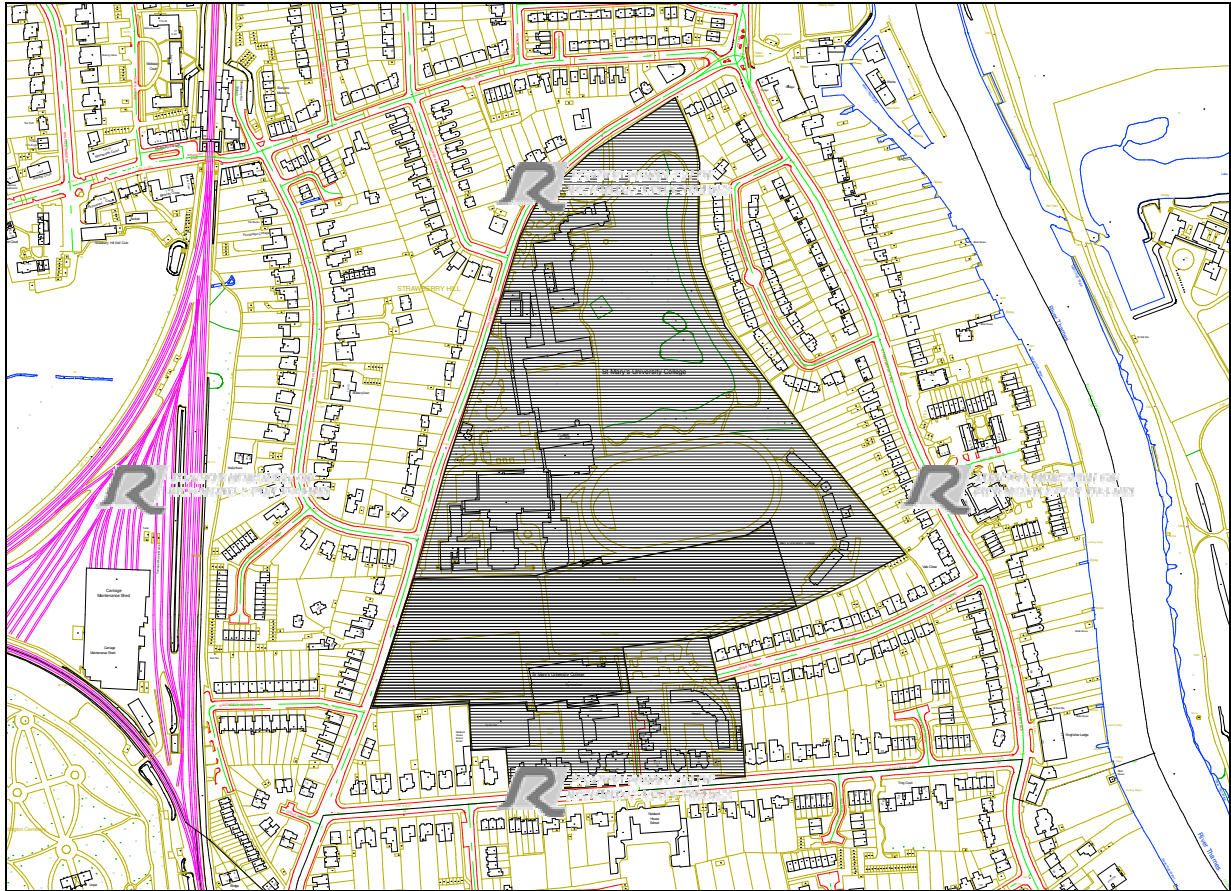


07/4107/FUL
ST MARYS UNIVERSITY COLLEGE
WALDEGRAVE ROAD
TWICKENHAM

SOUTH TWICKENHAM WARD
Contact Officer:
B. Staff



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Proposal: New sports hall and the refurbishment and remodelling of the existing sports hall and associated landscaping works.

Applicant: Gerald Eve for St Marys University College.

Application received: 27 November 2007.

Main development plan policies:

UDPFR-2005: STG2, 3, 11, ENV1, 7, 9, 19, 24, 34, 35, BLT 2, 3, 4, 7, 8, 11, 12, 13, 14, 15, 16, 30, TRN 2, 3, 4, 5, CCE 8, 9, 16.

Design Quality SPD

Sustainable Construction Checklist SPD

Nature Conservation and Development SPD

Design Guidelines for Trees

Redevelopment of Potentially Contaminated Sites SPG

London Plan Policies: 2A.1, 3A.24, 3A.25, 3C.1, 3C.3, 3C.20, 3C.21, 3C.22, 3D.6, 3D.8, 3D.10, 3D.14, 3D.15, 4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6, 4A.7, 4A.8, 4A.9, 4A.12, 4A.13, 4A.14, 4B.1, 4B.2, 4B.3, 4B.5, 4B.6, 4B.8, 4B.11, 4B.12, 4B.15

Present use: Educational

SUMMARY

The proposal is for the erection of a sports hall and refurbishment and remodelling of the existing facilities with associated landscaping works, all of which would be within Metropolitan Open Land, however the case for very special circumstance is accepted.

