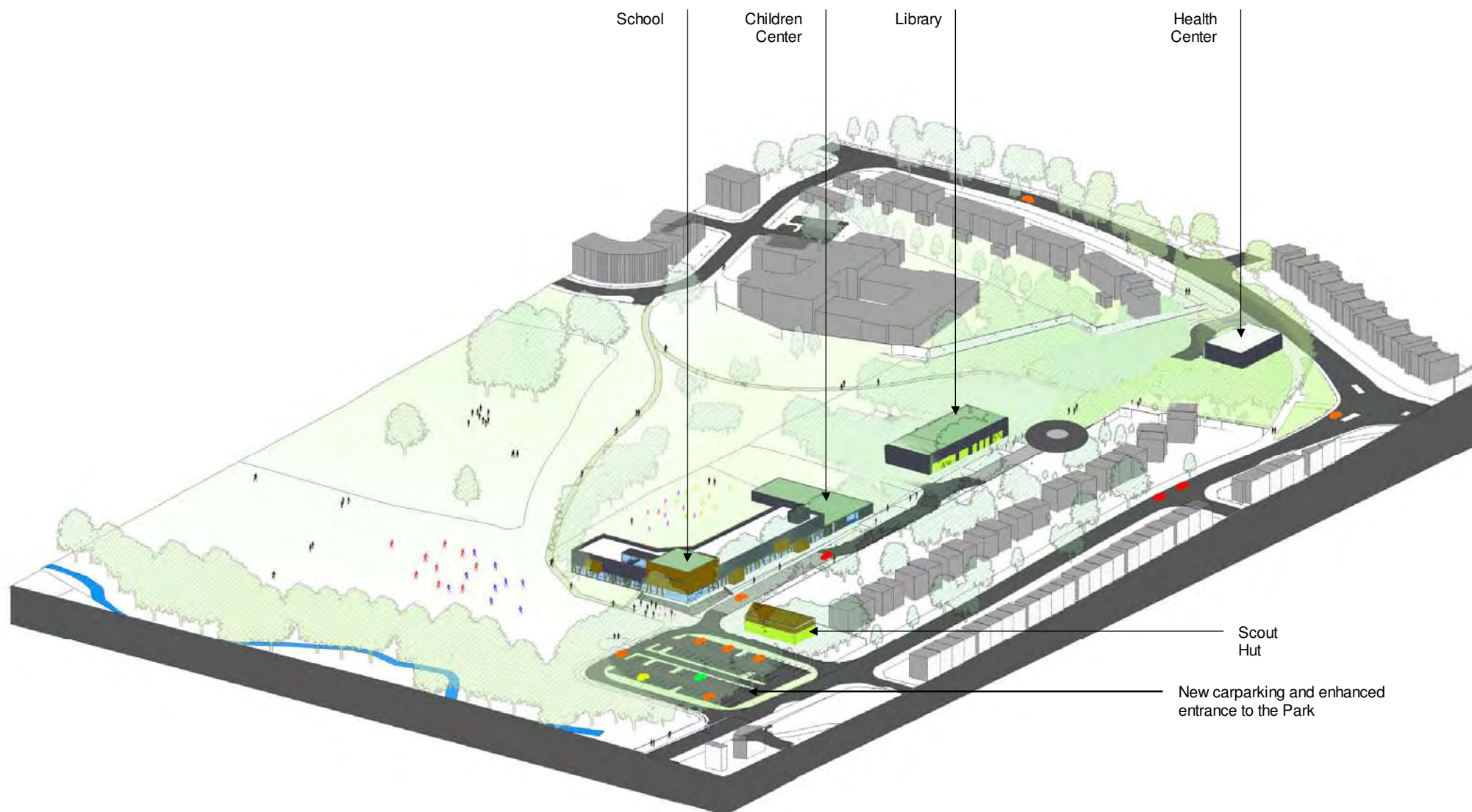
The opportunities this option creates are:

- New visible entrance to park and site facilities;
- Probable single storey school;
- No loss of MOL;
- No negotiation with PCT required;
- Possible incorporation of small retail/café facilities.

The disadvantages/risks associated with this option are:

- No 'street presence' for the facilities from the main (northern) junction;
- Ineffective use of space;
- Cul-de-sac arrangement generates potential poor vehicular access and general security issues;
- Residential development options unlikely.

## 4.4 Option 4



#### 4.4 OPTION 4 - SUMMARY

##### **Provision of a two form entry primary school with 52 place children's centre, co-located with a library.**

This option examines leaving both the medical centre and swimming pool in their current location and the impact on the scheme as a whole.

The main disadvantage of this option is that no significant street presence is obtained at the main junction and the provision of a through road unlikely, along with the associated traffic issues and security problems

We would also note that the swimming pool would still be remote from the school and not perceived to be in the heart of the community. This option would also not address the current dilapidated condition of the swimming pool facility, and clearly no gym would be provided.

However, this arrangement may allow the benefit of some residential development, although as previously noted, access and size of site to the front will be a disadvantage. The location of residential units on top/adjacent to the library maybe a possibility, although in view of the size, is unlikely to be economically viable.

Again the benefit of this scheme is that it does negate the cost of relocating the medical centre and all the negotiations that may entail, whilst providing some land sale receipts from the Hampden Way site.

The opportunities this option creates are:

- New visible entrance to park and site facilities;
- Least expensive option;
- No loss of MOL;
- No negotiation with PCT required;
- Probable single storey school with some phasing and temporary accommodation.

The risks associated with this option are:

