

Item No.	Classification:	Date:	Meeting Name:
7.2	OPEN	12 February 2013	Planning Sub-Committee B
Report title:	Development Management planning application: Application 12/AP/3691 for: Full Planning Permission Address: DULWICH COLLEGE, DULWICH COMMON, LONDON, SE21 7LG Proposal: Demolition of existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1).		
Ward(s) or groups affected:	College		
From:	Head of Development Management		
Application Start Date 15/11/2012		Application Expiry Date 14/02/2013	

RECOMMENDATION

- 1 That planning permission be granted, subject to conditions. The application is referable to the Mayor of London because the proposal is for more than 1,000sqm of development on Metropolitan Open Land. However, the Greater London Authority (GLA) has reviewed the application and confirmed that it raises no strategic issues, and that the Council can determine it without further reference to the GLA.

BACKGROUND INFORMATION

Site location and description

- 2 Dulwich College occupies a large site bounded by Dulwich Common to the north, College Road to the east, Hunts Slip Road to the south and a railway line and Alleyn Park to the west. The site comprises a number of school buildings located on the eastern side of the site, with the western side used as playing fields.
- 3 The site is within the Dulwich Village Conservation Area (sub-area 1), is designated as Metropolitan Open Land (MOL) and forms part of the suburban density zone. The main college building, the Barry building, is Grade II* listed and the main entrance gate and piers on College Road, the war memorial and the memorial library are grade II listed. Outside the campus but opposite off College Road are the grade II listed 1-6, 9 and 10 Pond Cottages.

Details of proposal

- 4 Full planning permission is sought for the demolition of the existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1).
- 5 The existing science block is located on the eastern part of the site fronting College Road, and is located between the Barry building and Blew House, one of the boarding houses for overseas students. It is 2-storeys high and was built in 1952, with a later extension fronting College Road added in the late 50s. The extension to the building

is structurally unsound owing to subsidence and is no longer used, and a number of pupils are taught in temporary portacabins located to the south of the science block. The building can only be accessed from the western side and is designed as a U shape comprising two parallel courtyards separated by a service block, and with the later extension to the east. It measures 8.6m high, 47.9m wide along the College Road frontage and has a maximum depth of 49.4m. It is located 15m from the southern elevation of the Barry Building.

- 6 The proposed new science building would be three-storeys fronting College Road, stepping down to 2-storeys beyond this. The main entrance would be from the western side, which would open onto a raised, landscaped terrace. The building would comprise laboratories, preparatory rooms, ancillary facilities and two atrium spaces, one of which would be located in the eastern part of the building and where it is intended that the James Caird boat would be relocated from its current home in the Barry building. A larger, shared auditorium space would be provided towards the centre of the building which would be used for examinations and assembly etc., and also for out of school functions such as conferences.
- 7 The proposed new building would be a maximum of 10.65m high dropping to 7.15m high and would be 37.3m wide along the College Road frontage. It would stand 10m further forward towards College Road than the existing science block and would be 15m from the southern elevation of the Barry building.

The materials proposed are as follows:

- 8 -Pre-cast concrete cladding rainscreen panels to the northern and southern facades with relief mouldings on their external faces;
-Pre-cast concrete panels suspended on steel bracketry with relief moulding on front and back faces of the panels. The pre-cast panels would be designed to incorporate terracotta infills to the external face of the concrete panels to the north and west facades and the back faces of the concrete panels on the east facades;
-A membrane flat roof system with stone chippings ballast;
-Glazing and bronze tone metal frames for the window and door frames.

Planning history

- 9 References are made in the submission to the Dulwich College Master Plan, which was completed in October last year and covers the period 2011-2019. This is not a formal planning document nor was it submitted with the application for consideration, but it sets out the College's long-term vision and aspirations for the campus and as such has had a bearing on the application proposals.
- 10 12-AP-3692 - Demolition of existing college science building. Application for conservation area consent UNDER CONSIDERATION.
- 11 12-AP-0525 - Variation of condition 1 (time limit) of planning permission reference 09-AP-0081 dated 29.04.2009 (for 'Erection of a 2-storey temporary teaching block comprising 6 laboratories with 6 external air-conditioning units to rear elevation and erection of 2.4m high fencing around existing science block) to extend the time period for the temporary classrooms to remain in place from 29th February 2012 to 1st March 2015. Planning permission was GRANTED in April 2012.
- 12 11-AP-1802 - Replace existing timber fence with metal railings and new gates on part frontage to College Road. Planning permission was GRANTED in September 2011.
- 13 10-AP-0225 - Erection of 2-storey extension to east elevation (facing College Road), roof extension, and 3-storey extension to west elevation (facing playing fields) to

college science block, following demolition of the existing science block extension (Use Class D1). This application was recommended for approval by officers but was WITHDRAWN from the committee agenda in March 2010, together with the concurrent application for conservation area consent to demolish the existing building (reference:10-AP-0228).