The proposal would represent a benefit in terms of providing a pre Olympic Games Training Venue and beyond and as a high quality venue for the community; removal of an unsightly regra pitch previously used for overspill parking; replacing the existing timber fence with railings to open up views of the MOL which would be enhanced by the extensive landscaping proposals.

In terms of impact, the sports hall and surrounding development is considered modern and of high quality which would preserve the character, setting and appearance of the adjacent conservation areas and listed buildings without prejudice to the amenities enjoyed by occupants of surrounding residential properties.

A travel plan has been submitted, which aims to reduce reliance on private vehicle travel amongst the staff and students of St Mary's University College particularly where a permit system has been in place and the previous overspill parking area (redgra pitch) has not been used since September 2007.

To overcome the reliance of the overspill car parking area during special events at the university, details of a temporary parking area are to be conditioned and set out in a S106 agreement.

The proposal would meet sustainability requirements, would not be detrimental to the floodplain and would not harm habitats and with suitable conditions, would not prejudice the longevity of those trees to be retained.

RECOMMENDATION:

SUBJECT TO NO ADVERSE DIRECTION FROM THE GLA AND FOLLOWING THE COMPLETION OF A S106 AGREEMENT TO SECURE PROVISIONS SET OUT UNDER THE HEADS OF TERMS, THAT THE COMMITTEE AUTHORISE THE DEVELOPMENT CONTROL MANAGER DELEGATED AUTHORITY TO ISSUE A DECISION NOTICE.

Site, history and proposal

- 1 The site, roughly triangular in shape is occupied by the St Marys University College and various halls of residence, ancillary buildings and sports field to the south. The site is bordered to the west by Waldegrave Road, south by part of the rear gardens to Waldegrave Park and Clive Road properties and Waldegrave Park itself, the rear gardens of Strawberry Vale and Michelam Gardens to the east.
- 2 Part of the site (south) is within the Waldegrave Park Conservation Area and the northwest section of the site lies adjacent to the Strawberry Hill Conservation area. The Chapel is a Grade II listed building and the 'Chapel in the woods' and northern section of the college (Strawberry Hill House) are Grade I listed buildings. A number of other buildings are locally listed (BTMs).

- 3 The site where the proposed sports hall is to be sited is to the south west of the campus adjacent to the existing sports hall, gymnasium and Waldegrave Road. The area of land for redevelopment is currently an area of hard standing, previously a redgra (a hard court surface) all weather pitch which has been used as an overspill car park for the college.
- 4 Several trees are subject of tree preservation orders and many of these are to the south and west of the proposed sports hall.
- 5 There is extensive history on the site, that relevant to this part of the application is set out below:
- 6 96/3978/FUL: Alterations and extension to existing sports centre to provide a coaching and performance development centre to include replacement of existing running track with a new 4 lane training track and an all weather pitch with floodlighting was approved.
- 7 The proposal is for the erection of a two storey building and refurbishment of the existing R block to accommodate office and treatment space, multi games court, gym and sports rehabilitation area with treatment and lecture space as an enhancement of the college's sports facilities.
- 8 The building's proposed materials would comprise predominantly timber, glazing and weatherboarding.
- 9 There will be extensive new landscaping to the south west corner of the site and railings are proposed as a boundary treatment onto Waldegrave Road

Public and other representations:

- 10 Greater London Authority – Supports the principal of development on MOL but requires more information relating to design, energy and transport matters.
- 11 Environment Agency – No objections subject to conditions related to surface water run off and contamination.
- 12 English Heritage – No objections in relation to the archaeological report and do not consider it necessary for the application to be notified to EH regarding the listed buildings on site.
- 13 Thames Water – No objection in relation to sewerage and water infrastructure.
- 14 Sport England – support the application on the grounds that the proposal would ensure St Mary's continuous development is sport, the ancillary role in the Olympic Games, the exceptionally high standard of design and the benefit to the development of sport to outweigh the detriment caused by the loss of the playing field.
- 15 English Institute of Sport – support the application on the basis that it would enhance the level of support EIS can provide.
- 16 Pro-Active (County Sports Partnership for South London) – support the application as it would be of benefit to the whole community.
- 17 Go South Go (South London Partnership) – support the application on the basis of the value of the development of St Mary and the athletes that choose to use St Mary's facilities, providing support for visiting Olympic and Paralympic athletes.