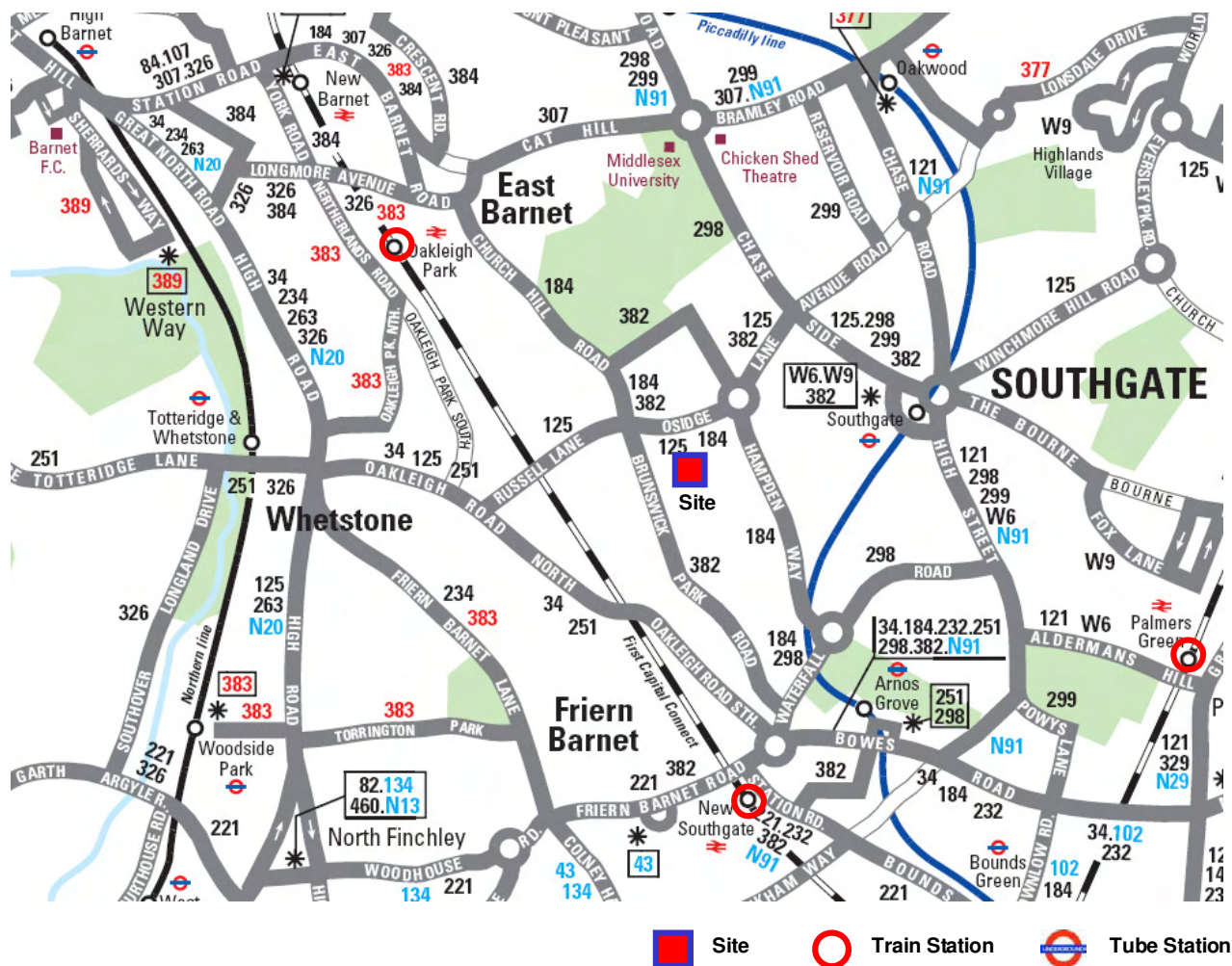
- No 'street presence' for the facilities from the main (northern) junction;
- Cul-de-sac arrangement generates potential poor vehicular access and general security issues;
- Ineffective use of space;
- Swimming pool remote from school and community;
- Dilapidated condition of swimming pool not addressed;
- Residential development options unlikely.





## **Appendix X1: Additional Site Information**

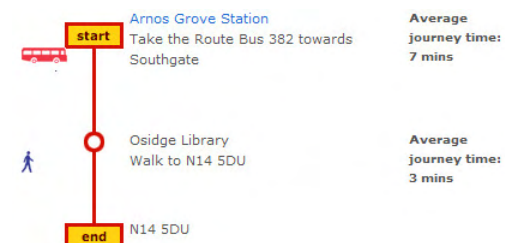
## Route options from train &amp; tube stations to the site (N14 5DU)



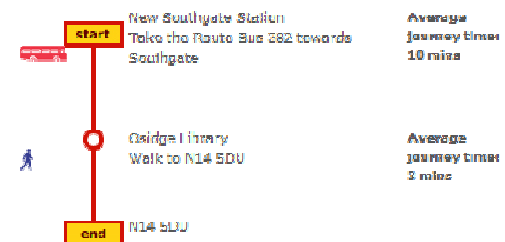
## Details

## Information

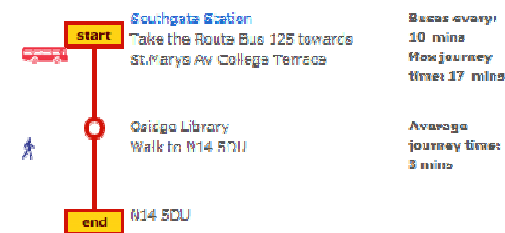
## 1. From Arnos Grove Tube station to the site ( 10mins )



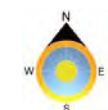
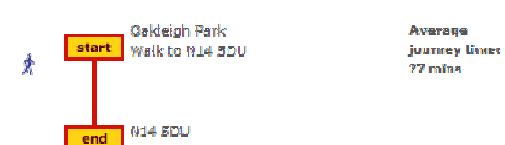
## 2. From New Southgate train station to the site ( 13mins )