- 14 09-AP-2047 - Erection of 3-storey extension to college science block, following the demolition of the existing extension (Use Class D1). This application for planning permission was WITHDRAWN from the Planning Committee agenda in November 2009 because it was recommended for refusal on the grounds of its design, impact upon the setting of the listed building and the character and appearance of the Dulwich Village Conservation Area.
- 15 09-AP-2049 - Demolition of existing two storey extension to college science block (Use Class D1). This application for conservation area consent was WITHDRAWN from the Planning Committee agenda in November 2009.
- 16 09-AP-0081 - Erection of a 2-storey temporary teaching block comprising 6 laboratories with 6 external air-conditioning units to rear elevation and erection of 2.4m high fencing around existing science block. Planning permission was GRANTED in April 2009.
- 17 07-AP-1198 - Demolition of existing swimming pool, associated changing rooms and maintenance facility followed by construction of a two storey building for new changing rooms, cafe and sixth form study centre constituting phase one of this two phase redevelopment; application includes detailed design of windows and doors and external materials (variation to design of approved scheme 05-AP-2233). Planning permission was GRANTED in August 2007.
- 18 07-AP-0267 - Erection of temporary changing rooms to accommodate pupils and staff whilst the composite block redevelopment is on site, plus temporary access road and footpath. Planning permission GRANTED in August 2007 for a period of 2 years.
- 19 07-AP-0278 - Erection of signage positioned 2m inside existing boundary with Alleyn Park Road and adjacent to existing entry gate. Advertisement consent was REFUSED in April 2007 for the following reason:
- 20 The proposal, by reason of its visually prominent location and the size of the signs, will pose harm to the character and appearance of the Dulwich Village Conservation Area. The proposal is therefore harmful to visual amenity and is contrary to Policies 3.13 Urban Design, 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas, 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, 3.23 Outdoor Advertising and Signage of the emerging Southwark Unitary Development Plan March 2007 and E.2.3 Aesthetic Control, E.3.1 Protection of Amenity, E.4.3 Proposals Affecting Conservation Areas of the Southwark Unitary Development Plan 1995, 4B1 Design Principles for a Compact City of the London Plan as well as PPG 15 Planning and the Historic Environment, PPG 19 Outdoor Advertising Control, SPG Outdoor Advertising and Signage.
- 21 05-AP-2233 - Demolition of part of the existing music school and college shop and construction of a two storey building comprising new music performance space with teaching, practice and recording spaces plus support facilities including offices, stores and wcs. Planning permission was GRANTED in August 2006. Conservation area consent was GRANTED in November 2006 for demolition of the relevant buildings, which in themselves make no contribution to the character and appearance of the conservation area (reference: 05-AP-2237).

- 22 04-AP-1268 - Demolition of the existing swimming pool complex, changing rooms and maintenance department and construction of a new 2-storey building on the same footprint containing new school accommodation (changing rooms, classrooms, cafe with outdoor courtyard, lecture theatre, new sixth form centre & common room & ancillary accommodation); refurbishment of existing adjacent accommodation/common room and re-roof existing common room and music school. Planning permission was GRANTED in October 2004.

Planning history of adjoining sites

- 33 Given the spaciousness of the college campus, permissions outside of the site have little bearing on this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 34 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
 - b] amenity;
 - c] transport;
 - d] design and impact upon the character and appearance of the conservation area and the setting of the listed building;
 - e] trees;
 - f] section 106 planning obligations;
 - g] sustainability;
 - h] ecology.

Planning policy

- 35 Core Strategy 2011

Strategic policy 1 - Sustainable development
Strategic policy 2 - Sustainable transport
Strategic policy 4 - Places to learn and enjoy
Strategic policy 11 - Open spaces and wildlife
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- 36 2.3 - Enhancement of educational facilities
3.2 - Protection of amenity
3.3 - Sustainability assessment
3.4 - Energy efficiency
3.6 - Air quality
3.7 - Waste reduction

- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.15 - Conservation of the historic environment
- 3.16 - Conservation areas
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.25 - Metropolitan open land
- 3.28 - Biodiversity
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking

Sustainable Design and Construction SPD (February 2009)
 Sustainability Assessments SPD (February 2009)
 Section 106 planning obligations SPD (July 2007)
 Dulwich Village Conservation Area Appraisal (February 2006)
 Draft Dulwich SPD (2013)

37 London Plan 2011

- Policy 3.18 Education facilities
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.17 Metropolitan Open Land
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands

National Planning Policy Framework (NPPF)

- 38 Section 4 - Promoting sustainable transport
 Section 7 - Requiring good design
 Section 8 - Promoting healthy communities
 Section 10 - Meeting the challenge of climate change, flooding and coastal change
 Section 11 - Conserving and enhancing the natural environment
 Section 12 - Conserving and enhancing the historic environment

Principle of development

- 39 Saved policy 2.3 of the Southwark Plan 'Enhancement of educational establishments' states that planning permission for change of use from D class educational establishments will not be granted unless similar or enhanced provision within the catchment is secured and opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.
- 40 The proposal is to replace the existing science block with a larger building, resulting in an increase of 1,339sqm of D class floorspace on the site. The development would be delivered in phases with the eastern wing provided first and the western wing thereafter. The existing portacabins are permitted to remain in place until 1st March

2015 to enable continuity of teaching. The level of community use of the building would ultimately be a matter for the college to decide, but it is noted that the intention is that activities such as conferences could be held in the central atrium space.