- 18 Director of School Sport (London Borough of Richmond upon Thames) supports the application, being an important part of Olympic preparations in London, including Team GB, a prime venue for the borough's 'Competitive Edge' programme and the importance of high quality facilities with particular relevance to this and other community projects.
- 19 Head of Sport and Fitness (LBRuT) – supports the application because of the positive impact on national, student and community sport. The further development of indoor facilities is required to meet the curricular and extra curricular needs of students as well as enabling the university to comply with the requirements of an Olympic training centre.
- 20 UK Athletics – support the redevelopment of St Marys as it is vital to the plans for the London 2012 Olympics and major championships and Olympics beyond, providing one of four high Performance Athletic Centres for Endurance in the country. This is in addition to the development at 'grassroots' level of the local community.
- 21 Fast Track – supports the redevelopment being an important part of the Olympic preparations in London and Pre Games Training Camp venue and the benefit to ongoing projects and community sport in the borough.
- 22 RFU – supports the application as St Marys is one of the RFU's leading delivery centres in Coach Education and the improved facilities would enable the RFU to build upon and enhance their activities in addition to the benefits to London 2012.
- 23 The Complete Leisure Group – support the application on the grounds that the development would provide enhanced facilities to enable in attracting and development of athletes.
- 24 Newlands House School – supports improvements of facilities although development on overspill parking area may result in the increased on street parking within the proximity of the school which could be harmful to highway safety of pupils and parents.
- 25 15 Letters received objecting on the following grounds:
 - Continued use of redgra pitch contrary to St Mary's claims that use discontinued in September 2007.
 - Loss of parking resulting from sports hall and parking congestion related to the additional vehicles generated by the sports hall itself.
 - Inconsistencies within the travel plan.
 - Inadequate entrance via the 'white gates'.
 - Failure to record fauna within the ecology report.
 - Visually intrusive structure and no relationship with adjacent building or wider landscape.
 - The proposal would result in an over concentration of large buildings with visual harm to residential area.
 - Loss of trees.
 - Loss of a timber fence and impact of noise.
 - Impact on, and loss of MOL
 - Request to increase parking restriction hours.
 - Noise and litter
 - No benefit in terms of use to residents
 - Planting of new trees essential to screen 'obtrusive' structure.
 - Objection to the proposed railings as this would increase noise emanating from the college grounds and light pollution (unless a suitable acoustic planted buffer were in place) although it is recognised that this would be an aesthetic improvement.
 - Impact on flooding

- The expansion of facilities will lead to an increase in the student population
- Non planning matters (impact on property prices, consultation during holiday periods)

26 1 general observation raising the following:

- Agreement with the principal.
- Agreement regarding comments made by residents regarding sympathetic landscaping.
- Concern with traffic and parking.

27 219 Letters received (from members of Busen Martial Arts and Fitness Centre) supporting the application on the following grounds:

- The proposal is essential for the college to be able to offer high quality training facilities for visiting international teams.
- The proposal is essential for the move of Busen Martial Arts and Fitness Centre.

28 6 letters of support received on the following grounds:

- Benefits and an asset to the local community
- Provision of excellent facilities to attract international interest to the area.
- Enhance the reputation of the University, raising the standard of education.
- It would develop the local businesses which are reliant on trade from students.
- The redevelopment would enable the enhancement and growth of the Simms sports programme, providing more opportunities for members of the local community to participate.
- The redevelopment would enhance gym facilities used by local residents.

Amendments

- The parking layout to the west of the sports hall has been amended in order to reposition the disabled parking bay closer to the building with the waste and recycling centre moved further south.
- The pedestrian footpath to the west and north of the sports hall has been widened to take into account disabled users and general pedestrian passing.
- Further details of the landscape proposals received.
- An updated travel plan has been submitted.
- 45 parking spaces owned by the university and sited at the Lensbury Club (Broom Road, Teddington) will be used by students/staff.

Heads of agreement

29 The Heads of Agreement to deal with several matters are referred to in the body of the report. They have been, and continue to be, the subject of discussion between the College and Council in terms of detailed provision and this report may, as necessary, be updated to reflect the final position at the Planning Committee meeting.

- The provision of 46 car parking spaces at the Lensbury Club, Broom Road, Teddington to be solely used by SMUC permit holders.
- SMUC to provide temporary parking for a maximum of 40 spaces.
- The provision that no other development within the MOL will take place.
- The funding of a CPZ consultation and implementation of £130 000 in the event that the targets are not met with respect to the de-phasing of the temporary car park
- Provision for the use of the sports complex and its facilities by the local community.

Professional comments

Impact on Metropolitan Open Land

- 30 As mentioned above, the proposed sports hall is to be sited next to the existing built sports facilities on an area within MOL which was a “redgra” sports pitch. The pitch has not been used as such for a few years due to poor drainage, and has been in unauthorised use as a temporary car park. This use (as parking for students and staff) ceased in September 2007 as the University introduced a green travel plan although it is noted that it was used as an overflow car park on special occasions for visitors to the University.
- 31 *Development in Metropolitan Open Land:*
Some of the changing facilities for users of the rugby and athletics facilities might be considered “appropriate” in MOL as they would be ancillary to the open use, in accordance with UDP policy ENV 1 and London Plan Policy 3D10.
- 32 The remaining facilities (which would make up the bulk of the development) would be “inappropriate development” in terms of MOL policy, and consideration needs to be given to whether there are “very special circumstances” (PPG2) which might outweigh the harm due to the inappropriateness and allow an exception to be made. Relevant factors are whether there is a demonstrable need, a lack of other options, a lack of harm and positive benefits for the University and community.
- 33 *Need:*
The applicants have shown that the University need to improve their sports hall and gym facilities to a higher standard, appropriate for one of the best Sports Science units in the area. The majority of the 3,605 students use the indoor sports facilities, nearly 2/3's of the students are studying for degrees in sports science or related subjects and there is also a large education department training primary teachers who have a need for sports training as part of their course.
- 34 Not only would the facilities be for the University, but also for elite performers, local schools and clubs.
- 35 The University is one of 4 London hubs for the Olympics and one of 2 high performance centres in London, giving around 120 international performers support. There are plans to use the premises for sport and training camps in the run up to the Olympics, and the University is one of the lead organisations in a South London bid for such camps.
- 36 The local Athletic club moved to St Marys in 2006, and changed its name to St Mary's, Richmond. There is also an extensive “grass roots programme” with over 1,300 children and young people taking part in the programmes during 2005/6.
- 37 Details have been provided of the substandard nature of the existing facilities. The new sports hall would allow the old smaller one to be subdivided for a range of other indoor sports uses. It is accepted, from the information supplied that there is a need for the proposed improved facilities for the University and other users.
- 38 *Options:*
The applicants have explored various options including providing elsewhere in the area, and elsewhere on the site. From the details provided, it is clear that the facility needs to be close to the main campus and it is necessary for many of the proposed facilities to be provided close to the existing outdoor facilities for example sports monitoring etc. There is little space available within the campus and it is accepted that the site in question relates well to the existing indoor and out door facilities, would allow the retention of most of the large trees on site, cause least visual harm or disturbance to the properties in

