

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA230419-0930

22 May 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 20 April 2019. Your request has been dealt with under the Environment information Regulations (EIR) 2004.

You asked for;

Please can you provide me with all opinions, correspondence, reports, meeting minutes and representations that the GLA has received or issued regarding the proposed major development on the Bowring Sports Club Ground? Please can you include any/all information received or held regarding this development during the time period that is from or to: the education department, ESFA, DfE, Greenwich council, TFL or any other bodies / representatives / contractors / ESFA's agents etc ? (Please include anything related to the Mayor's Stage 1 review) Please can you include any information that relates this application and the Weigall Sports Gound, Weigall Road, London SE12

Please find attached the information within scope of your request. Due to the file size I have placed this on our disclosure log and is available on the following link:

Please note that some names of members of staff are exempt from disclosure under Regulation 13 of the EIR. This information could potentially identify specific employees and as such constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

[REDACTED]
Information Governance Officer

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<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

From: [REDACTED] <[REDACTED]@architectureinitiative.com>
Sent: 14 February 2019 12:00
To: [REDACTED]
Cc: [REDACTED]@eu.jll.com
Subject: RE: GLA 4431 - The Bowring Group Sports Centre - Architecture Review

Hi [REDACTED]

Thanks for this. Please feel free to call at any time - I am around all day (contact details below). I have tried calling again this morning but seem to missed you again.

Kind Regards,

[REDACTED]

[REDACTED]
Associate



4 John Prince's St, London W1G 0JL

[\[REDACTED\]@architectureinitiative.com](mailto:[REDACTED]@architectureinitiative.com)

architectureinitiative.com

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 13 February 2019 13:52
To: [REDACTED] <[REDACTED]@architectureinitiative.com>
Cc: [REDACTED] <[REDACTED]@architectureinitiative.com>; [REDACTED]@eu.jll.com
Subject: RE: GLA 4431 - The Bowring Group Sports Centre - Architecture Review

Hi [REDACTED]

Thanks for your email and apologies for missing your call. Are you around tomorrow morning for me to give you a call?

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@architectureinitiative.com>
Sent: 11 February 2019 13:06
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@architectureinitiative.com>; [REDACTED]@eu.jll.com
Subject: GLA 4431 - The Bowring Group Sports Centre - Architecture Review

Hi [REDACTED]

My name is [REDACTED] and I work at Architecture Initiative – the architects for the proposed development of the International Academy of Greenwich at the former Bowring Sports Ground. We have been given your contact details

by [REDACTED] at JLL to allow us to discuss concerns raised in the GLA response letter dated 04/02/19. In particular references to the proposal appearing "bulky" in urban design terms:

"44 It is understood that the massing of the building is driven by the need to limit encroachment onto MOL whilst also providing the facilities necessary for the school; however, it is considered that the building appears bulky at present. The applicant should seek to soften the massing, particularly on the upper parts of the building to both limit the perception of its bulk and to minimise visual intrusion onto neighbouring streets."

We called this morning to discuss the above, but believe you were unavailable. It would be really useful to have a conversation to understand your specific concerns in more detail.

Perhaps you can give me a call to discuss when you are available.

Many Thanks,



[REDACTED]
Associate



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[REDACTED]

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 28 February 2019 15:11
To: [REDACTED]
Subject: RE: GLA 4431 - The Bowring Group Sports Centre - Architecture Review - Design Response
Attachments: 190225_GLA Reducing Mass Post-planning.pdf

[REDACTED]

Many thanks for coming back to me at the end of last week to allow us to push forward in addressing your comments.

In regards to the concerns you have raised below on Pagosa Mews. The rooftop plant on the Sports Hall is made up of solar photovoltaic (PV) panels, natural ventilation cowls from the sports hall and kitchen extract all of which need to be at roof level and therefore unfortunately cannot be relocated to basement.

The clear internal height in the Sports Hall of 7.5m is not only to meet Sport England's guidance for community competition, but also the brief set by the DfE (the client). Reducing this height would derogate against their standards for schools. On the basis that this would compromise the education and sports delivery on site, and therefore this option has been deemed unfeasible.

Through further discussions with the team, there is an opportunity to reduce the parapet height around the sports hall by 500mm to the overall mass whilst still providing screen to the plant. Any more than this runs the risk of plant being visible from long range views which is clearly not preferable in the MOL context. Attached are some illustrative sketches showing the extent and affect of the reduction on the overall mass, illustrated in red.

Currently the parapet has been designed so that it appears as one with the overall sports hall façade, meaning it is not evident that it hides plant. Removing panels to create a 'hit and miss' affect would leave areas of plant exposed. Also, due to the height of the parapet there is likely to be elements of secondary steelwork exposed which is again clearly not preferable in the MOL context. We have however managed to provide 'hit and miss' brick work to the protruding element of the sports hall that comprises of brick. This can be seen in the last page of the attachment.

We are currently in the process of producing the additional views set out in our email / attachments below. As part of this process we will be reducing the mass of the sports hall (as advised above) and this will be incorporated in the additional views and 4 views updated to address this.

I can confirm that in addition to the design comments you have made, we are also compiling additional information to address your comments on the VSC case, particularly on the site sequential and educational need assessments. This will be submitted at the same time as the additional views and updated drawings.

I hope the above provides an explanation and way forward in addressing your queries and concerns. If you have any initial concerns regarding the proposed amendments and commentary above please let me know.

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 22 February 2019 11:02
To: [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: GLA 4431 - The Bowring Group Sports Centre - Architecture Review - Design Response

Hi [REDACTED]

Thanks for your voicemail. I think the letter does broadly correlate with the conversation that I had with [REDACTED]. The issue is about trying to reduce the impact of the school upon the openness of the MOL, through softening its materiality and, consequently, massing, as well as limiting its local impact, which was stated within the stage 1. I think it would be helpful to see the development from other angles, as [REDACTED] mentioned.

On the view of the scheme from Pagoda Mews, I assume that the plant cannot go in the basement due to space / flood risk and so must be at roof level? We also discussed whether there were opportunities to try and lighten the very top of the sports hall (the area above the fins) and it would be useful to see whether the architects could also use something like 'hit and miss' method to reduce the impact at that level. We also discussed presenting this view with the present hall (which is Sport England compliant) against an indicative a non-compliant sport hall, with a narrative of the positives / negatives of each to aid in justifying the height.

I also stressed, which I appreciate is more for you as planners than him, but these works need to be done alongside additional information on VSC / openness / open space lost, as per the stage 1 report.

Happy to discuss

[REDACTED]

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 20 February 2019 14:12
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 4431 - The Bowring Group Sports Centre - Architecture Review - Design Response

[REDACTED]

Following on from [REDACTED] email and summary of your discussion, can you please confirm the commentary he provided reflected your discussion and these are the updated views you would like us to provide to address your concerns? This is an additional cost to the client so I just wanted to confirm.

Once you come back to us we will then progress with addressing your concerns with the additional views and amendments to the façade detailing.

Many thanks

[REDACTED]

[REDACTED]
Associate - Planning, Development & Heritage
JLL
30 Warwick Street London W1B 5NH

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[REDACTED]@eu.jll.com
jll.co.uk/residential

From: [REDACTED] <[REDACTED]@architectureinitiative.com>
Sent: 15 February 2019 16:56
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@eu.jll.com>; [REDACTED] <[REDACTED]@education.gov.uk>; [REDACTED] <[REDACTED]@education.gov.uk>; [REDACTED] <[REDACTED]@architectureinitiative.com>; [REDACTED] <[REDACTED]@architectureinitiative.com>
Subject: [EXTERNAL] GLA 4431 - The Bowring Group Sports Centre - Architecture Review - Design Response

Hi [REDACTED]

Thank you for your time on the phone yesterday to discuss the project and your concerns in more detail. Following our conversations and as requested, please see attached a letter summarising our discussion points including more detail on design philosophy and approach.