41 As the site is located on Metropolitan Open Land (MOL), saved policy 3.25 of the Southwark Plan is relevant which states that there is a general presumption against inappropriate development on MOL and that planning permission will only be granted for appropriate development which is considered to be for the following purposes:

- i) agriculture and forestry; or
- ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the metropolitan open land and which do not conflict with the purposes of including land within metropolitan open land; or
- iii) extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
- iv) replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.

42 The proposed development would not comply with any of the above criteria therefore the proposal would be contrary to saved policy 3.25 of the Southwark Plan. It is noted however, that the entire campus falls within the MOL designation, and that there is no distinction between the eastern side where the buildings are located and the playing fields to the west.

43 The proposal would replace an existing building in a broadly similar position, albeit with a larger footprint. Given the size of the campus and the location of the proposed building within the cluster of existing college buildings, it is not considered that it would have a significant impact upon the MOL. As such, no objections are raised to the principle of the proposed development.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

44 Saved Policy 3.2 of the Southwark Plan seeks to ensure that developments provide an adequate standard of amenity for existing and future occupiers.

45 The proposed building would be located 16m from the flank elevation of the Blew House boarding house and the submission states that no habitable windows would be affected.

46 The nearest private residential property to the proposed building would be 53 College Road which is to the north-east of the site. The view from this property would undoubtedly change on account of the new building being taller and standing forward of what is there at present, but there would be a separation distance of approximately 44m which would be more than sufficient to ensure that no unacceptable loss of light, outlook or privacy would occur.

47 Further to the north-east are Pond Cottages which would be located approximately 90m away from the building and no adverse impacts upon the amenities of these properties are anticipated.

Transport

48 Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in any adverse highway conditions; 5.3 requires developments to consider the

needs of pedestrians and cyclists and 5.6 establishes maximum parking standards.

- 49 The site has a public transport accessibility level (PTAL) of 2 (low). There are bus stops on Dulwich Common and West Dulwich Station is approximately 370m to the west of the site. The college currently has 1,525 pupils between the ages of 7 and 17 and the school start and finish times are 08:35 -15:50. The applicant has advised that most of the pupils travel to the site by coach, which drops-off and picks-up on site.
- 50 Construction access for demolition and building the new structure would be directly from College Road, using an existing crossover which provides access to a car park next to the boarding houses. Given the potential conflict between large numbers of pupils entering and leaving the site and heavy construction traffic, a construction management plan is considered necessary and this could be secured by way of a condition, as requested by TfL.
- 51 The submission advises that the increase in the amount of floorspace within the new building when compared with the existing is as a result of teaching requirements, and that only a moderate increase in pupil numbers and 4 additional members of staff are anticipated. The applicant has confirmed that the moderate increase in pupil numbers relates to those studying science, having diverted from other curriculum subjects, and not an increase in the total number of pupils attending the college. In light of this, no significant increase in vehicle movements associated with the school would occur as a result of the proposal. There is a travel plan for the college and although no surveying has been carried out over the last year, the applicant has advised that surveying is due to commence in spring / summer this year.
- 52 No provision has been made to increase cycle parking through the proposal, but as no increase in pupil numbers is anticipated, no objections are raised. There is an existing secure cycle parking compound to the south of the existing science block and another to the south of the campus, together with a number of cycle racks located throughout the site. There is space on campus to increase this provision should it be required, although the structures required to house it may require separate planning permission.
- 53 The application form states that there are 22 parking spaces along the western elevation of the science block which would need to be relocated as a result of the proposal, although the applicant has since confirmed that there are actually 17. Up to 4 of these would need to be relocated to accommodate the delivery of phase 1 of the development, and these could be absorbed into the existing parking area to the west of the Barry building. The remaining 13 spaces would need to be relocated to accommodate the delivery of phase 2.
- 54 The master plan for the college considers the provision of an alternative car park away from the Barry building, which would improve the setting of the listed building and reduce conflict between pedestrians and vehicles. It is possible that by the time phase 2 of the science block is delivered, planning permission for an alternative car park would have been secured. However, in the event that it has not, a condition is recommended requiring details of where on the site these 13 parking spaces would be relocated. The condition should stipulate that they must be within the existing hard-standing areas to the south and west of the Barry building, to ensure no unacceptable encroachment onto other areas.

Design and impact upon the character and appearance of the Dulwich Village Conservation Area and the setting of the grade II* listed Barry Building

- 55 Dulwich College campus is characterised by open grounds with a picturesque

landscape of mature trees, into which a series of pavilions dating from the mid 19th century through to the early 21st century are set. At the heart of the campus is the North Italian Renaissance styled main college block by Charles Barry Junior (the Barry building). The grade II* listed building dates from the mid 19th century and is composed as a series of three blocks (3 storeys with an attic storey) linked by two arcades. The facades of the building are red brick with honey-toned terracotta embellishments and the roof is a traditional pitched roof covered in clay pan-type tiles; in the centre is a large timber tower with glazed lights. This elegant tower is visible in the short and long views around the environs of the college.