Waldegrave Park, be set back from Waldegrave Road and still allow the retention of a reasonably wide open area running from Waldegrave Road eastwards, which could accommodate a practice pitch. It is therefore accepted that this would be the best option for the location of the facility.

39 Lack of Harm:

As described above, the building would be sited to minimise harm to the landscape and neighbouring properties. The properties directly affected would be the five properties which would be opposite the end of the sports hall (no.s 241-249 [odd] Waldegrave Road) and a further four properties which would have angled views (no.s 259-265 [odd] Waldegrave road). The highest part of the sports hall would be some 90m from the nearest house in Waldegrave Road, whilst the nearest part of the (lower) strength and conditioning suite would be around 65m minimum from the nearest property in Waldegrave Road. (This is elaborated in the residential amenity section below).

40 Although (necessarily) large the building has been designed with the strength and conditioning areas “wrapping round” the building at a lower level to break up the visual bulk when viewed across the pitch from the North. There is to be a comprehensive landscaping scheme for the whole of this end of the site which should considerably improve views into and across the site, including replacing the existing close boarded fencing with railings to open up public views across the site, which would give a far “greener” effect from Waldegrave Road than at present. The remaining open areas are to be upgraded.

41 Positive benefits:

These are that the proposal:

- Would provide a top class facility for use by University, local schools, local sports club and elite performers.
- The facilities could be used in the run up to the Olympics, Paralympics and beyond.
- The new building will be to very high sustainability standards.
- The existing building to be retro-fitted to very high sustainability standards.
- Would include visual improvements to the whole site.
- Would create greatly improve views into the site.

Conclusions:

42 From a Policy view point it is recommended that an exception to MOL policy should be made on the basis of established need, lack of alternatives, lack of harm and positive benefits.

43 If such an exception is considered it should be made clear that there will be no further loss of MOL on this site.

44 The GLA consider that the case put forward is reasonable and the harm to openness would be clearly outweighed by the very special circumstances, community and London wide benefits arising from the development.

Impact on conservation area and listed buildings

45 Given the proximity of the proposed sports hall, it is not considered to detract from the setting, character and appearance of the Grade II listed Chapel and the Grade I listed ‘Chapel in the Wood’ within St Mary’s grounds. The sports hall would be sited in excess of 150m to the south of the listed buildings and partially if not completed obscured by the campus buildings to the south of the piazza that separates these chapels.

- 46 Similarly, given the distance and tree screen between the proposed building and those BTMs to the south (on Waldegrave Park) it is not considered that the setting and character of these BTMs would be harmed to a level which would warrant withholding planning permission.
- 47 Views of the proposed development from Strawberry Hill Road Conservation Area (to the west) would be limited and given the proposed level of landscaping, benefits of opening up views into the University's grounds and backdrop of other large buildings such as the gymnasium, it is considered to preserve the character and appearance of this conservation area.
- 48 Gaps between properties on Waldegrave Park vary between 3.5-8m and views through to St Marys are limited to an extent given the level of garden and rear boundary vegetation. It is noted that the existing gymnasium/tennis centre is visible from Waldegrave Park, however notwithstanding it being 1.6m lower than the proposed sports hall, it is considerably closer to Waldegrave Park than the proposed sports hall and where gaps between buildings are significantly larger.
- 49 As such the proposed sports hall is considered to preserve the character, setting and appearance of the Waldegrave Park and Fieldend Conservation Areas and would provide a visual improvement compared to the existing portacabins and temporary buildings around the existing sports centre and redgra pitch.