Please let us know if you feel that the suggestions made in the response would be beneficial and give you enough comfort to reduce design concerns, or if there is something that you feel has been missed from our conversations.

We look forward to hearing back from you in the near future.

Kind Regards,

[REDACTED]

[REDACTED] [REDACTED]
Associate



4 John Prince's St, London W1G 0JL
[REDACTED]
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[REDACTED]



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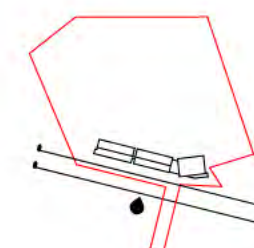
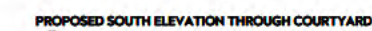
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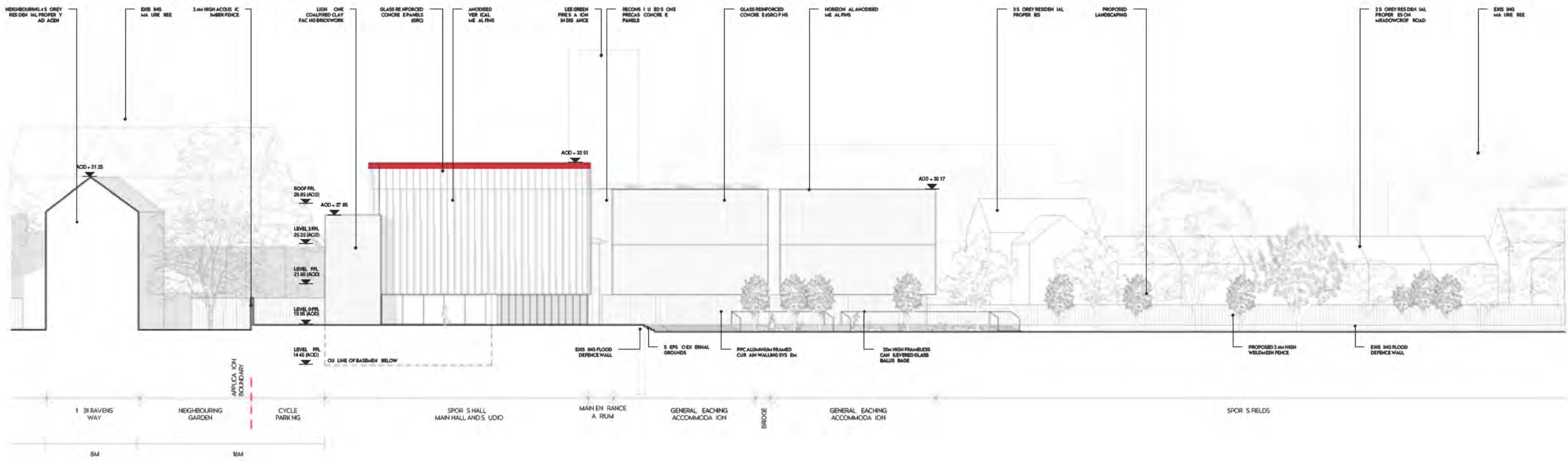


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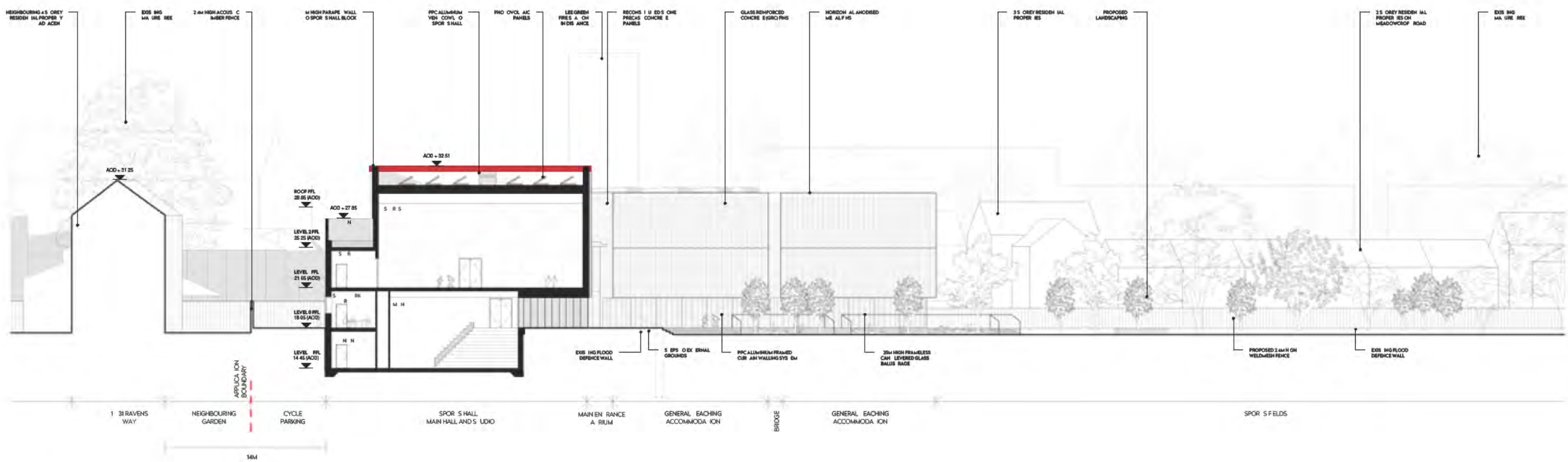
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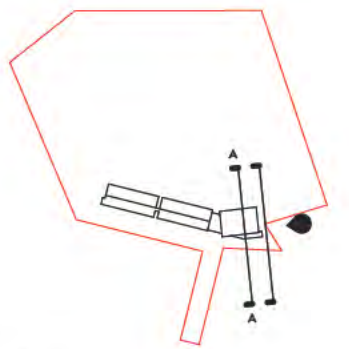
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PO 1	R i s P l n s	J R C S L M	28 09 18

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Design Response
to GLA Stage 1
Referral

15 February 19

Principal Strategic Planner (Case Officer)
Greater London Authority
email [\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

Dear [REDACTED]

Thank you for your time on the phone yesterday afternoon. It was useful to get an understanding of your concerns and explain the design philosophy and reasons for the design development of certain areas.

In general, you suggested that there is a lot of positive and good design within the proposals that the GLA welcome, including the orientation, glazing on north façade providing students with views, the breaking up of the façade to the south and relationship with the wall. That said, there appears that there a few design concerns, which mainly related to two views presented in the LVIA.

As requested, here is a summary of points discussed:

Materiality of buildings from view 4

You explained that the building as shown in view 4 appears top heavy or 'bulky' on the upper levels potentially due to the materiality. In conversations, we explained that the whole of the northern façade is proposed to be glass to provide high levels of natural daylight and views out over the MOL sports ground. The 100mm wide vertical GRC concrete fins that sit on the upper level in front of the glazing have been positioned to reduce winter east west solar glare/gain. Direct the views from within the school to the MOL whilst also creating an element of 'privacy screening' for both pupils/staff and neighbouring residents.

