

COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th May 2019

Ward: Norcot

App No: 190170

Address: St. Michaels School, Dee Road

Proposal: External and internal refurbishment works to the original 1950s school building, including new windows, roofs and over-cladding of the 2-storey block, temporary modular unit to the front of the site to facilitate the works, and associated external works affected by the refurbishment.

Applicant: Reading Borough Council

Date validated: 30 January 2019

Target Date: 27 March 2019

Extended 7th June 2019

RECOMMENDATION

GRANT Full Planning Permission, subject to conditions and informatives

Conditions to include:

1. Time limit for implementation (3 years)
2. Materials as shown on approved plans
3. Approved plans
4. Tree Protection Methods to follow the recommendations highlighted in the Arboricultural Impact Assessment (July 2014)
5. All External Lighting should not exceed 300 candelas per square metre
6. Vegetation clearance should occur out of season
7. Control of Noise and Dust - CMS to be submitted
8. Hours of Working - construction and demolition phase
9. Bonfires
10. Temporary use of the mobile unit only - to be removed from site within a year of decision being issued

Informatives to include:

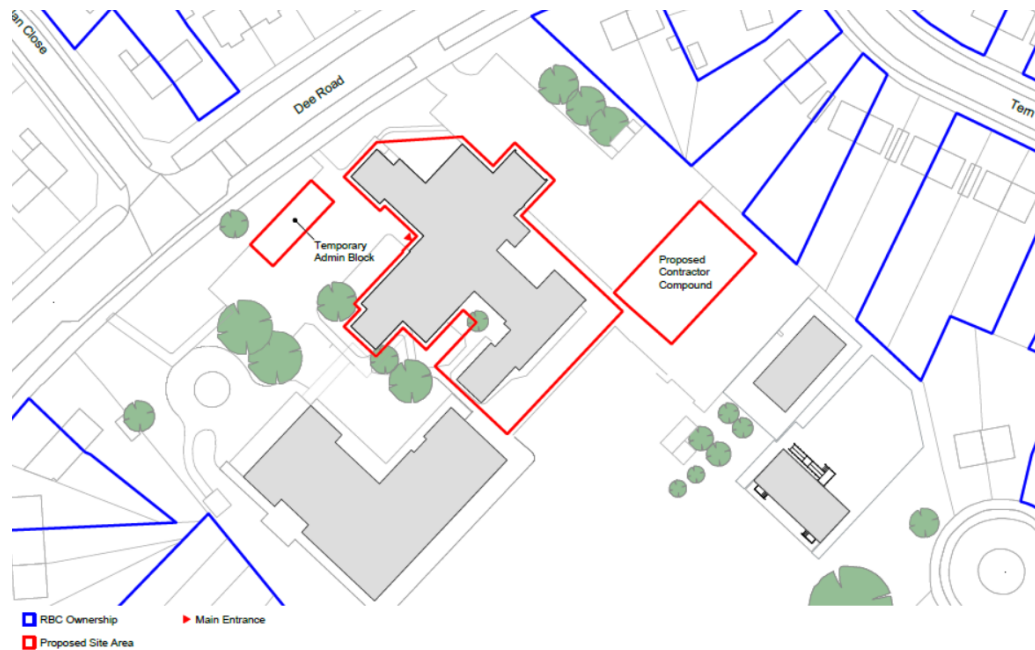
11. Positive and Proactive Statement
12. Terms and conditions
13. Need for building regulations

1. INTRODUCTION

- 1.1 The school site is bounded by Dee Road to the North West and housing to all three of the remaining boundaries. The turning head of Tern Close borders the school site at the centre of its East boundary.
- 1.2 The original 1950's block is located at the higher Northern part of the site, on relatively level ground, with the newer two-storey teaching block completed in 2015 to the south of this. Two modular classroom buildings are located towards the North East boundary.
- 1.3 The remaining areas of the site are predominately laid to grass with a scattering of semi mature trees, two tarmac play areas and a small staff parking area to the North providing 38 staff parking spaces. The site is

currently of sufficient size to accommodate both an 80m sprinting track and 140m running track in the summer months.