- 56 Saved policy 3.16 of the Southwark Plan 'Conservation areas' states that there is the general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area.
- 57 The existing two storey science block is considered to be a neutral building within the Dulwich Village Conservation Area, and does not contribute to the significance or setting of the grade II* listed Barry building. Where this is the case, paragraph 138 of the NPPF advises that 'the loss of a building (or other element) which makes a positive contribution to the significance of the conservation area... should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area... as a whole'. As a neutral building its demolition would lead to less than substantial harm and paragraph 134 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'
- 58 The College Road wing of the science block is structurally unsound and therefore not currently in use by the school. A detailed structural report has been provided in support of the application which confirms that whilst the original part of the 1950s building is in reasonable condition, the extension towards College Road has suffered from differential settlement. This report was produced before the decision was taken to demolish the existing science block in its entirety and has subsequently been updated through an addendum, but the original report does highlight the need for the remainder of the structure to be significantly strengthened should it be retained and reused.
- 59 The existing building is un-insulated and at present is only accessible via the main entrance door on the western elevation which results in a bottleneck at busy times. Moreover, the entrance is not DDA compliant and there is no disabled access to the first floor of the building.
- 60 The design merits of the replacement building are considered below. Given that the existing building makes a neutral contribution to the character and appearance of the conservation area, its structural problems and the benefits that the new building would provide in terms of accessibility and quality of teaching space, it is considered that the demolition of the existing building and the subsequent redevelopment would comply with saved policy 3.16 of the Southwark Plan and paragraph 134 of the NPPF.
- 61 Paragraph 137 of the NPPF states that 'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated

favourably.'

- 62 In terms of local policy, strategic Policy 12 of the Council's Core Strategy 'Design and conservation' requires development to achieve the highest possible standards of design for buildings and to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment. Saved policies 3.12 and 3.13 of the Southwark Plan require developments to be of a high standard of architectural and urban design, 3.16 requires development to preserve or enhance the character and appearance of conservation areas and 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved.
- 63 The proposed development would be within the setting of the grade II* listed Barry Building. It would be 10m closer to College Road than the existing science block, although it would sit within and be set back from the building line established by the dormitory blocks of Blew House and Ivyholme. The western elevation would terminate at the same point as the existing science building which aligns with the northern and southern arcades of the Barry building.
- 64 This positioning on the site is considered to be acceptable in terms of its impact upon the setting of the listed building, and the 14m gap would retain a clear distinction between the two structures. The scale and position of the proposed building would not dominate the listed building or interrupt the sense of openness preserved by the gaps between the 1930s boarding houses and the Barry building, and it is considered that the setting of the listed building would be preserved.
- 65 Concerns have been raised that the proposed building would be higher than the existing science block and that existing sightlines of the Barry building should be maintained.
- 66 The proposed College Road wing would be 3-storeys in height but this would not span the full width of the building, and the element closest to the Barry Building would be 2-storeys and 7.15m high, 1.05m lower than the existing block. As such it is not considered that the proposal would unduly dominate the historic context and verified views submitted with the application confirm that a view of the clock tower of the Barry building would still be possible in north-west views along College Road. It is further noted that the 3-storey element of the building would only be 2.05m higher than the existing science block.
- 67 Concerns have been raised by the Victorian Society that the proposed building would not be of a sufficiently high standard in this sensitive location and that its elevations would be bland and lacking in conviction. The Conservation Area Advisory Committee consider that the scheme has potential, but has raised concerns regarding the use of concrete cladding panels to the east elevation rather than terracotta, and that further details of the cladding design should be submitted; full details are at appendix 2 of this report.
- 68 The application documents describe the formal front of the building as being to College Road (eastern elevation), with the active front being the western elevation facing the playing fields. The proposed building seeks to connect these areas through the new building, with circulation routes through from the eastern and western sides of the building, whilst also providing two major shared atrium spaces in a reverse 's' shape form. Views to the clocktower of the Barry building would be possible from both the shared spaces and around these two large communal spaces would be the cellular spaces of the laboratories, preparation rooms, kitchens, toilets and service rooms.
- 69 Paragraph 61 of the NPPF states that: 'although visual appearance and the

architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.’ As stated, the existing building is not DDA compliant and the new building would provide level access and a lift to all floors, thus complying with paragraph 61.