Due to the angle of the view which was picked by the LPA, opportunity to see-through these fins is limited – which, as explained, is intentional to retain privacy and outlook.

You suggested that this strategy made sense and asked whether it was possible to see a view which shows in between the fins, possibly in the same view as page 75 of the DAS where you believe the strategy to be better demonstrated.



(Above : View 4 taken from LVIA. Below : CGI visualisation taken from page 75 of the Design and Access Statement. Right: CGI illustrating the glazed northern façade with slender 100mm wide vertical GRC fins floating ahead.)



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Design Response
to GLA Stage 1
Referral

15 February 19

Massing of buildings from view 7

We discussed this view in detail on the phone. The concern you raised was with regards to the mass of this end of the building. We explained that part of the perceived impact was due to the removal of the mature conifer trees on the south eastern boundary to meet requests from local residents on Pergoda Mews, who currently do not have a view of the site but requested these were removed to provide more natural daylight to their properties and solar panels.



(Above : Existing Verified View 5 from LVIA showing existing mature conifer trees on south east corner of site. Below : Proposed Verified View 5 from LVIA where these mature trees are removed and properties along Ravens Way are now visible.)



These trees are replaced like-for-like on proposals. However, removing these trees means the building becomes more visible from neighbouring streets at this end of the building. We reviewed this alongside view 5 on the phone (shown above), and you now understood why these were removed and that this has an impact as the existing although unwanted locally, currently act as a 'buffer' screen to the site.



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Design Response to GLA Stage 1 Referral

15 February 19

Height and material of sports hall building from view 7

You asked whether the height of the sports hall can be reduced and we explained that the height was dictated by designing to Sport England Design Guidance for halls that allows the space to be used by the community. Reducing the height of the hall would impact the usability and opportunity for sports use on site.

We also discussed the parapet that exists to hide rooftop plant. We considered many 'light-weight' plant screens, such as louvre systems. However, they all had the opposite effect in that they emphasised the top of the building like a crown, or appeared alien with the rest of the architecture.

The design solution preferred and is therefore shown in the application drawings is where vertical metal fins sit in between GRC concrete panels to express the sports hall inside. The GRC panels then continue past this datum to create a parapet that is a more sympathetic and subtle way of hiding the roof top plant that is architecturally consistent with the overall academy design. This was welcomed at the Greenwich Design Review Panel run by CABE.

You advised that there is a clear preference from the GLA to keep this parapet rather than expose any rooftop plant and suggested that it may help if there was more detail shown in LVIA view 7 (shown below right) of the GRC panels (such as shadow gaps between panels) seen on the front cover and page 71 of the DAS (image below left).



Location of the view 7

We discussed that part of the reason that the building looks large compared to context was the angle and location of the view. If a view had been taken from the approach to Pergoda Mews from Ravens Way (a more public route) then the building would relate more to the 4 storey neighbouring properties on Ravens Way rather than the single storey civic housing. You accepted that the views were picked to be "worst case" but suggested that an alternative view may help the understanding of the relationship and overall perceived mass.



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Design Response to GLA Stage 1 Referral

15 February 19

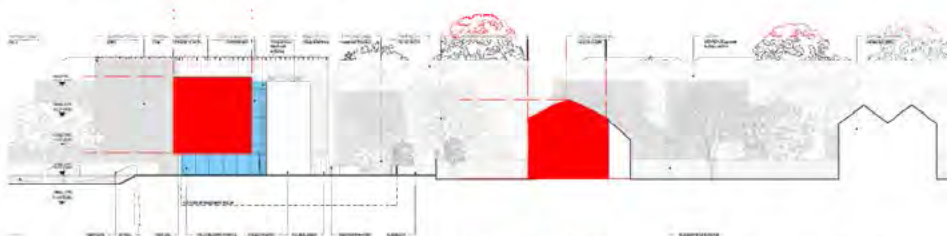


(Potential alternative view from Ravens Mews that is more representative of public views onto site.)

Design of west and east flank elevations

We discussed the west and east elevations and flank walls. You wanted more understanding of the materiality of the flanks, in particular those facing west and east.

Firstly, the west and east have slightly different treatments to respond directly to the context. The western flank looks out to Meadowcourt Road. The massing directly relates to the residential flank and brick proportions evident on Hamlea Close and Millers Meadow. This is demonstrated on the illustrations on drawing 'IAG-AI-XX-DR-A-404 - Proposed West Elevation And Section BB (P05)' shown below in red. Alongside this, these proportions are made possible with the introduction of glass at the end of the corridors and at ground floor level creating, in effect, a 'floating' box.



(Diagram illustrating massing relationship of proposals with neighbouring context and glazing proportion on the western flank)

The eastern flank has elements of glazing introduced to make the sports hall appear as though it is also 'floating'. The glazing is reduced on elevations that face directly out to neighbouring properties to retain privacy to academy users and neighbouring residents. Originally, windows were shown on the sports hall 'box' but were omitted following advice and comments from Sport England and DRP.



(Diagram illustrating glazing on the eastern flank to make the sports hall appear as though it is 'floating')



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Design Response to GLA Stage 1 Referral

15 February 19

All elevations, the treatment, materiality and glazing proportions have been discussed in great detail at the LPA pre-apps, CABE DRP, public consultations and GLA meetings which lead to this strategy of retaining privacy of neighbours which increasing windows and views out over the MOL sports ground.

You suggested that this strategy made sense and it was useful to have an understanding of the strategy.

Suggested Next Steps

Hopefully the information and explanations above go some way in answering your questions and concerns.

On the phone you suggested that the design approach and overall feel of the architecture seemed better demonstrated in the DAS rather than the LVIA and a possible way of addressing this and waylaying the concerns above would be by creating additional verified views could be taken from the following locations:

1. View from north eastern corner of the site looking back to the proposals.
2. View from centre of sports ground looking back to the building towards the central glass atrium
3. Alternative view to be included around Ravens Way

Alongside this, we could look at introducing a 'hit-and-miss' detail on the brick parapet plant screen by the sports hall, to subtly break up the perceived mass of the corner (precedent photo below left of school in east London completed by AI with a similar strategy. Image at the bottom is potential new version of view 7 showing hit and miss brick and shadow gaps between panels.)





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**Design Response
to GLA Stage 1
Referral**

-
15 February 19

Please let us know if you feel that the above suggestions would be beneficial and give enough comfort to reduce design concerns, or if there is something that you feel has been missed.

Kind Regards,


Associate Architect

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 08 March 2019 14:46
To: [REDACTED]
Cc: [REDACTED]
Subject: IAOG - Stage 1 Response - Submission of Additional Information
Attachments: wwa_1728_LL_112 P00 Green Space Behind Flood Wall Comparison.pdf; wwa_1728_LL_113 P00 Existing Landscape Access Routes.pdf; wwa_1728_LL_114 P00 Proposed Landscape Access Routes.pdf; DRAFT IAoG Community Use Agreement Updated.pdf; Educational Need Addendum - March 2019.pdf; Fencing types to International Academy of Greenwich.pdf; IAoG Sports Pitch Note.pdf; SSA Addendum - March 2019.pdf; wwa_1728_LL_103 P06 Proposed Sport Pitch Markings A11 (1).pdf; wwa_1728_LL_105 P01 Existing Boundary Treatments.pdf; wwa_1728_LL_106 P10 Proposed Boundary Treatments.pdf

Following receipt of your stage 1 response please find attached additional information to address some of the comments made. I have summarised below the key comments and the additional information provided to address these comments.