- 1.4 The original 1950's block is predominantly single storey with brick elevations, flat roofs and a panelled window system. The main school hall is double height with a pitched roof and one small section of the main building containing classroom is two storeys. The school's shared spaces are mostly housed within the original 1950's block with four classrooms. The remainder of the classrooms are accommodated with the newer two-storey teaching block. The two older temporary double classroom units are used by the after-school club and for storage of resources by the school.



2. PROPOSALS

- 2.1 St Michael's Primary School has secured a place on the Department of Education (DfE) second phase of the Priority School Building Programme (PSBP2) to refurbish school buildings in the worst condition across the country using capital grant money. The DfE plans for all PSBP2 schools to open their refurbished buildings by the end of 2021. St Michael's Primary School has been identified for local delivery with the original 1950's school building selected by the DfE for major refurbishment. Reading Borough Council (RBC) is the Responsible Body (RB) and the DfE is the funding body.
- 2.2 The overall brief for the school is to carry out major refurbishment works to the original 1950's block with the aim of bringing the building up to current regulations and specifications. Through detailed conditions surveys and investigations of the building the level of refurbishment works has been determined, working towards a 15-year life for key components with 5 years for 'plug in' items.
- 2.3 The project consists of 5 phases to facilitate the refurbishment of the building whilst maintaining adequate teaching and staff accommodation. The proposals include;
- Phase 1 - Site Setup
 - Phase 2 - Kitchen/Server Room
 - Phase 3 - Two-storey over clad

- Phase 4 - Staffroom/Admin Offices
 - Phase 5 - Reception/Classrooms
- 2.4 The numbers of staff and pupils will remain unchanged as this is not an expansion project.
- 2.5 The existing site layout will remain unchanged. The refurbishment works are proposed within the original 1950s school building with the newer teaching block unchanged. Remodelling has been kept to a minimum and much of the works is to address the condition need of the fabric of the building. All of the single glazed windows will be replaced, brickwork and render repaired and remedial works carried out to the roofs. The two-storey block to the rear will be over clad with the same materials to tie in with the newer adjacent teaching block. The phasing zones have been identified and agreed with the school to allow the school to continue to operate with the need for only one additional temporary modular unit.
- 2.6 External works includes reinstatement of hard and soft landscaping damaged as a consequence of the refurbishment works. There is no proposal to change the current school landscape or hard play areas.
- 2.7 The scope of the external lighting is to comprise of new or replacement bulk head lights over the main entrance and external doors. External lighting will comprise typically high frequency fluorescent and/or discharge lamp, wall mounted and under canopy luminaires to illuminate all final exits from the buildings. All external lighting shall be controlled via a combined photo electric cell and time switch control with manual override facility. The time switch shall feature a battery reserve and day omit facility.

All external lighting will be designed to be in-line with the following:

- (i). The Works shall comply generally with provisions of relevant Statutory Regulations, B.S. Specifications, Euro-norms and IEC Regulations.
- (ii). CIBSE, Code for External Lighting, Guides and Technical Memoranda.
- (iii). 17th Edition of IEE Wiring Regulations and any subsequent amendments.
- (iv). Installation of luminaries shall be carried out in accordance with clause B2.2 of the HCC Standard Electrical Specification.

3. PLANNING HISTORY

Reference No.	Detailed Description	Outcome
110780	Construction of double classroom educational building	Application Permitted on 9 Dec-11
120110	Retrospective application for the installation of roof mounted solar photovoltaic (PV) panels.	Application Permitted on 11 Apr-12
120731	Provision of 1 Temporary Classroom unit and associated external works	Application Permitted on 12 Jul-12
120986	Construction of double classroom educational building without complying with condition 9 of planning permission	Application Withdrawn on 26 Jan-12

	11/01631/REG3	
121432	Discharge of condition 10 of permitted application 11/01631/REG3	Conditions Discharged on 5 Sep-12
130570	Provision of 1 demountable modular double classroom and associated external works. Extension to external hard play space and 4 new staff parking bays.	Application Permitted on 23 Apr-13
141151	Part two storey part single storey extension with canopy links to main school, entrance extension, removal of 3 modular buildings, associated external works and new free-standing canopy to retained modular.	Application Permitted on 12 Nov-14
161130	Freestanding prefabricated 'Qube' structure	Application Permitted on 10 AUG-16
170039	Permanent retention of existing modular double classroom.	Application Permitted on 10 Mar-17
170310	To discuss the proposal for Dee Park Community Centre and a revised masterplan for the future phases of Dee Park.	Observations Sent on 27 Jun-17
170645	Discharge of condition 19 of planning permission 141151/REG3	Conditions Discharged on 10 May-17