- 70 Overall the massing of the proposed building would be horizontal, but the detailed treatment of the facades would establish vertical proportions and applied elements. Four materials are proposed for the facades: buff coloured concrete, glass, bronze-anodised aluminum and terracotta. The design philosophy is that the ratios of the materials would vary from elevation to elevation depending on the orientation of the facade and the nature of the building within its immediate context. In an attempt to break up the scale of the building, secondary ‘floating’ elements (shading leaves) to the east and west elevations would stand forward of the facade line. These elements would be attached to the first and second floor levels only and would not extend to the ground floor, which would create a visual link with the arcades of the Barry building.
- 71 Officers consider that the new building should exhibit a degree of architectural reticence to the Barry building to safeguard its setting but should not to unduly compete with it; it is considered that the right balance has been struck. To establish a visual connection with the Grade II* Barry Building terracotta decorative elements would be inset into the fair faced buff coloured concrete panels on the north and west facades, part of the south facade and the back faces of those to the eastern (College Road) facade. Further information regarding these elements have been submitted during the course of the application and the design intention for the proposed new building is that the facades would deliver a contextual colour palette comprising clay and terracotta hues, ‘The Dulwich Glow and a colour and material study has been provided in support of this. It is considered that the materials and finish proposed on the College Road facade would be sufficiently neutral to preserve the setting of the listed building and enhance the character and appearance of the wider conservation area. It is intended that there will be collaborations with artists who will help to influence the final selection of colour and pattern for the panels and it is recommended that a condition requiring the submission of large-scale details be attached to any forthcoming planning application.
- 72 Glazed north lights would provide natural light to the atrium space and shared auditorium and these are indicated as saw tooth lines on the elevations with no other details provided. It is understood that these would be metal clad, but no information has been provided as to the type or finish. The banks of rooflights would be centred in two areas and set back away from the building edges, therefore no objection are raised in principle subject to confirmation of materials and detailed design.
- 73 In addition to the rooflights there would be other structures on the roof of the building including the lift over-run, plant flues and extract equipment. The exact details of the amount of plant required is not known at this stage but the plans show that they would be set back from the edges of the building therefore they should not have a harmful impact upon views of the new building within its historic context. It is however, recommended that a condition be imposed requiring the submission of further details. Overall and subject to conditions for detailed drawings of various elements, it is considered that the proposed building would be of a high design quality which would preserve the setting of the adjacent listed building and the character and appearance of this part of the Dulwich Village Conservation Area.

Impact on trees

- 74 An arboricultural report has been submitted with the application which details that the

proposal would require the loss of a large and prominent Oak tree facing College Road, together with nine other smaller trees. Given the significant loss associated with the removal of the Oak tree, like for like replacement of stem girth is required within the red line site and a condition to secure this is recommended. The report recommends a number of measures to protect retained trees on the site and these should be imposed as planning conditions upon any forthcoming consent.

- 75 A total of 26 new trees together with new shrub, hedge planting and lawn areas are proposed. The Council's Urban Forester has raised concerns regarding some of the species proposed, and it is recommended that this can be addressed through a condition for a detailed landscaping plan, which should also consider the suitability of the structural planters and the appearance of a small greenhouse proposed within the terraced area to the south of the building.
- 76 A landscape master plan has been submitted with the application which proposes a serpentine planting pattern and an informal path to the College Road frontage, which would reflect the more naturalistic character of that side of the site. A more formal response is proposed on the opposite side including a raised terrace incorporating planters and seating to the south and western sides of the building, and it is recommended that samples of all surfacing materials for the landscaped areas be required by way of a condition.

Planning obligations (S.106 undertaking or agreement)

- 77 Saved policy 2.5 of the Southwark Plan states that the Council will seek to enter into planning obligations to avoid or mitigate the adverse impacts of development which cannot otherwise be adequately addressed through conditions; further guidance is contained within the Section 106 planning obligations SPD.
- 78 Planning obligations are generally only required for developments creating 10 or more residential units, or 1,000sqm or more of office or retail space. However, this does not preclude the Council from seeking contributions or requiring certain works to be undertaken to off-set any specific impacts of the development. Given that the proposal is for the replacement of the existing science block with no anticipated pupil numbers, no specific impacts which would need to be off-set through section 106 contributions have been identified.

Sustainable development implications

- 79 Strategic policy 13 of the Core Strategy 'High environmental standards' establishes the following standards relevant to the proposed development:
- Community facilities including schools should achieve at least BREEAM 'very good';
 - Major developments should achieve a 44% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy generation;
 - Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy;
 - Major developments must reduce surface water run-off by more than 50%;
- 80 A BREEAM pre-assessment indicator has been submitted with the application which states that the proposed development is likely to achieve a score of 71.62%, which equates to BREEAM 'excellent' and this is welcomed. A condition requiring post-completion certification to demonstrate that at least 'very good' has been achieved is recommended.

- 81 An energy assessment has been submitted which states that the proposal would achieve a 25% reduction in carbon dioxide emissions compared with the 2010 Building Regulations, which equates to a 44% reduction when compared with the 2006 Building Regulations and would comply with strategic policy 13. The proposal would achieve a 20% reduction in carbon dioxide emissions through the use of ground source cooling and photovoltaic panels, and a condition requiring detailed drawings of these elements is recommended.
- 82 No information has been submitted to address the surface water run-off requirement, therefore a condition requiring details of a SUDs scheme (sustainable urban drainage) is recommended.
- 83 Saved policy 3.3 of the Southwark Plan requires all planning applications for major developments to be accompanied by a sustainability assessment demonstrating that the economic, environmental and social impacts of the proposals have been addressed. The applicant has submitted an assessment and completed the Council's Sustainability assessment checklist to address this requirement. The investment in the school's science block would have economic benefits in terms of job creation during construction and would improve the facilities that the school can offer its pupils. The environmental and social impacts of the development are considered under the principle, amenity and sustainability sections of this report.