☐ **MOL Areas**

It was requested that the area of previously developed land and small areas undeveloped land south of the flood wall was provided. The attached 'Green Space Behind the Wall' plan demonstrates the small areas of undeveloped land south of the flood wall. This area equates to 2,091 sqm of the total 6,450 sqm area south of the flood wall.

☐ **MUGA**

Within the response confirmation was requested of the size of the proposed MUGA and fencing for the MUGA. The attached 'Proposed Sports Pitch Markings' Plan and the 'Proposed Boundary Treatments' plan confirm these details. The provision of a weldmesh fencing has been carefully selected to enclose the MUGA to ensure that they are able to be utilised for their required purpose whilst reducing any potential visual impact as a result of the fencing.

☐ **Pedestrian Access**

Comments required confirmation of existing access routes across and into the site. The attached 'Existing Landscape Access Routes' and Proposed Landscape Access Routes' plans demonstrate the existing access within the site and the proposed access. The plans demonstrate that as a result of the proposals access into the site for pedestrians will be improved. New access points are provided in the south eastern corner and the north eastern corner of the site. Through detailed discussions with the Environment Agency, it has been ensured that their access across and into the site is maintained and improved where required.

☐ **Educational Need**

It was requested that further commentary on school need within Lewisham is provided. To address these comments, please find attached Addendum to the Educational Need report.

☐ **Site Sequential Assessment**

The response requested that further explanation is provided on disregarded schools adjacent to MOL and to expand the assessment to existing schools into Lewisham due to the schools proximity to the Borough boundary. To address these comments, please find attached Addendum to the Site Sequential Assessment.

☐ **Pitch provision**

The attached sports pitch note submitted post planning to RBG and Sport England confirms the existing users of the sports pitches on site. As part of the proposals these users will be allowed access to the site and facilities for community use, which is secured through the Communal Use Agreement (CUA). Sport England have confirmed they are supportive of the pitch layout provided (summer and winter layouts), following amendments to increase the run-off of the MUGA pitches and football pitches. This has also been confirmed through engagement with the football federation. The attached 'Proposed Sports Pitch Markings' plan confirms the pitch layout.

☐ **Community Use Agreement**

Attached is the updated CUA submitted to Sport England following their initial comments post submission. They have since confirmed to RBG that this document should be conditioned.

Information to be Submitted

- ☐ **Design / Views** - We are still in the process of addressing the design comments provided as the additional views will not be ready until w/c 25th March. This information will be submitted in due course.
- ☐ **Transport and Highways** - We have queried with TfL some of the comments provided and are currently awaiting a response on this. Once we have received a response from TfL we will then be in a position to issue a response to address the comments provided.
- ☐ **Flood Risk** – Comments have been provided on flood risk and drainage. We are currently liaising with the Environment Agency and RBG on the detail of these elements. Once this has been confirmed updated information will be submitted to the GLA to confirm the final solution / strategy and to confirm the EA support of the proposals.
- ☐ **Energy**
We received comments regarding the submitted Energy and Sustainability report. These comments are currently being addressed and we hope to provide a response shortly.

Please note I am on leave until 20th March, in my absence could you please contact [REDACTED] in emails if you have any queries or comments.

Many thanks

[REDACTED]

[REDACTED]
Associate - Planning, Development & Heritage
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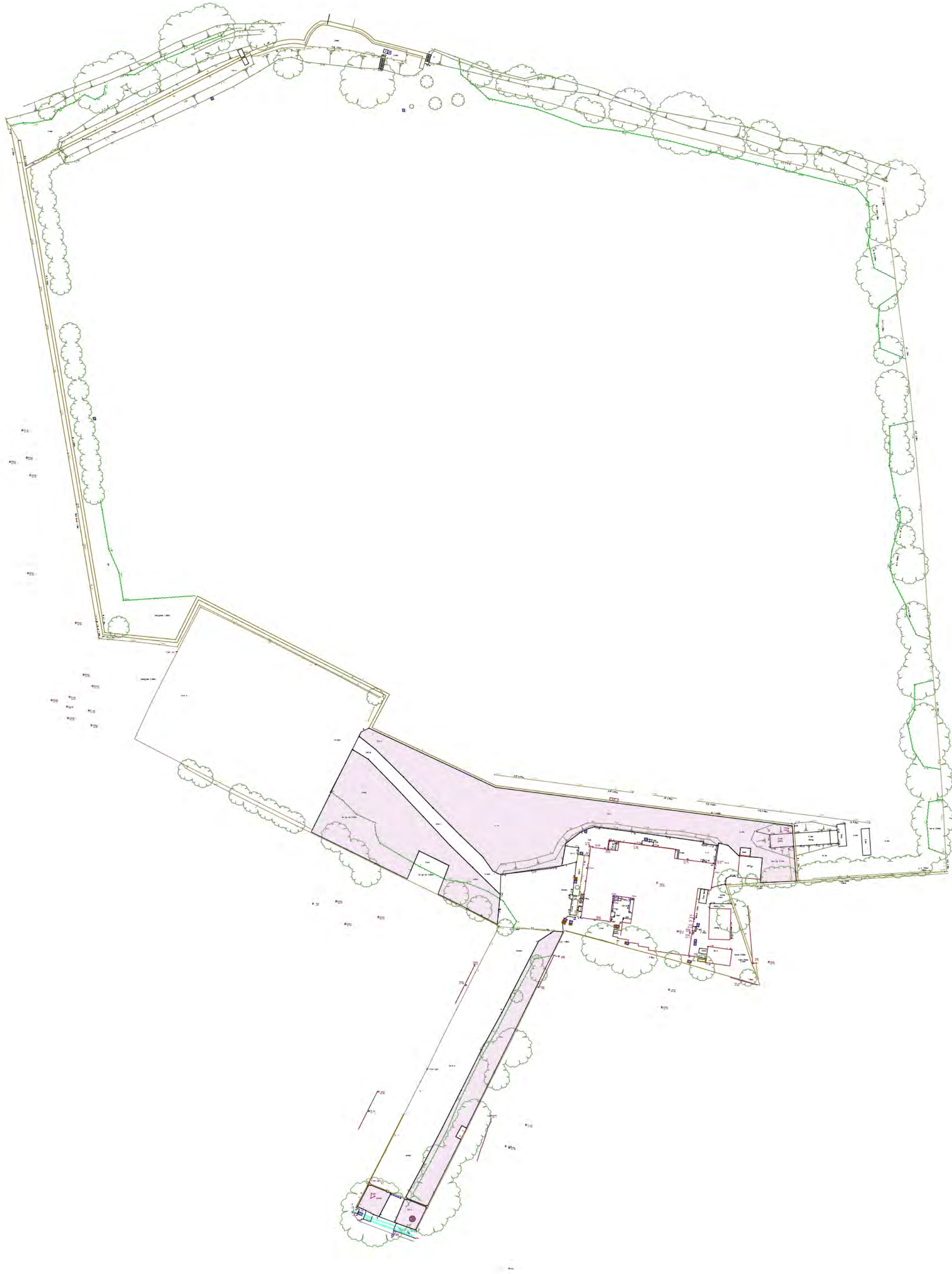
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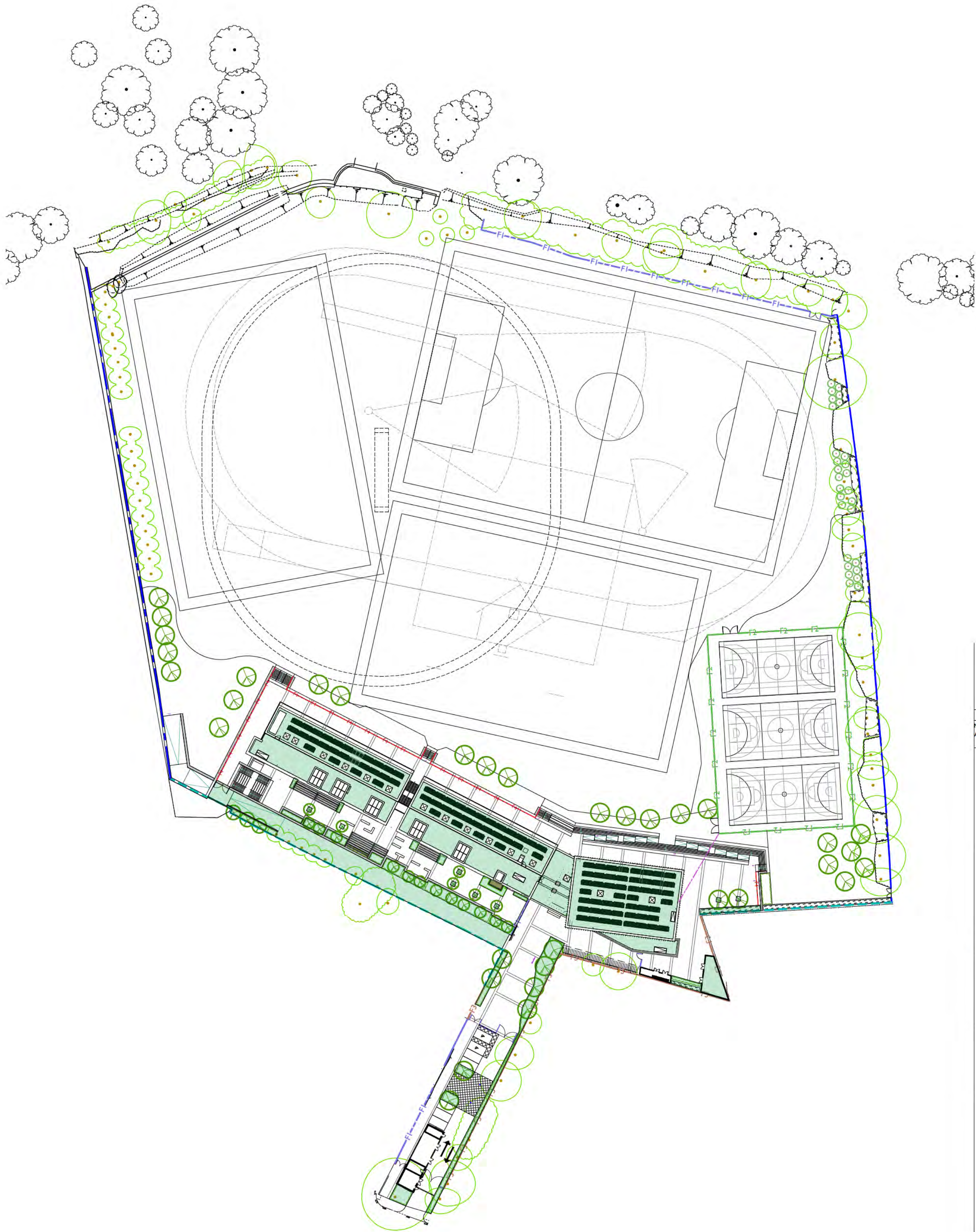
Existing Site