4. CONSULTATIONS

4.1 Statutory:
None

4.2 Non-statutory:

4.2.1 The Planning (Natural Environment) Officer provided comments on 11 March 2019 stating; *“whilst the site of the temp modular building or contractors compound does not directly affect trees on site (when compared to the 2014 tree survey submitted), it would be appropriate for information to be provided to detail how trees will be protected, e.g. during works, during installation modular building, in relation to services (even if temporary). It would have been appropriate and reasonable for a new Arboricultural Impact Assessment to have been submitted with this application. At the very least we need to secure a brief Arboricultural Method Statement via condition to deal with tree protection”*.

4.2.2 The Council’s Ecologist was consulted on 1 March 2019. Their comments received on 22 March 2019 stated;
“The application site comprises St. Michael’s Primary School where it is proposed to incorporate new windows, roofs and over-cladding in the original 1950s school building, and to place a temporary modular unit and a contractor compound. As per the plans submitted the temporary administration block and the contractor compound will be placed on hardstanding.

The Extended Phase 1 Habitat Survey report (Windrush Ecology, March 2018) has been undertaken to an appropriate standard and is discussed below.

Habitat

The site comprises a number of buildings, areas of hardstanding comprising car parks and playgrounds, mown amenity grassland, scattered trees, shrubs, small flowerbeds, and a log pile is located adjacent to the eastern boundary fence. There are metallic and wire fences along the boundaries of the site.

Bats

Trees

A number of trees will be removed to accommodate the new structures or to facilitate the works - two mature pines (T21 and T24) and two semi-mature limes (T27 and T28). The report states that these trees are not suitable for roosting bats.

Buildings

The buildings are unsuitable for use by roosting bats.

Other wildlife

The habitats on site are not suitable for Great Crested newts, reptiles and hedgehogs, and that no evidence of badgers or setts were found on site. The log pile on site provides suitable habitat for invertebrates, which will be retained.

Any vegetation clearance should be undertaken outside the bird nesting season (March-August inclusive). This should be secured via a planning condition to ensure that no birds are disturbed or harmed during the works.

A relevant condition was requested.

- 4.2.3 RBC Environmental Protection was consulted on 1 March 2019. Their comments received on 28 March 2019 stated;
- “Environmental Protection concerns
- Construction and Demolition phase

Construction and demolition phases

We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

Relevant conditions were requested.

- 4.3 Public consultation:
- 4.3.1 Ninety-three households were consulted via letter, as well as a site notice being displayed. No letters of representation were received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 National Planning Policy Framework 2019
National Planning Practice Guidance 2019
Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018
- 5.2 Reading Borough Local Development Framework Core Strategy (RCS) (Adopted January 2008 - amended 2015)
 - CS1: Sustainable Construction and Design
 - CS2: Waste Minimisation
 - CS7: Design and the Public Realm
 - CS31 Additional and Existing Community Facilities
 - CS38: Trees, Hedges and Woodlands
- 5.3 Sites and Detailed Policies Document (2012)(Altered 2015)
 - SD1: Presumption in Favour of Sustainable Development
 - DM4: Safeguarding Amenity

Supplementary Planning Documents: none relevant.

6. APPRAISAL

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The main issues are considered to be:
 - (i) Principle of Development
 - (ii) Design and impact on the character of the surrounding area
 - (iii) Impact on neighbouring amenity
 - (iv) Other Matters

6.3 Principle of Development

6.3.1 The proposed works do not involve any extensions or additional bulk to the building, and the proposed renovation works do not have a detrimental impact upon the existing building or the surrounding character of the area or the street scene. The proposed works would improve the life and appearance of the existing school building and therefore, in accordance with Policy CS31 the principle of the development can be considered acceptable.

6.3.2 A temporary classroom unit is proposed to be sited on an area of hardstanding/play area at the front of the school but with a sufficient set back to avoid looking too out of place. Subject to a condition requiring the removal of this unit within a year of the decision being issued to allow works to be completed, this unit is also considered to be acceptable.