Design and landscaping

- 50 The proposal is for a double height building with a simple geometric form with a curved 'wave like' canopy surrounding the entrance and flanks at ground/first floor level. This canopy helps to break up the massing, bringing movement and interest into an otherwise 'dull landscape' in addition to defining entrance points.
- 51 The Council's SPD of Design Quality and London Plan Policies support high quality design and notwithstanding its modern appearance, it is considered to remain sympathetic to the sensitive location.
- 52 The Council's urban design section have no objections in principal but consider that the massing and bulk of the block above the canopy heavy and dominant and that materials could be used to break this up more successfully such as additional glazing. Whilst urban design officers consider the scheme would not warrant a refusal the suggestions on breaking up mass would be difficult given the proposed use of the hall and the interference of light and glare on certain sports such as badminton, basketball, volleyball etc.
- 53 In addition to the sports hall development, the proposal includes extensive landscaping to the southern half of the campus which is to some extent dominated by built form separated by featureless playing fields and the athletic track.
- 54 The proposal in this respect aims to provide woodland planting around the periphery and parkland planting within central open spaces to provide a strong landscape setting for the provision of high quality sports facilities and to integrate this with the richer landscape character of the northern half of the campus.
- 55 The applicant confirms that of the trees to be planted 41 would be feathered native parkland trees, 55 trees planted with a girth of 25cm and 4 trees for the courtyard. These will have the effect (with opening up views with railings) of framing views into and across the playing fields whilst providing a landscape setting for the proposed sports hall. The

use of extensive landscaping whilst not totally blotting out views of the sport hall would help assimilate the proposal into the MOL and its surroundings.

- 56 A 500mm hedge would wrap around the building and its surrounds and this would screen the gravelled access/service roads and parking spaces.
- 57 Additional trees are proposed to the east of the rugby pitch (and north of Clive Road) providing a 'visual end' to the MOL in addition to the partial screening of the 3½ storey residency buildings.
- 58 Urban design officers consider the landscaping proposals as acceptable insofar as views/vistas and screening is concerned.

Residential amenity

- 59 Other than no.11 Waldegrave Park (Newlands House Nursery School), those properties to the south of the proposed sports hall are in occupation as either single family dwellings or flats. These properties have rear gardens in excess of 50m and a healthy tree screen exists on the border of these gardens and St Marys' grounds. The proposed building would be set in excess of 70m from the rear main walls of those properties in Waldegrave Road and notwithstanding the height of the building, given the distances stated above and mature tree screen, it is not considered that the proposal would appear dominant, intrusive or overbearing on the outlook from these properties.
- 60 The building would be set between 48m and 73m from the boundary of the site with Waldegrave Road. Given the distance and the existing and proposed tree screen to the west of the sports hall it is not considered that the proposal would blight outlook from those properties on Waldegrave Road or Southfield Gardens.
- 61 No's.174 and 176 Waldegrave Road would be sited in excess of 90m from the proposed sports hall and due to the distance and level of tree screening; it is not considered that the amenity enjoyed by the occupants of these properties would be harmed to an unreasonable level.
- 62 Objections are noted regarding the replacement of the timber fence with railings however this fence could be removed without the requirement of planning permission and objections related to noise are not related to activities that would take place within the sports hall and unlikely to reach an unreasonable level considering the background noise level of traffic on Waldegrave Road.
- 63 The existing fence attracts graffiti and whilst this is cleared by the university it leaves a number of panels discoloured unless these are repainted on a regular basis. The benefit of railings, (details of which could be secured by condition in the event of an approval) in terms of opening up views into the MOL is considered to outweigh concerns linked to noise not related to events that would take place within the sports hall. The railings would be erected once the de-phased overspill parking area, construction routes etc have been removed and replaced with grassland and where applicable, the proposed trees.
- 64 An application for the alterations and extensions to the existing sports centre (96/3978/FUL) was conditioned to replace the fence with railings to the south west corner of the site to compensate for the loss of MOL.

Parking and transport matters

- 65 St Marys had introduced a travel plan in 2007 and decommissioned the use of the Redgra pitch as an overspill parking area for students and staff. The vision of the travel plan is to have a staff and student community which favours walking, cycling and the use

of public transport and have an environmentally responsible attitude and approach to transport and travel issues and to minimise the impact of parking on surrounding roads.