## 3. From Southgate tube station to the site ( 20mins )

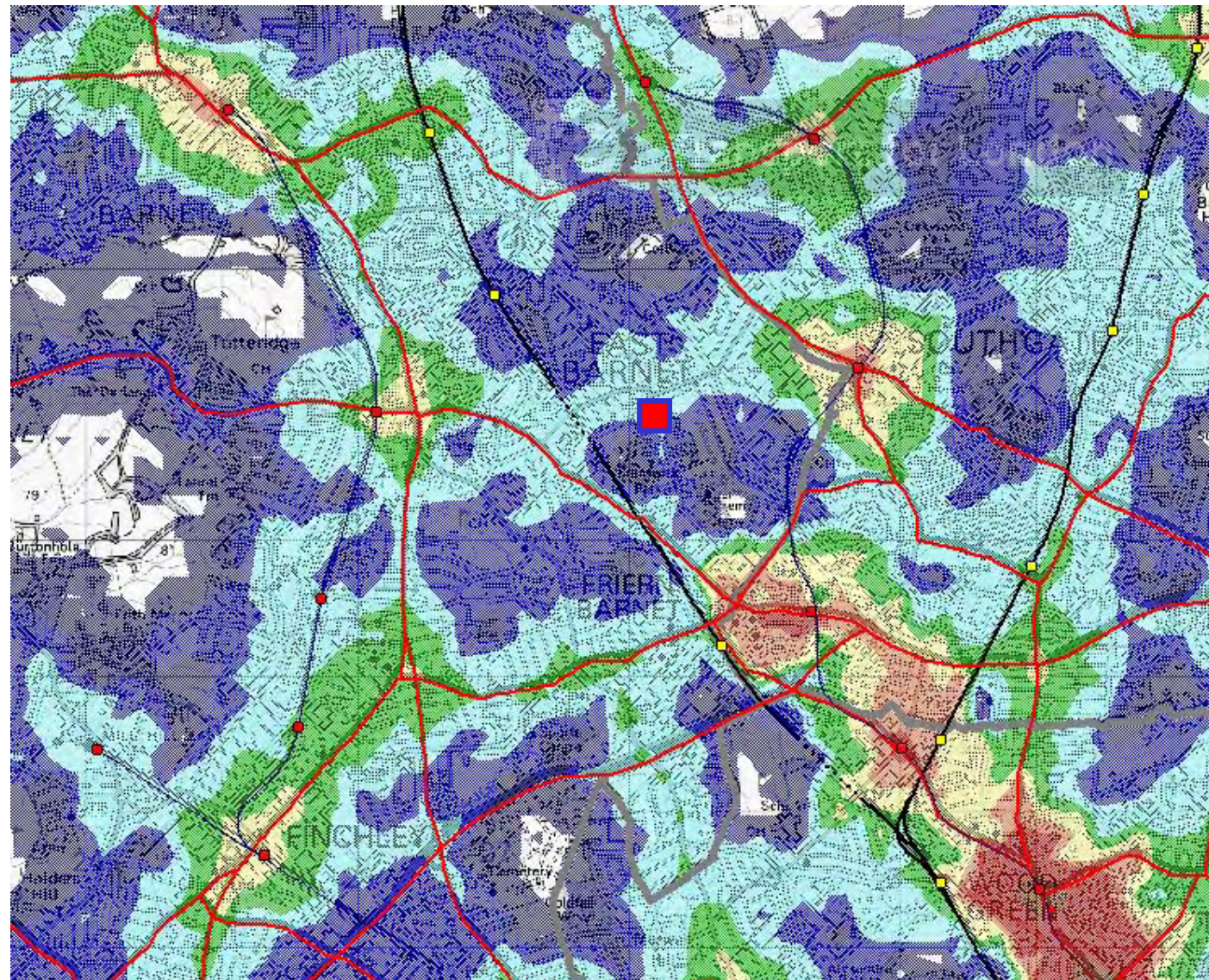


## 4. From Oakleigh train station to the site ( 27mins )





## Public Transport Accessibility Level (PTAL)



### PTALs

Level 1a (0.01 - 2.50)
Level 1b (2.51 - 5.00)
Level 2 (5.01 - 10.00)
Level 3 (10.01 - 15.00)
Level 4 (15.01 - 20.00)
Level 5 (20.01 - 25.00)
Level 6a (25.01 - 40.00)
Level 6b (40.01 +)

### LUL Stations

National Rail Lines  
 A Roads

Site

This map shows relative levels of access provided by public transport using LB Hammersmith & Fulham's PTAL method.

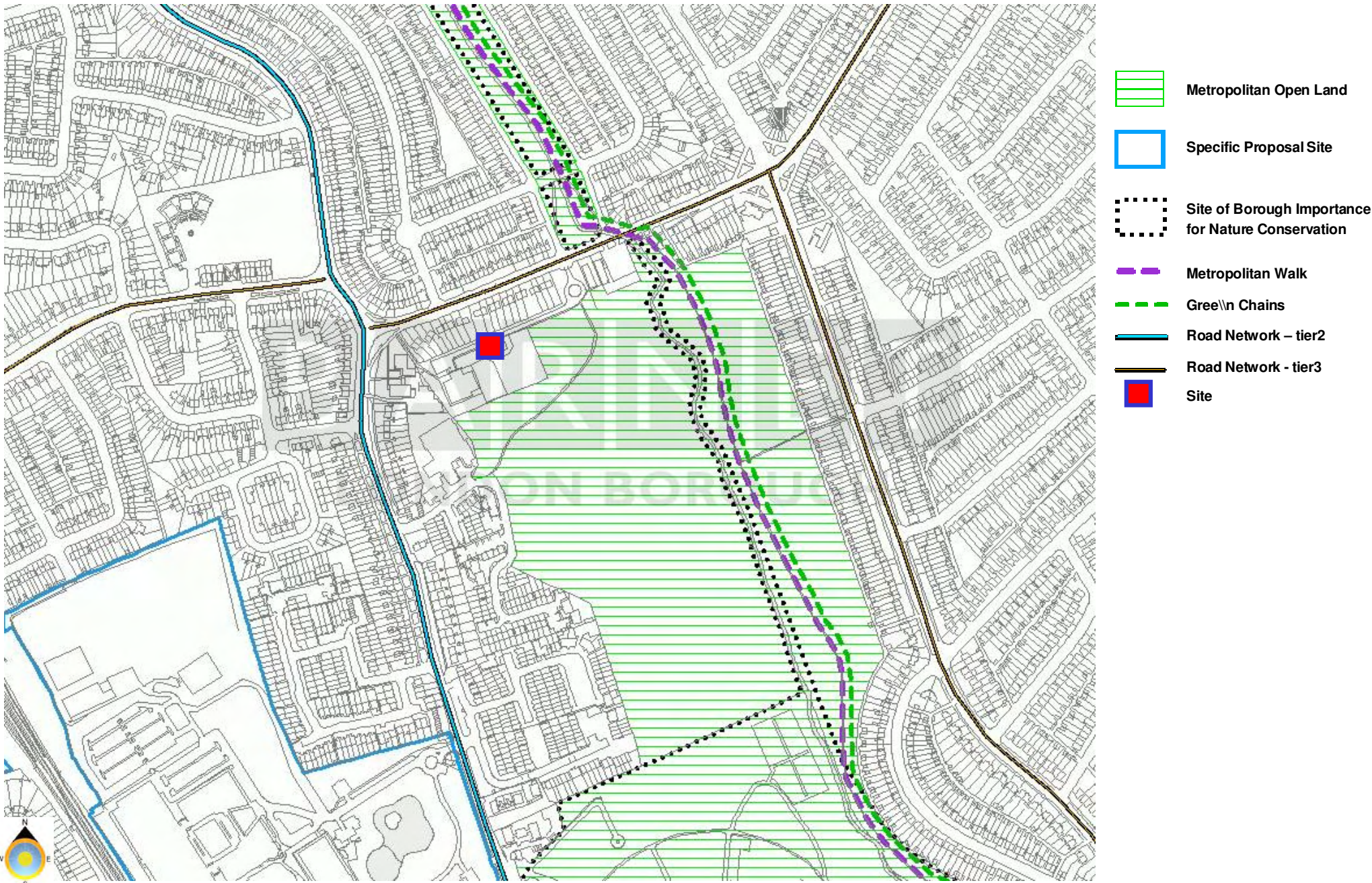
This map is designed to display borough-wide PTAL levels. It is not suitable for assessing individual sites.