6.4 Design and impact on the character of the surrounding area

The proposal involves various alterations to the exterior of the existing building, which involve installation of timber cladding, changing of render, removal of asbestos, replacement of single glazing with double glazing, erection of external lighting and various other changes. In all respects the proposed materials and details are considered to be acceptable and the proposal complies with Policy CS7.

6.5 Impacts upon Neighbouring Amenity

6.5.1 Policy DM4 relates to safeguarding amenity, and aims to prevent detrimental impacts upon the amenity of neighbouring properties and occupants/users of the application building; in regards to overlooking, overshadowing or outlook.

6.5.2 The proposed development will not increase the bulk of the property, and as such there is considered to be no change in impact in regards to overshadowing. Various changes are proposed in regards to windows; however given the school's position, and the distances between neighbouring properties, there is considered to be no greater impact as a result of the development in regards to overlooking. The proposed changes are considered to have a positive impact upon the character of the surrounding area and the street scene, and as such the outlook of properties which look upon the school will be improved as a result on the proposal.

6.6 Other Matters

6.6.1 Lighting - The school is situated far enough away from neighbouring properties that the proposed new external lights are unlikely not cause detrimental harm to any neighbouring properties. However, a condition is recommended to ensure that lighting does not exceed 300 candelas per square metre, as this would be considered reasonable to a) serve the purpose the lighting is required and b) to not cause a detrimental impact upon neighbouring amenity or passing traffic.

6.6.2 Trees - The Design and Access statement states, "*The proposed project will not impact the site's mature and semi mature trees. No additional tree or hedge planting is proposed. However, the Arboricultural Impact Assessment and Tree Protection Plan compiled by SJ Stephens Associates in July 2014 has been consulted and accompanies this application*".

6.6.3 The Arboricultural Impact Assessment from July 2014, suggested measures which would deal with tree protection. Providing that the recommendations in this report are followed (while this report is almost 5 years old the bulk its recommendations are still relevant) the likely arboricultural impact of this development is considered acceptable. As such a condition is recommended to ensure that the development follows the tree protection methods highlighted within the Arboricultural Impact Assessment from July 2014.

6.6.4 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. PLANNING BALANCE AND CONCLUSION

7.1 The proposed development is considered to enhance the character of the surrounding area, and the street scene, and will have a positive impact upon the existing school property and as such planning permission is recommended for approval subject to conditions and informatives.

Plans:

Plan Type	Description	Drawing Number	Date Received
Location Plan	Proposed	E02965-P-100 Rev P1	31 Jan-19

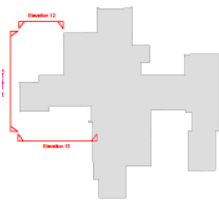
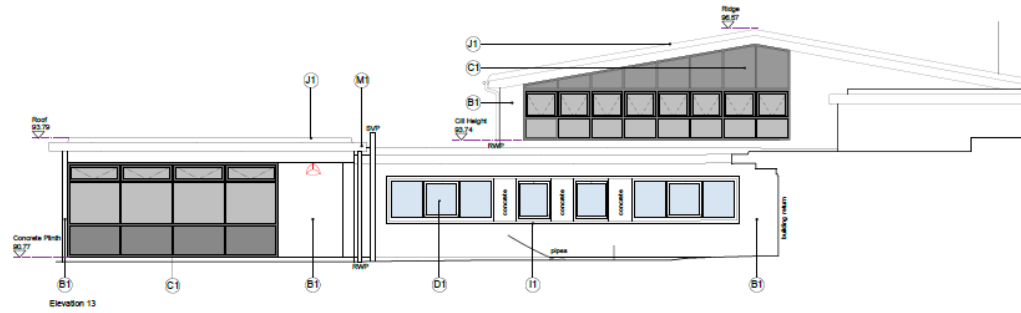
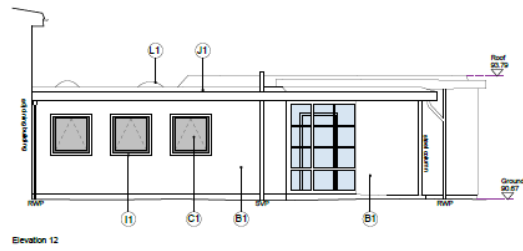
Block Plan	Proposed	E02965-P-101 Rev P1	31 Jan-19
Elevations	Existing (1 & 2)	HCC-ZZ-DR-A-3000 Rev P2	31 Jan-19
Elevations	Existing (3, 4, 5, 6)	HCC-ZZ-DR-A-3001 Rev P2	31 Jan-19
Elevations	Existing (7, 8, 9, 10)	HCC-ZZ-DR-A-3002 Rev P2	31 Jan-19
Elevations	Existing (11, 12, 13)	HCC-ZZ-DR-A-3003 Rev P1	31 Jan-19
Elevations	Existing (14, 15, 16)	HCC-ZZ-DR-A-3004 Rev P2	31 Jan-19
Elevations	Proposed (1 & 2)	HCC-ZZ-DR-A-3010 Rev P3	31 Jan-19
Elevations	Proposed (3, 4, 5, 6)	HCC-ZZ-DR-A-3011 Rev P2	31 Jan-19
Elevations	Proposed (7, 8, 9, 10)	HCC-ZZ-DR-A-3012 Rev P2	31 Jan-19
Elevations	Proposed (11, 12, 13)	HCC-ZZ-DR-A-3013 Rev P2	31 Jan-19
Elevations	Proposed (14, 15, 16)	HCC-ZZ-DR-A-3014 Rev P2	31 Jan-19
Elevations (Street Scene)	Proposed (17)	HCC-ZZ-DR-A-3015 Rev P1	31 Jan-19
Floor Plan	Existing/Proposed	E02965-HCC-00-DR-P- 8110 Rev P1	31 Jan-19