- 66 The objectives are to ensure constrained parking on campus by restricting parking permits for staff and students who reside within 2 miles of the campus, (with exception to those that car share and have heavy loads to carry into campus) and to ensure non car travel modes are improved via a number of initiatives such as cycle parking facilities, tax exemptions, lobbying public transport bodies for better services, interest free season ticket loans, car sharing databases and car clubs, raising awareness, amended prospectus for 2009 college entry etc with continued monitoring of such travel patterns.
- 67 The travel plan targets a reduction in student and staff single occupancy car use by 798 (22%) and 105 (15%) respectively by October 2010 (based on 3630 students and 700 staff), with a spread increase in all modes of sustainable modes of transportation.
- 68 To assist with monitoring, the travel plan will be registered with iTRACE, a TFL funded initiative to ensure consistency of monitoring and review.
- 69 The review and re-write dates have been agreed with the Council's transport planning team with annual reviews scheduled until 2015 and the college recognise the targets within these documents are likely to change following changes in travel patterns.
- 70 The Redgra pitch was decommissioned prior to the submission of the planning application in November 2007 for use amongst students and staff. Notwithstanding the concerns raised by residents regarding the additional car parking on surrounding streets since the parking permit initiative, the decommissioning of the redgra was not bound by any planning condition related to the University. It is worth noting that a condition attached to planning permission 96/3978/FUL required the redgra pitch to be 'taken up' and grassed in accordance with approved drawings, however as this has taken place for more than 10 years, it is no longer enforceable.
- 71 Whilst it is understood that the redgra pitch was not being used for staff and student parking, it is noted that over several summer months in 2008, the pitch was used as an overspill car park for various events that ranged from sports days to corporate events and attracted a dozen vehicles through to 100+. A local resident has provided a list of events where parking has taken place on the redgra. Following requests of past users on these 'special event days' St Marys have confirmed that no log of users has been kept but limited circumstances include the annual Borough sports day, the annual St Marys Relays athletics event and the Special Olympics for the borough.
- 72 St Marys have confirmed that since the summer months the exceptional use of the Redgra pitch has been declining and evidence has been submitted showing this to be the case (footage of the area from CCTV). In addition a local resident confirms that use of the redgra for parking has all but ceased since the summer months of 2008.
- 73 An addendum to the Travel Plan has been submitted where St Marys have stated that external users of the college are most likely to occur outside of normal college hours and as such would utilise parking areas within the campus and these users include members of the Busen Martial Arts and Fitness Club and those attending the Borough sports day, Relay athletics event and the Special Olympics.
- 74 Other events that have attracted a significant number of vehicles that have parked on redgra pitch include the September student intake and Careers day and for the former, St Marys are making alternative arrangements that includes a staggered arrival period over a number of days to limit the potential impact of vehicles on residential roads.

- 75 Other events attracting vehicles to the campus that would have previously relied on the redgra pitch are subject to the same criteria, targets and monitoring set out in the travel plan. Additional parking for 46 vehicles is proposed at the Lensbury Club on Broom Road in Teddington, (owned by the college) which is sited approximately 1km to the south east of the campus. Whilst this may seem some distance from the campus it is no further than Twickenham train station, which many students walk from. The use of the Lensbury club's car park will form part of the S106 agreement.
- 76 In addition to this, St Marys have indicated that a temporary car park on the campus accommodating initially 40 spaces and to be continuously phased out over a number of years could be sited to the north of the proposal site and details of this could be submitted by way of a condition. This will provide an area for parking, restricted to special events at the college in order to allow the travel plan initiatives to take hold and to limit the number of vehicles parking on surrounding residential roads.
- 77 In the event that parking on residential roads becomes saturated and targets are not met through the travel plan and reviews the college have sated that they would be willing to part fund the consultation and implementation of a controlled parking zone (CPZ) or extended CPZ, where current restrictions are in place around the campus. Again, this would form part of the S106 agreement.
- 78 It should therefore be recognised that the implementation of the Travel Plan and the initiatives within it to restrict parking on campus has resulted in the immediate problems with pressure for on-street parking in the locality and not the closure of the redgra pitch per se. With the permit system in place, problems related to on street parking will persist regardless of the success of the application and as such the measures and targets within the travel plan should be commended with respect to the long term environmental and traffic benefits.
- 79 Such a change in transport modes adopted by students, staff and visitors will become noticeable in time as the travel plan becomes engrained within such end users and subject to a condition on annual reviews, continued monitoring and where necessary, revised targets.
- 80 Therefore, where there is a limit to parking facilities on site and difficulties prevail in finding on street parking could, in addition with those measures mentioned above and in line with advice set out in PPG13, encourage the use of sustainable transport and reduce the need to travel by car.
- 81 With respect to the objections received, the proposed sports hall and facilities would enhance the existing facilities on campus and whilst this would attract prospective students and the local community it is not proposed as part of the application and would not result in an increase in the numbers of students or staff, which is controlled by condition.
- 82 TfL and the GLA welcome and support the car parking management strategy, in particular the exclusion measures regarding the parking permits.
- 83 Seven parking spaces (including 1 disabled bay) are proposed to the west elevation of the sports hall in addition to 5 others to the north of the proposed refurbished sports building complex. The latter five (previously parking spaces) would be 'freed' following the removal of the porta cabin. Notwithstanding the GLA's objection to the parking (given that no increase in staff or student numbers are proposed) the parking spaces would

allow those in direct contact (key staff and assistants) with facilities direct access to the buildings.

- 84 Cycle parking is proposed to the east of the proposed sports hall some of which would be partially covered by the cantilevered roof and secure in the form of what appears to be 10 x Sheffield stands, details of which could be secured by condition.

Sustainability

- 85 The London Plan and the Council's SPD regarding the sustainable construction checklist requires developments to make the fullest contribution to the mitigation of, and adaptation to climate change and to minimise CO2 emissions.
- 86 The renewable energy technologies proposed are ground source heat pumps and solar panels to meet the 20% CO2 emissions reductions and the proposal achieves an 'excellent' BREEAM rating. Rain water harvesting is proposed and where hard surfaces are proposed, these could be conditioned to be permeable to reduce surface water run off.
- 87 The usage patterns and target energy consumption reductions have been calculated using benchmarks, which are neither site specific nor as accurate as official calculation methods such as SBEM (simplified building energy model). The applicants have confirmed that SMEM information will be submitted and will be available on the addendum to this committee report.