Map revised September 2006

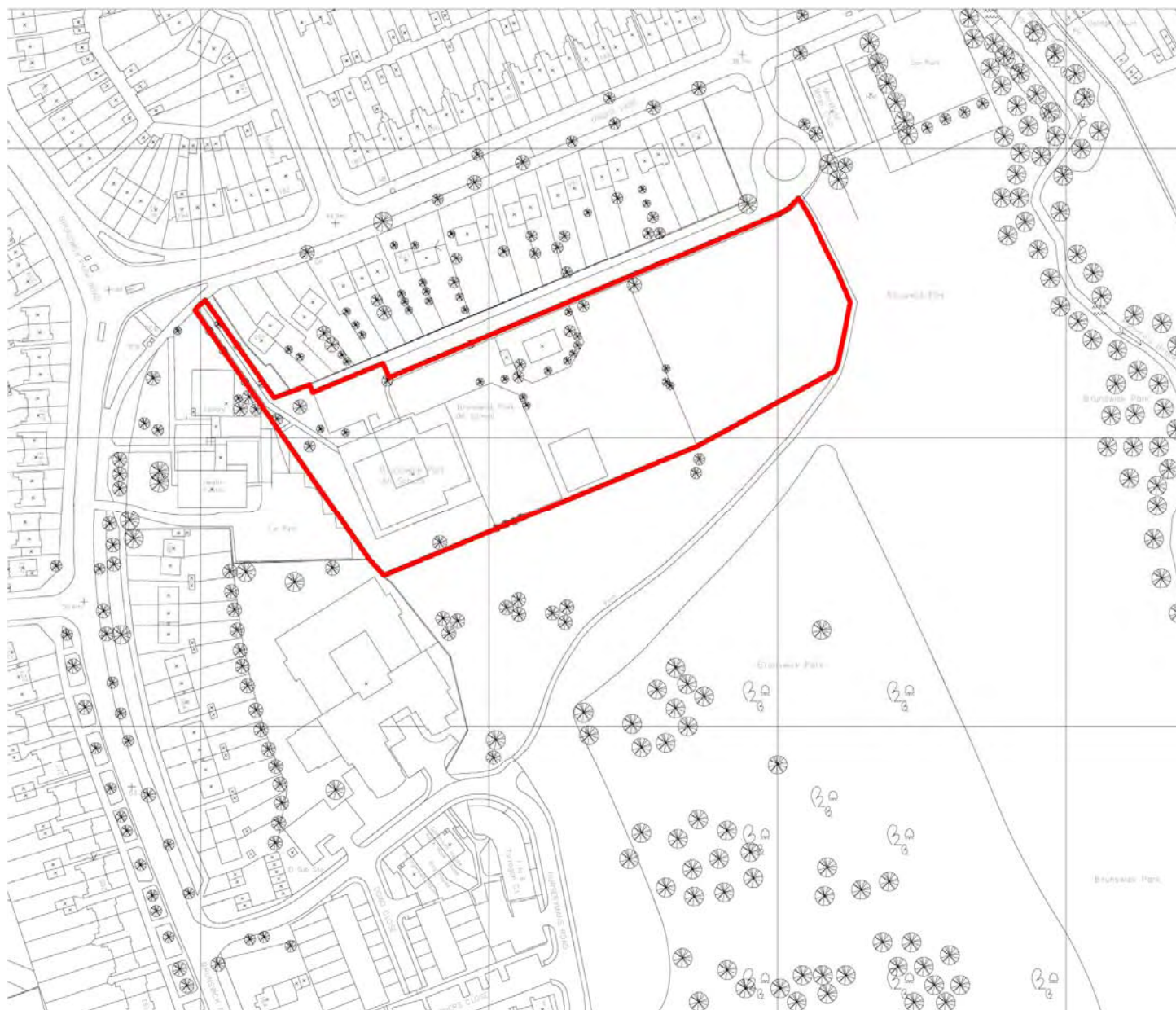
**Brunswick Park Primary School Site has an estimated PTAL of 2**