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Proposed Development

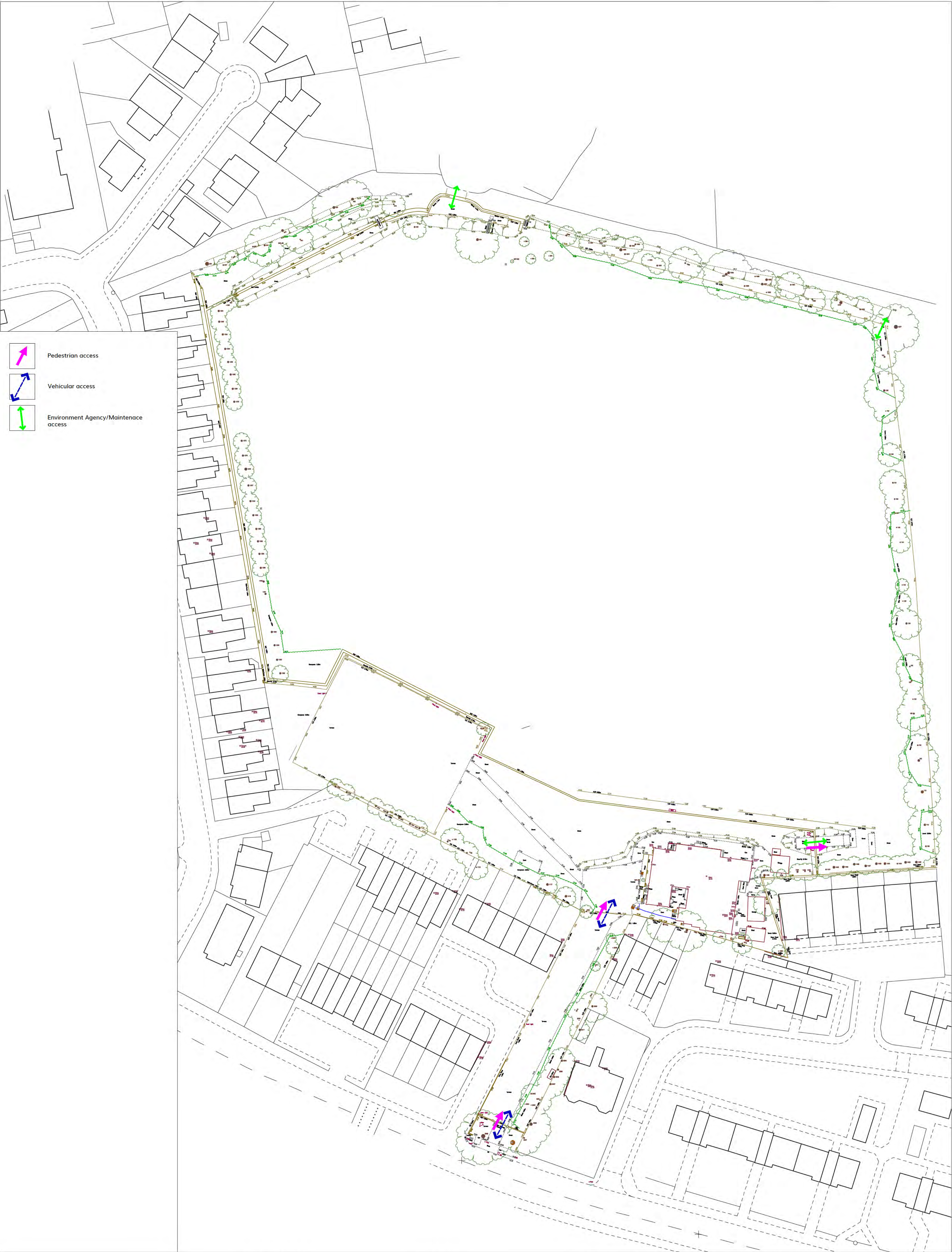
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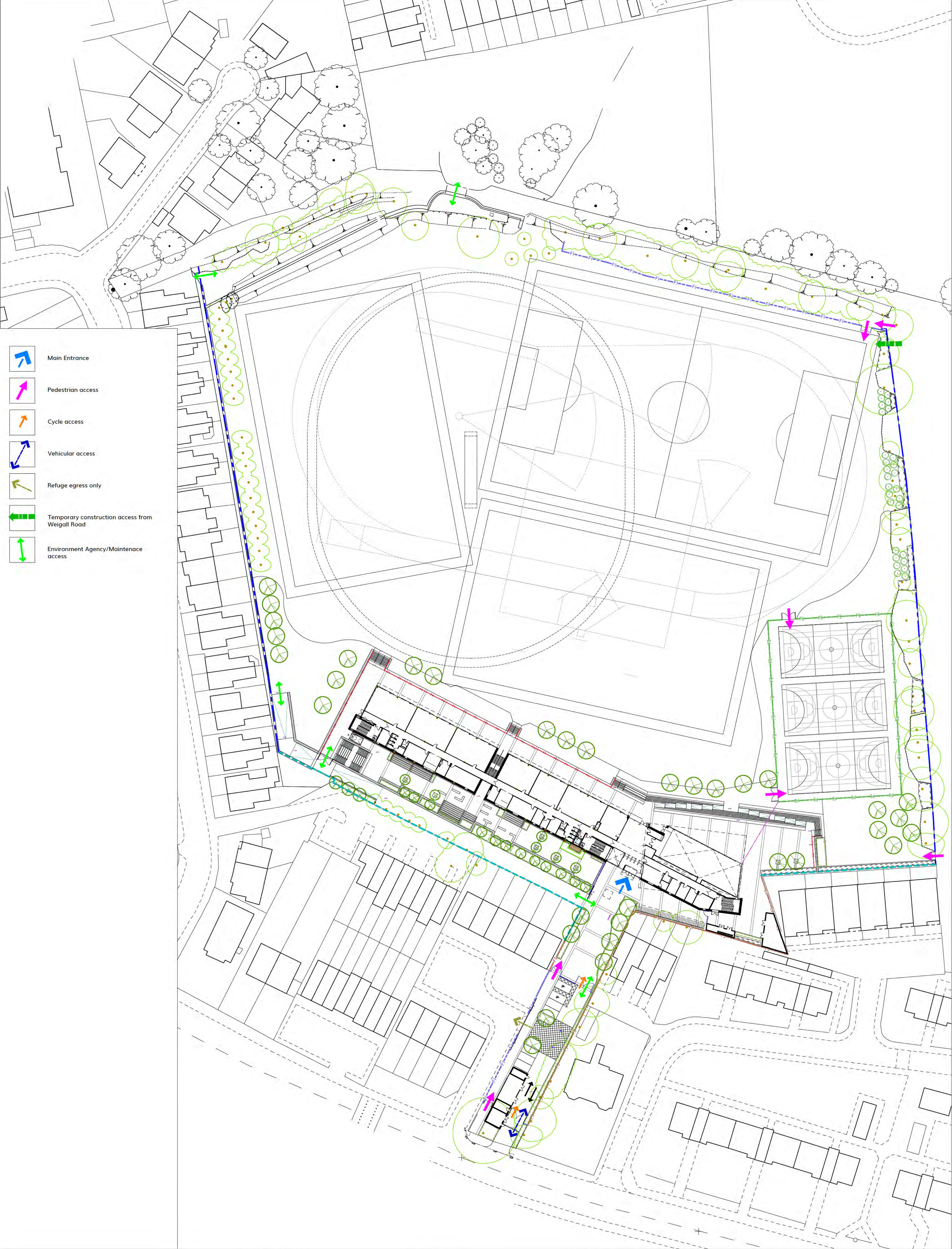
Overall site area - 38,117m²