Case Officer: James Overall.

Not all plans are shown on the following pages - just the principal elevations viewable by the public.



Proposed Rear view (Elevation 17)



- Key:**
- Proposed:**
- A1 - Proposed Insulated Render
 - B1 - Existing Brick Repaired/Repointed
 - C1 - Proposed Aluminium Window System with Insulated Spandrel Panels
 - D1 - Existing Double Glazed Windows System with Insulated Spandrel Panels
 - E1 - Existing Intake/Extract Vents
 - F1 - Proposed Louver Panels
 - G1 - Proposed Solar Glass/Film
 - H1 - Existing Kitchen Roof Plant
 - I1 - Existing Concrete Window Surround & Glis Repaired
 - J1 - Proposed Liquid Applied Roofing System
 - K1 - Timber Frame & Polycarbonate Canopy
 - L1 - Proposed Rooflights
 - M1 - Proposed Metal Flashing to Concrete Roof Edge
 - N1 - Existing Masonry Finch
 - O1 - Proposed Timber Cladding
 - P1 - Proposed Ventilation Intake and Exhaust
 - Q1 - Proposed External Light



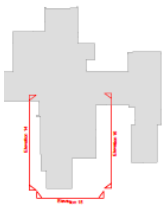
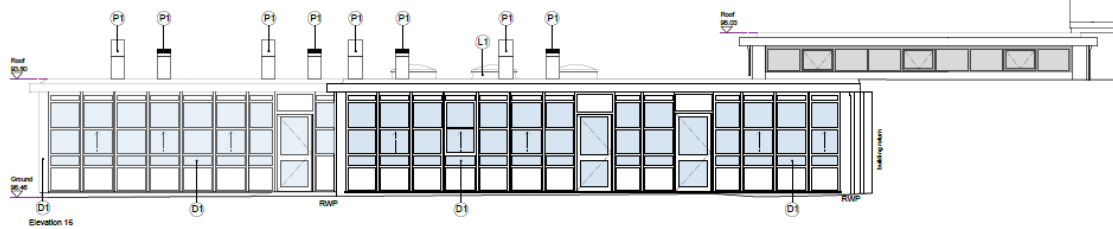
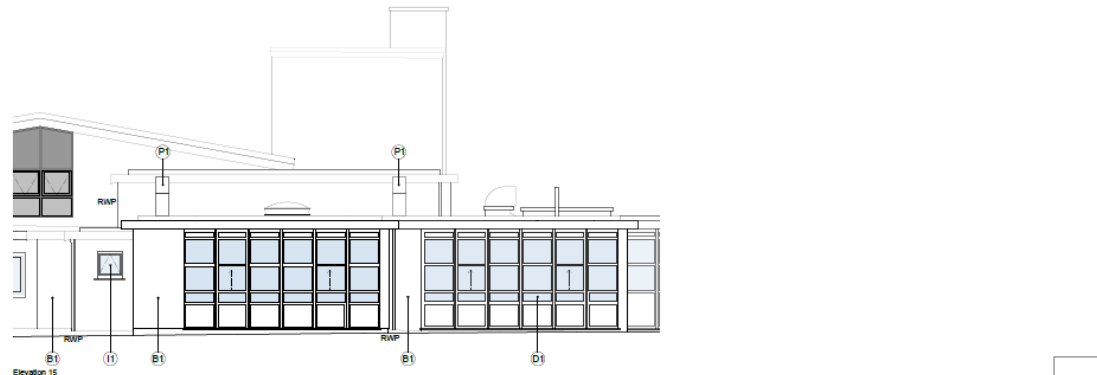
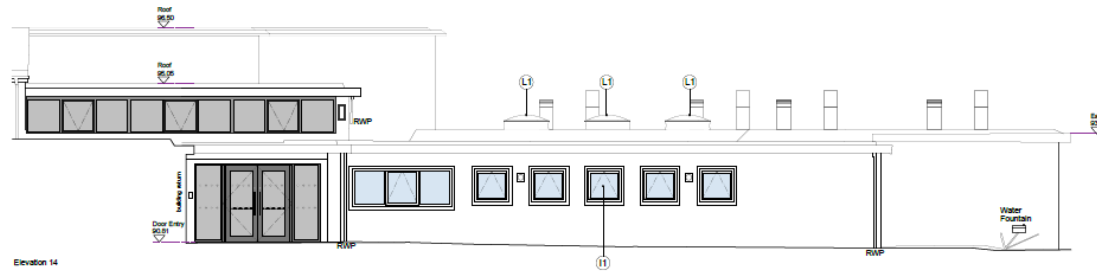
Notes

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Rev	Description	Date	By
01	Issue for tender	20/02/18	TL
02	Revised	20/02/18	TL
03	Revised	20/02/18	TL

		HCC Property Services, Three Moors House, 10 High Street, Micheldever SO33 6LL, tel: 01256 347001	
PROJECT E02965 St Michael's Primary School Reading Borough Council		DRAWN/ISSUED Proposed Elevations 11, 12 & 13	