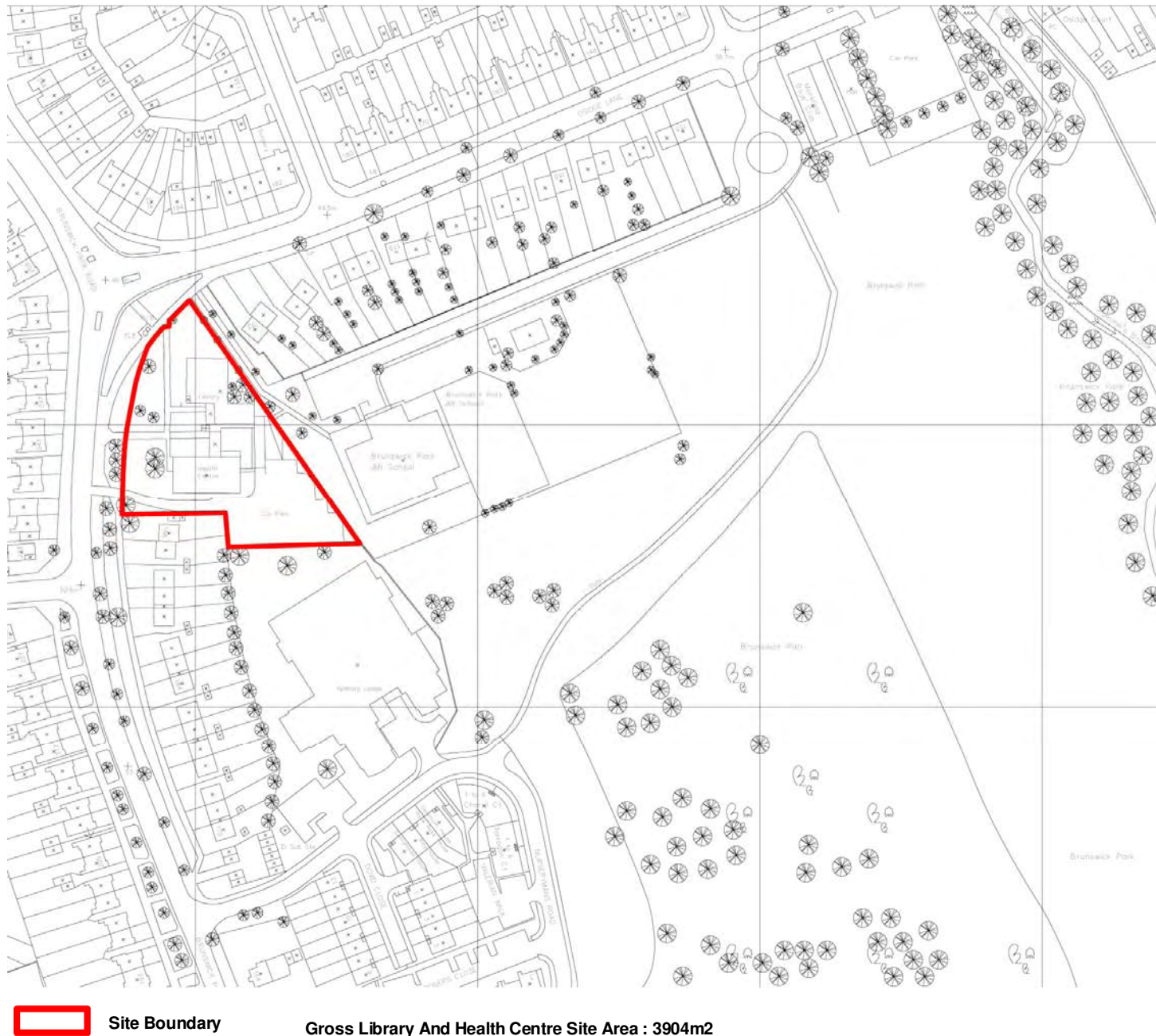




Site Boundary

Gross School Site Area : 12320m2

## Existing Library And Health Centre Boundary



## Appendix X2: Site Pictures



## Site Views



1



2



3



4



## Site Views



1



2



3



4



5



## Site Views



1



2



3



4



5



6



7



8



## Site Views



1



2



3



4



5



6



7



8



Site Views



1



2



3



4



5



6



7





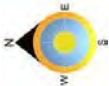
Northern View







Eastern View







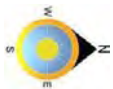
Southern View







Western View



## Appendix X3: Initial Options









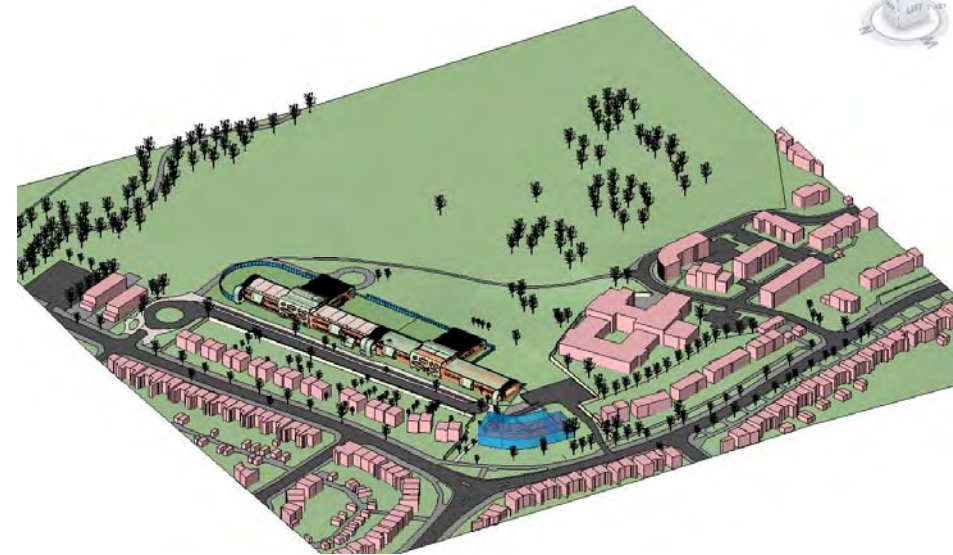






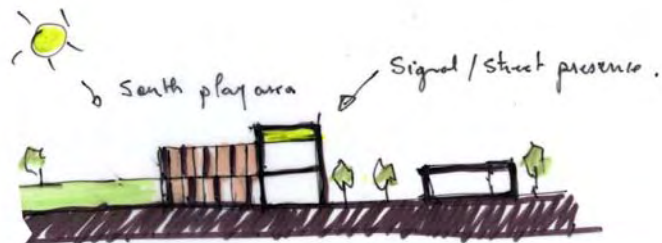
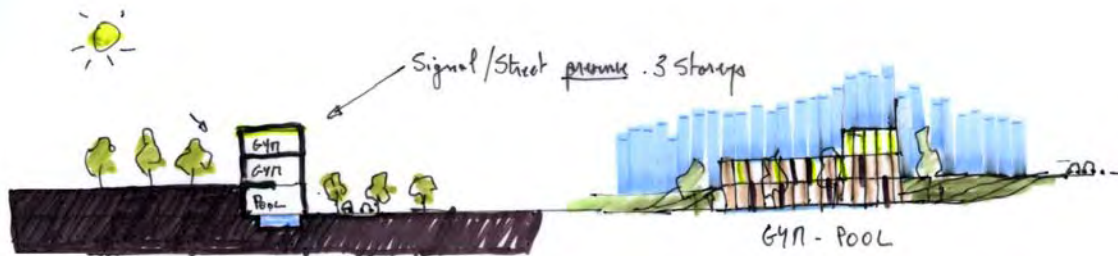