- Existing green space behind flood wall
2,091m²
- Proposed green space behind flood wall
including green roof areas
2,605m²

No.	Date	Appr	Revision Notes
Note: All Dimensions must be checked on site and not scaled from this drawing. All cross references are to the latest revision of the relevant drawing or specification being referenced			
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wynne-williams associates landscape architects & arboricultural consultants tel: 01376 573050 web: www.co.uk			
Scale/North Point			
Client			
JLL			
Job Title			
International Academy of Greenwich			
Drawing Title			
Green Space Behind Flood Wall Comparison			
Issue			
PLANNING			
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1:750@A1			
Drawn		Checked	
MJB		JL	
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1728		28/02/2019	
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				Scale/North Point		Client		© Copyright wynne-williams associates landscape architects & arboricultural consultants web: w-wa.co.uk tel: 01376 573050	
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				Drawn MJB		Checked GWW		Drg	
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				Scale/North Point		Client		© Copyright wynne-williams associates landscape architects & arboricultural consultants web: w-wa.co.uk tel: 01376 573050	
						JLL		Drawing Title	
				Scale 1:500 @ A1		Job Title		International Academy of Greenwich	
				Drawn MJB		Checked GWW		Proposed Landscape Access Routes	
No. Date Appr Revision Notes				Project ID 1728		Date 06/03/2019		Issue PLANNING	
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								Rev P 00	



Community Use Agreement

Date:

International Academy of Greenwich

Royal Borough of Greenwich

Agreement in relation to arrangements for community use of sports facilities at
The International Academy of Greenwich

In connection with Planning Permission 18/4193/F

- (1) INTERNATIONAL ACADEMY OF GREENWICH of Former Bowering Sports Ground, London, SE3 9DY ("the School")
- (2) ROYAL BOROUGH OF GREENWICH of 35 Wellington Street, Woolwich, London, SE18 6HQ ("the Council")

1. Introduction

The School is committed to using reasonable endeavours to ensure the Sports Facilities are available for community use in accordance with this Agreement. Where there is a conflict between making the Sports Facilities available for community use and a School event, priority will always be given to School events.

2. Recitals

- 2.1 The Planning Permission was granted by the Royal Borough of Greenwich for the Development subject to conditions. Condition xx of the Planning Permission requires that a community use management agreement shall be submitted to and approved by the local planning authority in relation to the Sports Facilities.
- 2.2 The parties wish to enter into this Agreement in order to comply with Conditionxx of the Planning Permission.
- 2.3 The School has entered / will enter into a lease for the School Premises upon completion of the Construction Contract.
- 2.4 The Council is the local planning authority for the area in which the School Premises are situated, and the authority by whom Condition xx and this Agreement is enforceable.
- 2.5 This Agreement applies to the use of the Sports Facilities during the Community Use Hours only

3. Definitions and Interpretation

In this Agreement the following words or phrases have the corresponding meanings ascribed to them unless the context otherwise requires:

(A) **Approved Organisations** means local clubs and community groups who have been approved by the School as being eligible to use the Sports Facilities during the Community Use Hours.

(B) **Community Use Hours** means:

During term time: 18:00 to 22:00 (Monday to Friday), 08:00 to 18:00 on Saturdays, and 08:00 to 16:00 on Sundays and public holidays

Outside of term time: 08:00 to 22:00 (Monday to Friday), 08:00 to 18:00 on Saturdays, and 08:00 to 16:00 on Sundays and public holidays

On weekdays and Saturdays the Sports Facilities may be shared by the Community with the School (at the School's sole discretion) to suit the School's curriculum requirements or any out of normal school hours

sports provision

Or (in each case) such other hours of use as may be determined by the School acting reasonably having regard to the operational requirements of the School, and in the case of outdoor facilities having regard to ground conditions from time to time and daylight hours where external lighting is not present or not available due to legal restrictions on the use of such external lighting.