Trees

- 88 There are several trees that could be potentially affected by the proposed development including:
A group of trees on the east side of the site including a birch, a horse chestnut, a plum, a strawberry tree and a large evergreen viburnum (G10 in the tree report).
- 89 A Group of thirteen Mature Horse Chestnut Trees and a Lime tree (G1) [TPO 497 T57-T70].
- 90 There are a number of other trees near to the site adjacent Waldegrave Road that could be indirectly affected by construction work. Many if not all of these trees are included in a TPO.
- 91 There is also a young Horse Chestnut (T9) on the east side of the proposed site.
- 92 The Tree Constraints Plan only includes the root protection area (RPA), it does not appear to include accurate crown spreads. This will be necessary to prepare a practical tree protection plan but the details in the tree table would indicate that the crown spread is contained within the RPA.
- 93 The Group of Trees G10 will be removed. The Council's arboriculture officer considers these trees relatively small and not significant in the landscape although they may have been included as part of the landscaping condition for the existing sports hall. The loss of these trees and shrubs could be ameliorated in the landscaping the site.
- 94 The Group of Horse Chestnuts G1 have buildings occupying part of their RPA's on the southern side. The RPA's have not been adjusted because of this but it probably would not have increased the radius of the RPA on the northern side, by the proposed sports hall to a significant degree. These trees can be protected using appropriate tree protection methods as outlined in the tree report. Trees G2, G3, G4, T5, T6, G7 could also be protected.

- 95 T8 is a group of elms that have been removed already. It is intended to retain T9 in the arboricultural report but it is not shown on the proposed site plan. The Council's arboriculture officer was unsure if this tree was present when the site was visited although the loss of this young specimen can be ameliorated by the proposed landscaping.
- 96 The Arboricultural and development scope report identifies Tree T5 to be removed (although this is not due to its impedance on proposed development) and is awarded an 'R' category. The Council's arboriculture officer considers that based on description it would be a 'C' category. Whilst the tree is preserved, a C category relates to trees that have low quality and value and given the level of planting in this area (adjacent to Waldegrave Road) it is not considered that this would prejudice the amenities of the locality.
- 97 The Council's arboriculture officer recommends approval subject to a number of conditions related to tree protection, schedule of works, supervision, landscape management plan etc.

Ecology

- 98 An ecology report has been submitted which concludes that there are no direct or indirect impacts expected to affect designated sites, a negligible impact on the habitats on site through the removal of some semi-ornamental garden trees and no direct impacts on protected species, provided that the mitigation recommendations are followed in relation to breeding birds. Should any of the trees be identified post decision as having bat roosts, mitigation recommendations are in place to reduce potential disturbance.
- 99 Other mitigation and enhancement measures include bird and bat boxes, log piles for stag beetles which could form part of the wider landscape details to be submitted in the event of an approval.
- 100 The Council's ecology officer has no objections subject to the ecological mitigation and enhancements implemented in full.
- 101 Should there become a likelihood that bats roosts will inevitably be disturbed, the university would require a licence from DEFRA before commencing with such activities and to implement mitigation measures.

Contamination

- 102 The Council's contamination officer has reviewed the site investigation report supplied with the application and agrees with the conclusions insofar as the site being suitable for the use as a sports hall.

Flooding

- 103 Whilst the majority of the St Marys university site lies within Flood zone 2 the south west corner of the site (including the redgra pitch) lies within flood zone 1.
- 104 A desktop flood risk assessment was considered acceptable by the Environment Agency and where hard surfacing is proposed this would be permeable and would be controlled via condition.

Conclusion

- 105 Whilst the proposed sports hall would be sited within Metropolitan Open Land, the case for very special circumstance is accepted.

106 The proposal would represent a benefit in terms of providing a pre Olympic Games Training Venue and beyond and as a high quality venue for the community; removal of an unsightly regra pitch previously used for overspill parking; replacing the existing timber fence with railings to open up views of the MOL which would be enhanced by the extensive landscaping proposals.

107 In terms of impact, the sports hall and surrounding development is considered modern and of high quality which would preserve the character, setting and appearance of the adjacent conservation areas and listed buildings without prejudice to the amenities enjoyed by occupants of surrounding residential properties.

108 A travel plan has been submitted, which aims to reduce reliance on private vehicle travel amongst the staff and students of St Mary's University College particularly where a permit system has been in place and the previous overspill parking area (redgra pitch) has not been used since September 2007.

109 To overcome the reliance of the overspill area during special events at the university a temporary parking area is proposed, which would be phased out as travel plan initiatives become entrenched. Details of this would be conditioned in the event of an approval.

110 The proposal would meet sustainability requirements, would not be detrimental to the floodplain and would not harm habitats and with suitable conditions, would not prejudice the longevity of those trees to be retained.