## **Appendix X4: Sketches, References**





Primary School

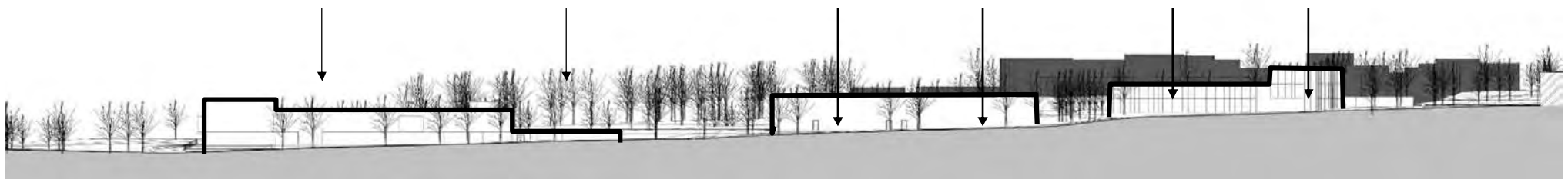
Children Centre

Health Centre

Library

Pool

Gym







## **Appendix X5: Landscape Textures**

## Trees

Alnus Glutinosa 'Laciniata' - Alder

Betula utilis 'Jermyns' - Birch

Carpinus betulus 'Fastigata' – Hornbeam

Castanea sativa – Sweet Chestnut

Fraxinus ornus - Manna Ash

Quercus rubra – Red Oak

Sorbus aucuparia 'Cardinal Royal' – Mountain Ash



## Materials

Tarmac roads

Granite kerbs

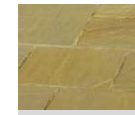
Resin bound gravel paths

Granite setts to pedestrian areas

600 x 600 mm Natural sandstone aggregate concrete slabs

450x450 Sandstone slabs

Granite sett edging in filled with Addastone TP porous resin to treepits



## Street Furniture

Woodscape FSC very durable hardwood







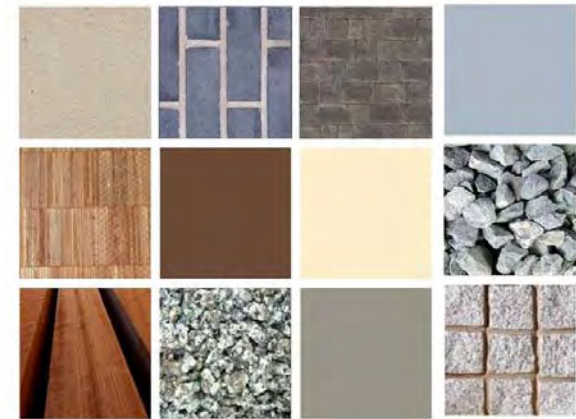
Retaining timber walls



Seating for existing tree



Timber bollards



Surface materials



Planting



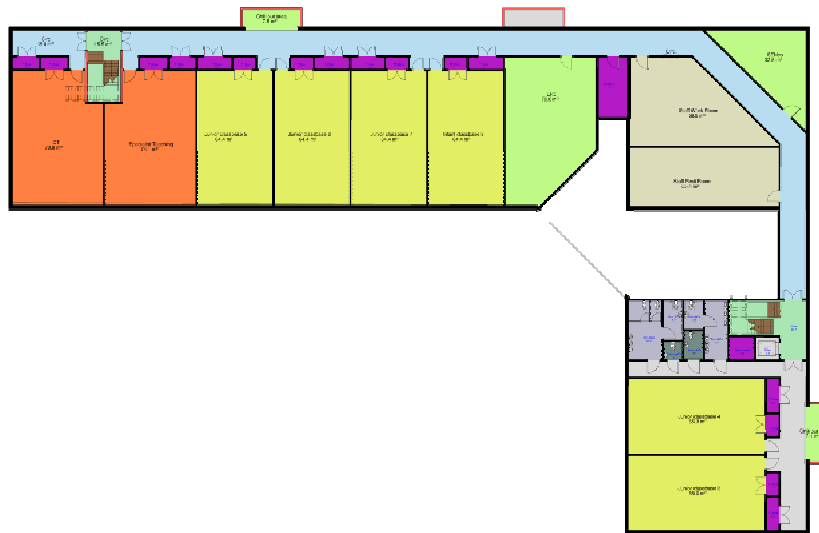
Trees



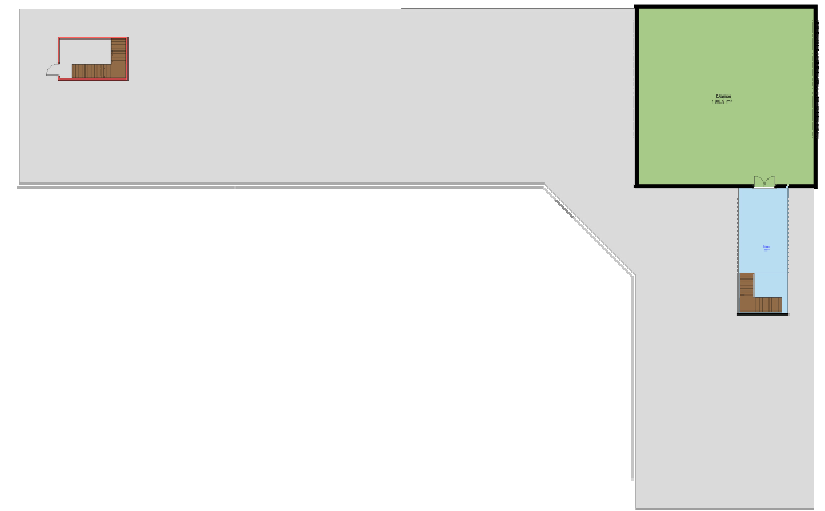


## Appendix X6: Draft Layouts

### Primary School / Children Centre Layout

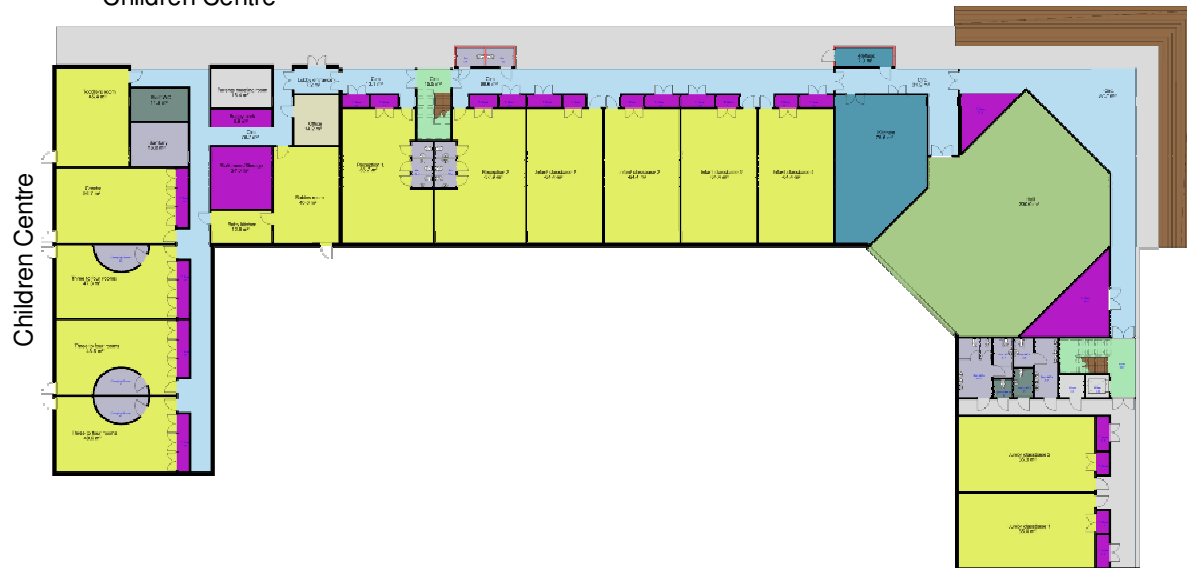


**2 School Level 1**  
1 : 200



**4 School Level 2**  
1 : 200

## Children Centre

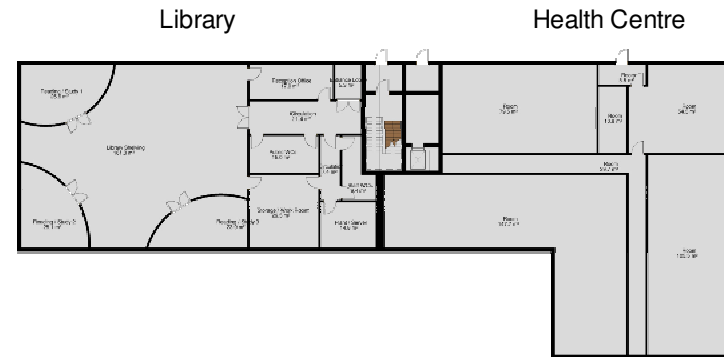


**1 School Level 0**  
1 : 200

### Legend

- Basic Learning
- Learning Resource Pools
- External Forum
- Wiki-like
- Twitter (Microstreaming)
- Twitter (Aggregated content)
- Facebook
- Vertical Collaboration
- Openness: Learning

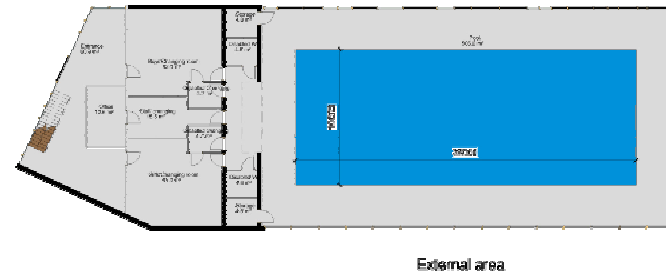




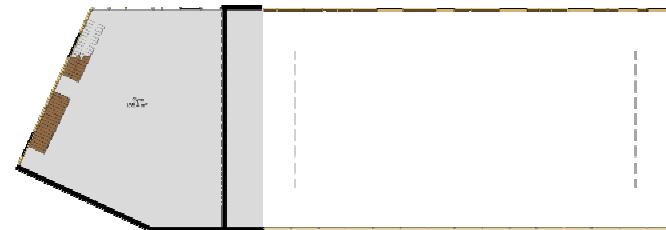
4 Library / Health C. Level 0  
1 : 200



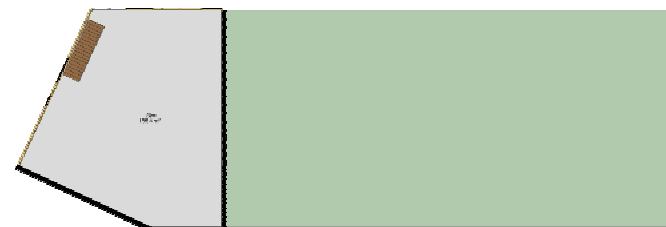
5 Housing Level 1  
1 : 200



1 Level Pool 0  
1 : 200



2 Level Pool 1  
1 : 200



3 Level Pool 2  
1 : 200



## Appendix X7: Schedule of Accommodation

## Brunswick Park

### Schedule of Accommodation

03.11.2008

SUMMARY
---------