Ecology

- 84 A preliminary ecological appraisal has been carried out and submitted with the application, which recommends that further survey work be carried out in relation to bats and amphibians (Great Crested Newts in this instance), both of which are protected species under the Wildlife and Countryside Act (1981). In light of the recommendations of the appraisal, Natural England has commented that permission should be refused unless these additional surveys are carried out.
- 85 In response to these comments further bat survey work has been undertaken both to the existing building and the trees which are to be felled as a result of the proposal. The survey found no evidence of bats in the north, south and western wings of the science block, but a small amount of evidence in the condemned east wing. There is no opportunity for bats to roost or feed in the building therefore the report advises that the evidence of bats should be considered historic and that no further survey work is recommended. The trees that are to be felled were recorded as having a negligible or low potential for bats with no evidence that they were present in the trees. The inclusion of bat boxes and new tree planting is recommended and tree felling must take place outside of the bird breeding season.
- 86 Two ponds within 500m of the site have been surveyed and are assessed as being unsuitable for great crested newts, therefore the report advises that no further action for this species is necessary. Both the original appraisal and the protected species assessment have been reviewed by the Council's Ecologist and are found to be acceptable, subject to a number of conditions which have been included in the draft recommendation.

Other matters

Mayoral Community Infrastructure Levy (CIL)

- 87 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration

remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

- 88 Education uses are not CIL liable therefore no payment is due in this instance.

Conclusion on planning issues

- 89 The proposed development would be acceptable in landuse terms as it would provide an enhanced education facility for Dulwich College. Although the proposal represents a departure from saved policy 3.25 of the Southwark Plan relating to metropolitan open land, it is for the replacement of an existing building in a similar position on the site and the openness of the MOL would be preserved.
- 90 The demolition of the existing science block would be acceptable given the neutral contribution it makes to the area and its limitations in terms of structural stability and accessibility. The proposed replacement building would be of an acceptable design which would preserve the setting of the grade II* listed Barry building and the character and appearance of this part of the Dulwich Village Conservation Area. There would be no adverse impacts upon the amenities of neighbouring occupiers, no protected species would be adversely affected and replacement tree planting could be secured through a condition. No adverse transport impacts would occur, subject to the submission of a construction management plan and details of the relocated parking provision. In light of the above it is recommended that planning permission should be granted for the scheme, subject to referral to the Mayor of London.

Community impact statement

- 91 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

Summary of neighbour consultation responses

- 92 One representation has been received objecting to the proposal on the grounds that the building would be higher than the existing science block. Full details can be found at Appendix 2.

Human rights implications

- 93 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 94 This application has the legitimate aim of providing a new science building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2084-C Application file: 12/AP/3691 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Victoria Lewis, Senior Planning Officer	
Version	Final	
Dated	21 January 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	31 January 2013	

Consultation undertaken

95 **Site notice date:** 30/11/2012

Press notice date: 29/11/2012

Case officer site visit date: 30/11/2012

Neighbour consultation letters sent: 27/11/2012

Internal services consulted:

96 Transport Planning
Urban Forester
Ecology Officer
Planning Policy Team

Statutory and non-statutory organisations consulted:

97 Greater London Authority
The Victorian Society
The Dulwich Society
English Heritage
Natural England
Department for Communities and Local Government
Conservation Area Advisory Group
Transport for London

98 Neighbours and local groups consulted:

Date Printed	Address
27/11/2012	107 ALLEYN PARK LONDON SE21 8AA
27/11/2012	105 ALLEYN PARK LONDON SE21 8AA
27/11/2012	103 ALLEYN PARK LONDON SE21 8AA
27/11/2012	109 ALLEYN PARK LONDON SE21 8AA
27/11/2012	117 ALLEYN PARK LONDON SE21 8AA
27/11/2012	115 ALLEYN PARK LONDON SE21 8AA
27/11/2012	111 ALLEYN PARK LONDON SE21 8AA
27/11/2012	101 ALLEYN PARK LONDON SE21 8AA
27/11/2012	FLAT 2 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012	1 HUNTS SLIP ROAD LONDON SE21 7LJ
27/11/2012	4 GALLERY ROAD LONDON SE21 7AB
27/11/2012	FLAT 3 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012	FLAT 6 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012	FLAT 5 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012	FLAT 4 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012	113 ALLEYN PARK LONDON SE21 8AA
27/11/2012	99 ALLEYN PARK LONDON SE21 8AA
27/11/2012	97 ALLEYN PARK LONDON SE21 8AA
27/11/2012	THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012	PORTERS FLAT DULWICH COLLEGE DULWICH COMMON LONDON SE21 7LG
27/11/2012	MEDICAL CENTRE DULWICH COLLEGE COLLEGE ROAD LONDON SE21 7LG
27/11/2012	95 ALLEYN PARK LONDON SE21 8AA
27/11/2012	123 ALLEYN PARK LONDON SE21 8AA
27/11/2012	121 ALLEYN PARK LONDON SE21 8AA
27/11/2012	119 ALLEYN PARK LONDON SE21 8AA
27/11/2012	83 ALLEYN PARK LONDON SE21 8AA
27/11/2012	93 ALLEYN PARK LONDON SE21 8AA
27/11/2012	87 ALLEYN PARK LONDON SE21 8AA