I therefore recommend **PERMISSION subject to the following conditions and informatives and that following no adverse direction from the GLA and following the completion of a S106 agreement to secure provisions set out under the Heads of Terms, that the committee authorise the Development Control Manager delegated authority to issue a decision notice:**

Standard conditions:

- AT01 - Development within 3 years
- BD12 - Details - Materials to be approved
- DV18A - Refuse arrangements
- DV28 - External illumination
- DV30 - Refuse storage
- DV40A - Travel Plan
- DV46 - BREEAM Ratings for Non-Housing Devt ~ Insert 'excellent'
- LA07A - Tree planting scheme
- LA11A - Landscaping required-hard and soft
- LA29 - Details of earthworks
- LA30 - Landscape works-Implementation
- LA32 - Replacement tree planting
- LA33 - Landscape mgmt plan - large scheme
- PK04 - Spaces for specified uses ~ Insert 'P.12.02A'
- PK06A - Cycle parking

Non standard conditions:

- NS01 - No works or development shall take place until a scheme for the protection of the retained trees (section 7, BS5837, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:
 - a, a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site

in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

- b, the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.
- c, a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
- e, the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
- f, the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- g, the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
- h, the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- i, the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- l, the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
- m, the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- p, the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q, the timing of the various phases of the works or development in the context of the tree protection measures.

REASON: To ensure that trees are not damaged or otherwise adversely affected by building operations and soil compaction.

- NS02 - No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:
- a, induction and personnel awareness of arboricultural matters.
 - b, identification of individual responsibilities and key personnel.
 - c, statement of delegated powers.
 - d, timing and methods of site visiting and record keeping, including updates.
 - e, procedures for dealing with variations and incidents.
 - f, how copies of site inspection records are to be supplied to the Council's arboricultural team to help monitor tree protection measures.

Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations.

- NS03 – As part of the development hereby approved, the fence in the south west corner of the site (adjacent to Waldegrave Road) shall be replaced by railings, details of which shall be submitted and approved in writing by the Local Planning Authority. REASON: To compensate for the loss of Metropolitan Open Land.
- NS04 – No development shall be commenced until a scheme for the provision and implementation of surface water run off limitation has been submitted to and approved in writing by the Local Planning authority. The scheme shall be completed in accordance with the approved programme and details. REASON: To prevent the increased risk of flooding.
- NS05 – No development shall take place until the applicant has secured the implementation of a programme of work in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. REASON: To safeguard any archaeological interest of the site.
- NS07 - As part of development hereby approved bat and bird boxes shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority; such details to show the number, type and location of the boxes. These boxes shall be installed prior to the occupation of the sports hall hereby approved. REASON: To promote the interests of wildlife in the area.
- NS08 – No development shall begin until details have been submitted to and approved in writing by the local planning authority for the provision of a temporary car parking area. The scheme shall include a timetable for the de-phasing of the car park and linked with the monitoring, reviews and targets of a separate travel plan and shall be carried out in accordance with the approved details. REASON: to help off set the increased burden of parking on local roads resulting from special events at the college.

Standard informatives:

- IE05A - Noise control – building sites.
- IH06B - Damage to public highway.
- IL10A - Building regulations required.
- IL12A - Approved drawings No's: P.05.01, P.05.02, P.10.01, P.13.01, P.14.01, P.14.02 received on 27 November 2007, P.14.05, 1 x Un-numbered plan (tree planting proposal) received on 9 June 2008 and P.12.01A and P.12.02A received on 13 June 2008.
- IL16F - Relevant plans and policies: UDPFR-2005: STG2, 3, 11, ENV1, 7, 9, 19, 24, 34, 35, BLT 2, 3, 4, 7, 8, 11, 12, 13, 14, 15, 16, 30, TRN 2, 3, 4, 5, CCE 8, 9, 16.
Design Quality SPD
Sustainable Construction Checklist SPD
Nature Conservation and Development SPD
Design Guidelines for Trees
Redevelopment of Potentially Contaminated Sites SPG
London Plan Policies: 2A.1, 3A.24, 3A.25, 3C.1, 3C.3, 3C.20, 3C.21, 3C.22, 3D.6, 3D.8, 3D.10, 3D.14, 3D.15, 4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6, 4A.7, 4A.8, 4A.9, 4A.12, 4A.13, 4A.14, 4B.1, 4B.2, 4B.3, 4B.5, 4B.6, 4B.8, 4B. 11, 4B.12, 4B.15
- IL19 - Reasons for granting permission: see summary above
- IM01 - Disabled persons
- IM09 - Disabled parking
- IM11 - Use of hardwoods
- IT06 - Nature Conservation

Non standard informatives:

- NI01 - The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposal in the form of an archaeological project design. The design should be in accordance with appropriate English heritage guidelines.
- NI02 - The applicant is advised that bats are European Protected Species under the Wildlife and Countryside Act 1991 (as amended) and the Natural Habitats Regulations 1994 and therefore any works effecting roosts, habitats and foraging areas will need to first be approved by DEFRA.
- NI03 - The possibility of ground contamination should always be considered, regardless of past land uses and the applicant is advised to follow guidance set out in Planning Policy Statement 23.

Background papers:

Application forms and drawings; Third party representations; Arboricultural and Development Scope Report; Travel Plan (2008); Transport Statement; Low carbon Design Advice Report; BREEAM Pre –Assessment; Ecology report; Untitled planning statement; Development of R Block Report; Planning Design Report; Ground Investigation Report; Archaeological desk based assessment