2 FE Primary School	2313	GIA
Children Centre	494	GIA
Swimming Pool	898	GIA
Library	348	GIA
Health Centre	505.60	GIA
<b>TOTAL</b>	<b>4558</b>	GIA

Housing (8 Units)	737	GIA
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External spaces	3,970	NET
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## Schedule of Accommodation 2 FE Primary School

Pupil places	420 pupils
Number of classes	14 classes
Forms of Entry (FE) and type	2 FE JMI

	no. of rooms	total area (m2)	note
basic teaching			
reception class	2	132	
infant classbase	4	240	
junior classbase	8	480	
specialist practical			
food/science/D&T			
food/science/D&T	1	38	
ICT/group room: (no. of computers)			
ICT suite: (no. of computers)	(30)	68	
halls			
main hall (used for dining)	1	230	
small hall	1	80	
learning resources areas			
Library resource centre	1	40	
small group room (SENco)	1	12	
small group rooms	3	27	
TOTAL TEACHING AREA		1347	
staff and admin.			
head's office/meeting room	1	16	
senior management offices	1	8	
staff room	1	70	allows for sharing with Children Centre
general office	1	14	
sick bay (adjacent)	1	3	
entrance/reception	1	5	
copier/reprographics		8	
SEN therapy/MI room	1	12	
interview/social services	1	8	
storage			
class storage (reception)	2	6	
class storage (infant and junior)	12	18	
specialist stores	3	24	
PE store (adjacent to hall)	1	12	
PE store (external)	1	4	
non-teaching storage			
central stock	1	8	
cloakrooms/lunch box storage		42	
dining chair/table store (no. of sittings)	(3)	16	
staging/appliance store	1	8	
community store	1	4	
caretakers/maintenance store	1	7	
cleaner's store	3	4.5	
TOTAL NET AREA		1645	
non-net area			
kitchen (full-service)	1	77	
servery		8	
toilets (and personal care)			
reception toilets	3	12	
other pupils toilets		60	
accessible toilets/hygiene facilities		16	
staff toilets		20	allows for sharing with Children Centre
circulation		349	
plant (incl. server)		48	
partitions		78	
TOTAL GROSS AREA		2313	