27/11/2012 85 ALLEYN PARK LONDON SE21 8AA
27/11/2012 6 GALLERY ROAD LONDON SE21 7AB
27/11/2012 1A ALLISON GROVE LONDON SE21 7ER
27/11/2012 48A COLLEGE ROAD LONDON SE21 7BA
27/11/2012 9 TOLLGATE DRIVE LONDON SE21 7LS
27/11/2012 1B ALLISON GROVE LONDON SE21 7ER
27/11/2012 ELM LAWN DULWICH COMMON LONDON SE21 7EW
27/11/2012 IVYHOLM COLLEGE ROAD LONDON SE21 7LG
27/11/2012 NORTHCROFT DULWICH COMMON LONDON SE21 7EW
27/11/2012 10 TOLLGATE DRIVE LONDON SE21 7LS
27/11/2012 THE OLD SANATORIUM HUNTS SLIP ROAD LONDON SE21 7LJ
27/11/2012 OLD BLEW HOUSE DULWICH COMMON LONDON SE21 7EW
27/11/2012 DULWICH COLLEGE DULWICH COMMON LONDON SE21 7LG
27/11/2012 53 COLLEGE ROAD LONDON SE21 7LF
27/11/2012 51 COLLEGE ROAD LONDON SE21 7LF
27/11/2012 41 COLLEGE ROAD LONDON SE21 7BA
27/11/2012 7 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 6 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 5 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 8 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 2 GALLERY ROAD LONDON SE21 7AB
27/11/2012 10 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 9 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 4 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 FLAT 1 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW
27/11/2012 BLEW HOUSE COLLEGE ROAD LONDON SE21 7LG
27/11/2012 TIVERTON LODGE DULWICH COMMON LONDON SE21 7EW
27/11/2012 THE ORCHARD DULWICH COMMON LONDON SE21 7EW
27/11/2012 3 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 1 POND COTTAGES COLLEGE ROAD LONDON SE21 7LE
27/11/2012 THE WILLOWS DULWICH COMMON LONDON SE21 7EW
27/11/2012 TULSI DULWICH COMMON LONDON SE21 7ES
20/06/1837 by email

Re-consultation: Not required.

APPENDIX 2

Consultation responses received

Internal services

Transport Planning

- 99 On the application form it is stated that 22 car parking spaces will be lost as a result of the development however no further details are provided and the significance of this is not described. It would be useful to know how well utilised those spaces are at present and what mitigation there is for their loss.
- 100 The design and access statement suggests new cycle spaces will be provided however further details on the number, type or locations are lacking.
- 101 It is anticipated that all construction activities can take place on site and there will be no need to occupy the public highway.
- 102 The applicant suggests that there will be a moderate (but not quantified) increase in pupil numbers and an increase of 4 full time staff. In order to fully assess the impact of the proposals a more robust estimate of increase in the pupil numbers is required.
- 103 The Transport DC team recommend approval of the application, provided the issues detailed above are addressed.

Urban Forester

- 104 Comments incorporated into impact on trees section of this report.

Ecology Officer

20th December 2012

- 105 The report meets best practice and I see no requirement for further surveys. I concur that Great crested newts are very unlikely to be present in the 2 ponds nearby.
- 106 The bat survey has found evidence of bats using the east wing. However the surveyors identified this as historic use rather than recent use. I feel the mitigation in the form of bat boxes being installed on the new building will adequately mitigate for the historic bat use of the east wing. I would recommend that the mitigation set out in section 4.1.4 of the report is implemented in full.

26th November 2012

- 107 I have reviewed this application with regards to Ecology and have the following comments.
- 108 I agree with the findings of The Preliminary Ecology Appraisal and its recommendations. The report makes a recommendation for further bat survey work in Chapter 4. As no bat emergence or activity or roosting survey was undertaken as part of the preliminary Ecology Appraisal a bat roost survey of the existing Science block must be undertaken. This should be completed as soon as possible; the application should be deferred until this survey is completed.
- 109 I recommend that the mature oak T 11 should be replaced with another oak or oaks

elsewhere in the college land. The recommendations in chapter 5 of the Preliminary Ecology Appraisal are best dealt with by planning conditions.

Planning Policy Team

110 No response received at the time of writing.

Statutory and non-statutory organisations

Greater London Authority

111 The application details have been assessed and it is considered that in the context of paragraph 89 of the NPPF, the proposed development represents an insignificant percentage increase in built footprint across the site and would not have a greater impact on the open character of the MOL than the existing development. The application therefore does not raise any new strategic planning issues, however, the following comments regarding transport should be taken into consideration:

102 It is stated that a minor increase in pupil and staff numbers would result from the implementation of the College's master plan, including the new science building. The applicant should provide existing and proposed staff and pupil numbers before TfL accepts that the increase is unlikely to result in any significant highway or public transport impacts.

103 As a result of the development 22 existing car parking spaces would be affected. In line with London Plan policies, consideration should be given to not replacing all or at least some of these spaces. Electric Vehicle Charging Points and adequate and suitably located Blue Badge parking should be provided in accordance with table 6.2 in the London Plan.

104 The commitment to increase the amount of cycle parking at the College is welcomed. Additional information on numbers, type and locations of spaces is required together with confirmation that changing facilities and showers will be available to cyclists.