- (C) **Condition xx** means condition xx of the Planning Permission
- (D) **Development** means the development authorised by the Planning Permission comprising “Detailed planning application for the demolition of the existing clubhouse to enable the development of a Use Class D1 5 Form Entry Secondary School and sixth form (part two/part 3 storey building with basement) on land behind a modified flood defence wall, including associated landscaping works, car parking, boundary treatment and a multi-use games area”.
- (E) **Sports Facilities** means the Sports Hall, the MUGA, the Playing Fields and associated changing facilities forming part of the School Premises as refer to in Schedule 1. .
- (F) **Parties** means the parties to this Agreement
- (G) **Plan** means the plan showing the Sports Facilities appended to this Agreement at Schedule 2
- (H) **Planning Permission** means planning permission granted by Royal Borough of Greenwich for construction of a new secondary school incorporating construction of a sports hall (reference18/4193/F).
- (I) **School Premises** means the land and buildings comprising International Academy of Greenwich shown edged red on the Plan

4. Aims

The School shall in selecting Approved Organisations give priority to those who would use Sports Facilities to best serve the following aims:

- Providing opportunities for the local community and sports organisations that used the pitches on site prior to the development.
- Providing opportunities for the local community (within a -mile radius) and sports organisations to participate in sport and physical activity for health improvement and development of their skills;
- Generating positive attitudes in sport and physical activity by young people and reducing the drop-out rate in sports participation with age;

- Increasing the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- Using the facilities to encourage the range, quality, and number of school sports club links and to stimulate competition that is inclusive of young people and adults; and
- Providing affordable access to sport.

5 Hiring and Access

5.1 Areas available to Hire

The School shall use reasonable endeavours to make the Sports Facilities available for use by Approved Organisations during the Community Use Hours.

5.2 Access to Sports Facilities

The access to the Sports Hall is via the schools main entrance next to the Sports Hall as shown on the Plan.

Not used

5.4 Charges for a Hiring

The School shall act reasonably in setting hire charges and the terms and conditions for the use of the Sports Facilities having regard to the cost of maintaining and repairing the Sports Facilities, and the cost of providing a booking service and access to them during the Community Use hours. The School shall not be required to subsidise or discount the cost of the Sports Facilities being used in accordance with this Agreement.

The School shall publish the hire charges for the use of the Sports Facilities together with a standard set of terms and conditions of hire and use on the School's website at: www.iaog.org.uk

5.5 Hours of Community Use

The School shall consult with and have due regard to the representations of the Council in amending the Community Use Hours and shall act reasonably in making any amendments to the said hours.

5.6 Targets for Community Use

5.6.1 The School shall use reasonable endeavours to ensure that the Sports Facilities are put to the optimum viable use by Approved Organisations during the Community Use Hours subject always to the operational requirements of the School.

5.6.2 The Council's Sports Development Officer shall assist the School in performing the obligations in 5.6.1 by advising on sporting need/demand in the area and the School shall have due regard to such advice.

5.7 Management Responsibilities

5.7.1 In managing the Sports Facilities during the Community Use Hours the School will use reasonable endeavours to ensure that:

- pricing is reasonable having regards to the costs of running and maintaining the Sports Facilities and making them available during the Community Use Hours.
- there are equal opportunities of access;
- there is an easy and accessible booking arrangement for casual use and block booking, this system to be reviewed on an annual basis by the School;

5.7.2 The School will be responsible for the Sports Facilities and shall use reasonable endeavours to: -

- resource, control and routinely ensure the maintenance of the Sports Facilities in a manner that will allow achievement of the agreed aims subject to receipt of sufficient income from the community and casual users of the Sports Facilities to cover such costs; and
- make the Sports Facilities available during the Community Use Hours in accordance with and subject to the provisions of this Agreement;
- ensure that adequate heat, light and water and such other amenities as required for the use of the Sports Facilities and their intended use subject to receipt of sufficient income from the community and casual users of the Sports Facilities to cover such costs (but not so as to require additional flood lighting);
- ensure that the Sports Facilities comply with all applicable laws in force at the time of this Agreement relating to access for disabled users;
- cover the cost of gas, fuel, oil, electricity, water, rates, and taxes that may be attributable to the use of the Sports Facilities subject to receipt of sufficient income from the community and casual users of the Sports Facilities to cover such costs.

6 Discussion Forum

6.1 A forum will be established between the Council and the School within 3 months of the development being occupied by the school, if the Council so wish and make appropriate arrangements to attend, which shall seek to establish a practical policy framework for the management and operation of the Sports Facilities during the Community Use Hours. This framework should seek to enable:

- the promotion and forward planning of development activities;
- equal and fair opportunities of access; and
- an easy and accessible booking arrangement

7 Monitoring and Review

7.1 The School will undertake an annual review in the summer term of all usage, bookings, maintenance, and financial matters relating to the use of the Sports Facilities to assist with the development and improvement of community access during the Community Use Hours.

7.2 The shall prepare an assessment and report in relation to:

- hours of use of the Sports Facilities;
- pricing policy;
- compliance with targets and aims of this Agreement;
- financial performance of the Sports Facilities during the previous year; and
- maintenance.

7.3 Any management meeting minutes relating to community use shall be copied to the Council's Sports Development Officer provided that contact details are provided to the School.

7.4 The School shall not reduce the level of community use/access to the Sports Facilities required by Condition 24 without prior consultation with the Discussion Forum, including the Council's Sports Development Officer, save in circumstances where the Sports Facilities are no longer economically viable for the School to run in the manner envisaged by this Agreement.

8 Duration of Agreement

This Agreement shall operate for so long as the School Facilities are provided in accordance with the Planning Permission.

9 Booking Arrangements

An easy and accessible advance booking arrangement shall be established for hire of the Sports Facilities using a standard booking form which shall be clearly explained on the School's website.

10 No Variations

This Agreement may only be varied in writing by a document executed by all the Parties hereto.

11 No Agency

Nothing in this Agreement shall be construed as creating a partnership, a joint venture, a contract of employment or a relationship of principal and agent between the parties hereto.

12 Severability

If any term condition or provision contained in this Agreement shall be held to be invalid unlawful or unenforceable to any extent such term condition or provision shall (save where it goes to the root of this Agreement) not affect the validity legality or enforceability of the remaining parts of this Agreement.

13 Waiver

No term or provision of this Agreement shall be considered as waived by any party to this Agreement unless a waiver is given in writing by that party.

14 Non-Assignability

This Agreement is personal to the parties and none of them shall assign sub-contract or otherwise deal with their rights or obligations without the prior written consent of the others.

15 Governing Law and Jurisdiction

This Agreement shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

Schedule 1 – The Facilities

Sports hall and changing rooms

MUGA

Playing fields – subject to restrictions on playability (through over use)

Schedule 2

Site Plan and Ground Floor Plan identifying facilities

DRAFT

Signed by

Duly authorised by International Academy of Greenwich

Signed by

Duly authorised by Royal Borough of Greenwich

DRAFT

DRAFT

Educational Need Analysis Report Addendum

International Academy of Greenwich

Department for Education

Introduction

This note comprises an Addendum to the 'Educational Need Analysis Report', prepared and submitted by JLL in November 2018 as part of the planning application for the proposed permanent site for the 'International Academy of Greenwich' ("IAoG"). It has been prepared in order to provide additional contextual commentary on certain aspects of the educational need case, in response to comments received from the Greater London Authority ("GLA") in its Stage 1 response to the Royal Borough of Greenwich ("RBG") regarding planning application ref: 18/4193/F.