Places	52		
	no. of rooms	total area (m2)	note
<b>Main activity rooms</b>			
babies room	1	30	
toddlers room	1	45	
creche	1	55	
Three to Four room	3	150	
<b>staff and admin.</b>			
office/reception	1	10	
staff room		0	Shared with Primary School
entrance lobby	1	5	
parents room / meeting	1	14	
<b>storage</b>			
main rooms stores	5	15	
<b>non-teaching storage</b>			
bulk store	1	7	
buggy park	1	4	
<b>TOTAL NET AREA</b>		<b>335</b>	
<b>non-net area</b>			
baby kitchen (milk...)	1	5	
<b>toilets (and personal care)</b>			
nappy changing	1	5	
children sanitary areas	5	25	
staff toilets		10	changing shared with Primary School
<b>subtotal</b>		<b>380</b>	
<b>circulation / partitions / services plant (incl. server)</b>	30%	<b>114</b>	0 Shared with Primary School
<b>TOTAL GROSS AREA</b>		<b>494</b>	



	no. of rooms	total area (m2)	note
<b>Main activity rooms</b>			
pool area	1	500	10 x 25 bassin + 3m strip all round
gym	1	100	
<b>staff and admin.</b>			
office/reception	1	15	incl. tea point
entrance lobby	1	5	
<b>storage</b>			
stores	2	25	
<b>TOTAL NET AREA</b>		<b>645</b>	
<b>Changing and Sanitary Areas</b>			
Male / Female	2	80	incl. DDA changing
staff	2	30	
<b>subtotal</b>		<b>755</b>	
<b>circulation / partitions / services</b>	15%	<b>113.25</b>	
<b>plant (incl. server)</b>	1	<b>30</b>	
<b>TOTAL GROSS AREA</b>		<b>898</b>	

	no. of rooms	total area (m2)	note
<b>Main activity rooms</b>			
library shelving area	1	160	
reading / study Area	3	75	incl. tea point
<b>staff and admin.</b>			
office/reception	1	15	incl. tea point
entrance lobby	1	5	
<b>storage</b>			
store	1	25	
<b>TOTAL NET AREA</b>		<b>280</b>	
<b>Sanitary Areas</b>			
Male / Female		15	
staff		10	
<b>subtotal</b>		<b>305</b>	
<b>circulation / partitions / services</b>	10%	<b>30.5</b>	
<b>plant (incl. server)</b>	1	<b>12</b>	
<b>TOTAL GROSS AREA</b>		<b>348</b>	



## Schedule of Accommodation Health Centre

note: areas includes partitions

	unit area	qty	area
Draft lobby	4.00	1	4.00
Reception desk	7.50	1	7.50
Reception office space	10.00	1	10.00
Records store and office	16.00	1	16.00
Baby buggy & pushchair area	6.00	1	6.00
Waiting area	35.00	1	35.00
Interview room	8.00	1	8.00
Play area	7.50	1	7.50
Patients WC	2.50	2	5.00
WC Disabled	5.00	1	5.00
Cleaners room	3.5	1	3.50
Consulting-examination rooms	15.00	4	60.00
GP trainer room	16.50	1	16.50
GP trainee room	16.50	1	16.50
Nurse consulting room	15.00	2	30.00
Treatment room	16.50	1	16.50
Dirty utility	9.0	1	9.00
Clean utility	9.0	1	9.00
Practice manager	16.00	1	16.00
General Admin (4 desks)	20.00	1	20.00
Server room	6.00	1	6.00
Storage	15.00	1	15.00
Meeting Room	20	1	20.00
Library/resource room	10	1	10.00
Staff Rest Room	15	1	15.00
Staff WC	2.50	4	10.00
Staff showers	5	1	5.00
Staff Lockers	7.00	1	7.00
Disposal area	6.00	1	6.00
<b>TOTAL</b>			<b>395.00</b>
<b>Net allowance</b>			<b>395.00</b>
28% Engineering and circulation			110.60
<b>TOTAL</b>			<b>505.60</b>

	no. of Units	NIA	note
1B2P	2	111.2	
2B4P	3	220.8	
3B6P	2	188.5	
4B7P	1	120.2	
<i>subtotal</i>	8	<b>640.7</b>	
circulation / partitions /	15%	<b>96.1</b>	
<b>TOTAL GROSS AREA</b>		<b>736.8</b>	



Excludes services areas, buffer zones...

N = 420

## 2 FE Primary School

Net Site Area	Formulae (for minimum)	Min.
Pitches	provided 'off site'	
Soft Play (Informal and Social)	$600 + 2N$	1,440
Games Courts (Hard Surfaced)	1000 (MUGA)	1,000
Hard Play (Informal and Social)	$200 + 1N$	620
Habitat	$0.5N$	210
Float	remainder of the site	
<b>Total</b>		<b>3,270</b>
<b>NET AREA</b>	<b><math>1800 + 4N</math> minimum</b>	<b>3,480</b>

in Brunswick Park

shared with Children Centre

## Children Centre

Net Site Area	Min.
play area (off activity rooms)	125
Habitat	25
<b>NET AREA</b>	<b>150</b>

## Swimming Pool

Net Site Area	Min.
decking area	120
"beach" garden	120
<b>NET AREA</b>	<b>240</b>

## Library

Net Site Area	Min.
reading garden	50
<b>NET AREA</b>	<b>50</b>

## Health Centre

Net Site Area	Min.
play area	25
quiet garden	25
<b>NET AREA</b>	<b>50</b>

<b>TOTAL NET AREA</b>	<b>3,970</b>
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## **Appendix X8: LB Barnet Planning Brief**



**The London Borough of Barnet**  
**PRIMARY SCHOOL**  
**CAPITAL INVESTMENT**  
**PROGRAMME** Wave 1  
**PLANNING BRIEF**  
**BRUNSWICK PARK**



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**Appendices**

Appendix One: Site Location Plan

DRAFT

## 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 within 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 funds 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 (GLA, February 2004) and Proposed Amendments (2005 and 2006);
- Housing SPG (GLA, November 2005);
- Sustainable Design and Construction SPG (GLA, May 2006);
- Barnet UDP (adopted May 2006);
- Barnet's Emerging Local Development Framework (LDF);
- Barnet's draft Affordable Housing SPD (August 2006);
- 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 on the 7<sup>th</sup> Floor of Barnet House 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.

#### **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 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 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 a national Home Energy Rating (NHER) of 8 and comply with the BREEAM 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 a new 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'; 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  
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### 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

Accommodation and property/land issues

## APPENDIX ONE: SITE LOCATION PLAN



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