105 To accord with London Plan policy, a Travel Plan should be prepared or the existing one updated to reflect the changes in pupil / staff numbers and the College's desire to encourage more sustainable travel. TfL also request that the submission and subsequent approval of a construction logistics plan is secured via an appropriate planning condition.

106 Taking the above comments into consideration the Mayor of London does not need to be consulted further on this application. Your Council may therefore proceed to determine the application without further reference to the GLA, but a copy of any decision notice and section 106 agreement is requested.

The Victorian Society

107 We object to the proposed new science building as it is not of the architectural quality that the site demands and it would harm the setting of the grade II* listed main school building.

108 The committee expressed disappointment at the lack of ambition in the submitted proposal. It appears to have been designed so as not to impinge on the fine main school building, but the design lacks conviction and is bland. The style, massing and treatment of the elevations are undistinguished and derivative of the commonplace architecture that could be seen anywhere.

109 In its favour the current science block has a certain rigour and formality that accords with the rhythmic - albeit heavily adorned - articulation of the main block and it makes no excuse for its close proximity to the historic structure. It could be argued that the extraordinary richness and texture of the elevations of the Barry building are also enhanced by the contrast of the simple, unadorned 1950s elevations.

110 We recommend the Council refuses consent. The new science building should be redesigned so that it stands alone as a building of conviction and personality and not one that appears cowed by the presence of its neighbour. While we respect the obvious deference in the approach of the new building's design, we feel that it has in this case resulted in a proposed building which is artistically weak and undeserving of its location, thereby harming the setting of the Barry building.

The Dulwich Society

111 No response received at the time of writing.

English Heritage

112 This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Natural England

113 Using standing advice to assess the application further survey information with regard to Bats and Great Crested Newts should be requested of the applicant. In the event that this is not provided, the application should be refused.

Officer response

114 The applicant has submitted further surveys in relation to these species which concludes that the proposal would not result in any harmful effects to either species. This has been reviewed by the Council's Ecology Officer and is found to be acceptable.

Department for Communities and Local Government

115 No response received at the time of writing.

Conservation Area Advisory Group

116 CAAG felt this proposal by one of London's best practices has real potential. However, the proposal for prominent concrete cladding panels for this building's main facades really misses the point about what is so significant about the Dulwich College ensemble. The College is one of the most impressive groups of Victorian terracotta architecture in London, if not the UK. It is directly related to the wonderful, contemporaneous, terracotta clad buildings at the Victoria and Albert Museum and Natural History Museum in South Kensington.

117 The main group of buildings at Dulwich College was designed by Charles Barry Jr. in 1866-70 and they predominantly feature terracotta work by the noted manufacturer John Marriot Blaskfield. CAAG believes that red and buff tones of terracotta would strike the right note for the new science block at the college. The architects have done fine work with this material at the research facility near Tottenham Court Road and we would welcome a similar approach here.

118 The cladding design still needs further development and documentation. CAAG would welcome another look at the facade design for this project, as the proposal will have a

long-lasting and potentially positive impact on the conservation area.

- 119 The panel noted that the proposed scheme will replace an existing undistinguished brick building on this site, but will extend forward of the previous building, involving the loss of a significant tree. The panel were not troubled by the forward extension, given its relationship to the buildings adjoining it, themselves further forward, but they regretted the loss of the tree. Appropriate trees (English, not Turkish Oak as proposed) should be planted close to the road frontage to make good the loss for the future.
- 120 The landscape proposals for the area around the building were thought to be weak and deserving of greater consideration and attention.

Transport for London

- 121 Dulwich College is located on Dulwich Common, the A205 which is part of the Transport for London Road Network (TLRN).
- 122 The proposal is stated as resulting in four extra staff which equates to an 8% increase, but no figures are given in respect of pupil numbers nor for the master plan scheme as a whole. Before TfL can accept that the increase is unlikely to result in any significant impacts upon the highway or public transport capacity or operations, existing and proposed pupil numbers should be provided.
- 123 It is noted that 22 existing car parking spaces are to be relocated within the college grounds to enable the development to take place, albeit a proposal which is not included in the current application. In line with London Plan policies to encourage sustainable travel, the College is asked to consider the option of not replacing all of these and also providing electric vehicle charging points to serve 20% of the spaces. Blue badge parking should also be incorporated. TfL suggests the applicant be requested to clarify the parking arrangements.
- 124 The commitment to increase cycle parking is welcomed, although this is not included in the application. Additional information should be requested of the applicant. The London Plan standard is 1 cycle space per 10 staff or pupils which should be secure and covered. There should be access to on-site changing facilities and showers.
- 125 Construction access would be from College Road rather than Dulwich Common, but vehicles are likely to get to and from College Road via Dulwich Common. A construction logistics plan should therefore be secured through an appropriate planning condition.
- 126 If one does not exist already a travel plan should be prepared for the college, or the existing one updated to reflect the changes in pupil / staff numbers.

Neighbours and local groups

- 127 One representation has been received stating that the plans appear to be good and that the writer likes the facade and design of the west elevation, but objecting to the proposal on the grounds that the building would be higher than the existing block fronting College Road and that the existing sightlines towards the main college building should be retained (no address supplied).