SCALE	DATE	DRAWN	CHKD
1:50 @ A1 1:100 @ A3	04/2018	TL	CL
DRAWING NO.			REVISION
HCC-ZZ-DR-A-3013			P2

View of gym and staff room, which faces Dee Road.



- Key:**
- Proposed:**
 - A1 - Proposed Insulated Render
 - B1 - Existing Brick Repaired/Repointed
 - C1 - Proposed Aluminium Window System with Insulated Spandrel Panels
 - D1 - Existing Double Glazed Windows System with Insulated Spandrel Panels
 - E1 - Existing Intake/Extract Vents
 - F1 - Proposed Louver Panels
 - G1 - Proposed Solar Glass/Film
 - H1 - Existing Kitchen Roof Panel
 - I1 - Existing Concrete Window Surround & Cills Repaired
 - J1 - Proposed Liquid Applied Roofing System
 - K1 - Timber Frame & Polycarbonate Canopy
 - L1 - Proposed Rooflights
 - M1 - Proposed Metal Flashing to Concrete Roof Edge
 - N1 - Existing Masonry Plinth
 - O1 - Proposed Timber Cladding
 - P1 - Proposed Ventilation Intake and Exhaust
 - Q1 - Proposed External Light

Existing Structural Line

Rev	Description	Date	By
01	Issue for Approval	03/03/18	TL
02	Revised	03/03/18	TL
03	Revised	03/03/18	TL

		HCC Property Services, Three Rivers House, 75 High Street, Winchester SO9 8UL, Tel: 01962 563000
PROJECT ED2965 St Michael's Primary School Reading Borough Council		PROJECT CONTROL Proposed Elevations 14, 15 & 16
SCALE 1:50 @ A1 1:100 @ A3	DATE 04/2018	DRAWN TL CHECKED CL DRAWING NO. HCC-ZZ-DR-A-3014
		SHEET NO. P2

View of classrooms facing Dee Road