Background

The 'Educational Need Analysis Report' (JLL, November 2018) demonstrated, drawing from a range of GLA and RBG data and reporting, that there is both a quantitative and a qualitative need for the retention of the IAoG at a permanent site. In its analysis, the report acknowledged that secondary-stage pupils from neighbouring boroughs such as the London Borough of Lewisham ("LBL") attend schools in RBG, and vice versa - in effect, that there is a degree of cross-border mobility in secondary school attendance.

In its Stage 1 response to RBG, the GLA considers each of the 'very special circumstances' ("VSCs"), presented in the planning application, which comprise the justification for developing on the Bowring Sports Ground (which comprises Metropolitan Open Land, or "MOL"). In considering the 'Need for additional secondary school places in Greenwich' (the first VSC) in paragraph 31 of its response, the GLA acknowledges the contents, source material and conclusion of the 'Educational Need Analysis Report' (November 2018). However, with reference to the cross-border mobility point referenced above, the GLA request the following:

"The applicant should provide some additional commentary to contextualise the school need in Lewisham and to justify how the proposed school will be meeting Greenwich's identified need (rather than taking on further Lewisham-related students)"

The remainder of this report will address this request and provide sufficient additional commentary to satisfy the point raised by the GLA.

Cross-Border Mobility

The Education Act 1996 ("the Education Act"), at Section 14(1)A, requires that local authorities shall secure that sufficient schools for providing (inter alia) secondary education are available for their area. In accordance with

Section 14(3A)A of the Education Act, local authorities in England shall exercise their functions with a view to securing diversity in the provision of schools, and increasing opportunities in parental choice.

Therefore, while local authorities have a statutory duty to ensure that there are sufficient schools available for their area, the Education Act does not require that these schools are located exclusively in their area. This is an important distinction and recognises the role of cross-border mobility on both establishing and meeting pupil place demand.

It is a reality of school-place planning that the catchment areas of schools are unlikely to align directly with the borders of a local authority. This is particularly true of secondary schools, which tend to have significantly larger catchment areas than primary schools. This is because secondary schools are generally larger but less numerous, and also because children aged 11-15 are more able to travel longer distances to school than younger children, and there are a greater number of single gender, religious or specialist schools which may influence parental choice. Accordingly, there are diverse patterns of pupil mobility across London, particularly at secondary level.

The 'Greater London Authority - School Place Demand Projections' report (March 2018) ("the GLA School Places report") sets out high-level projections of place demand within London and provides insight into how demand projections are modelled. Reflecting the above principles, this recognises that pupil mobility represents a challenge to modelling although acknowledges that "*the current patterns of mobility are fundamentally a function of the location of existing provision*". While this is theoretically true, it must be appreciated that a situation whereby all of the demand within an LEA is met by capacity within the same LEA is unachievable and (particularly recognising statutory objectives of providing diversity of schools and educational and parental choice) arguably undesirable.

As it stands therefore, a degree of pupil cross-border mobility is an accepted and recognised socio-demographic feature of secondary school attendance patterns. Accordingly, as summarised below, demand projections incorporate these patterns and use them to ensure that demand and capacity figures reflect 'real world' expectations.

Cross-Border Mobility between RBG and LBL

The overarching trend in in/out commuting for Greater London, RB Greenwich and LB Lewisham are presented in Table 1 below.

Table 1: Secondary-level Cross Border Movement

Borough / area	% pupils attending state-funded school in LA but living in another LA	% of pupils living in LA but attending state-funded schools in other LAs	Net difference between imports and exports as a % of school population
Greater London	20.6	21.6	-1.2
RB Greenwich	19	28.7	-13.5
LB Lewisham	13.5	30	-23.6

Source: Department for Education

The data at Table 1 shows that there is two-way in/out migration of secondary pupils both in RBG and LBL, and indeed across Greater London as a whole. As demonstrated by the figures, 19% of RBG secondary pupils currently commute in from other boroughs, which is slightly lower than the London average. The in-migration figure in Lewisham is lower than average, and this discrepancy is off-set by the higher than average out-migration trends from that borough.

Irrespective, the data shows that both RB Greenwich and LB Lewisham are ‘net exporters’ of secondary stage pupils. Accordingly, it is likely that many pupils from RBG attend school in LBL, as well as the other way around. The 2018 GLA School Places Report warns that high-level trends drawn from net import/export figures such as this can obscure detail, although the LB Lewisham Place Planning Report does provide figures for the relationship between RB Greenwich and LB Lewisham.

Table 2: Import/Export relationship between LBL and RBG

RBG to LBL	LBL to RBG	Net
470	781	311 (LBL to RBG)

Source: LB Lewisham Place Planning Report

It is noteworthy that the data set out in Table 2 is from 2017, and may have altered slightly, although these figures do illustrate that there is a pre-existing two-way relationship between LBL and RBG.

Calculating Pupil Place Demand

In school place planning, particularly with the secondary level where pupils travel greater distances, account is taken for a certain degree of cross-border movement when planning for school places. This understanding of wider geographic patterns allows local authorities to plan accurately for school provision for their areas in accordance with the Education Act, which explicitly does not require that demand is met exclusively within the local authority area in which it is generated.

Specifically, however, the appropriate level of cross-border movement is to a large extent already inherent in the figures on which modelling is based. London Boroughs derive their need from GLA trend data sources, which model patterns of population change and how these may impact in the school roll. These data sources reflect observed trends and therefore the reality of school attendance in the ‘real world’, and the patterns of cross-border movement are intrinsic to these figures.

These GLA trend data are then challenged and refined (if necessary) to ensure that the realities of local circumstances are fully reflected, and to better account for locally-held information on the actual size of the cohorts moving up through the school system, population growth anticipated as a result of forthcoming housing development, and changes in school provision which may significantly change patterns of future pupil mobility. This process is acknowledged in the 2018 GLA School Places report, and further ensures that the base data incorporates ‘real world’ trends in cross-border movement.

It is important to appreciate however that at secondary stage, the local authority areas themselves are also often the Planning Area (“PA”) from a school place planning perspective. This is opposed to primary stage PAs, which are significantly smaller.

PAs are designed to be functional and representative planning areas within which need can be modelled to an accurate enough degree to inform decision making. This is the case even in light of cross-border mobility, and the fact that schools closer to borough borders may inevitably attract more students from other boroughs than schools at the centre of a borough. Therefore, the location of schools within a PA (or in this case borough) is not particularly the defining characteristic when determining whether that school meets quantitative need in that PA or not.

Demand / Future Capacity in LB Lewisham

The ‘Educational Need Analysis Report’ (JLL, November 2018) provided a brief summary of secondary school demand and future capacity in LBL (see Chapters 5 and 6 respectively), drawing from the data and conclusions set out in the LB Lewisham ‘Place Planning Strategy 2017-2022’ (March 2017) (“the LBL Place Planning Strategy”). Since this report, a further LBL Children and People Select Committee report (October 2018) (“the LBL Select Committee Report”) has become available. This sets out revised projections for school demand across LBL.

The 2017 LBL Place Planning Strategy confirmed that secondary school places in LBL are expected to come under pressure from 2018 onwards, with a shortfall in excess of 10FE anticipated by 2022. A series of expansion and new school projects were identified to meet this need, comprising a 1FE expansion to the Bonus Pastor school, a 2FE expansion of the Addey and Stanhope school, and two new schools comprising the 8FE Church of England School and 4FE Citizen School.

The subsequent 2018 LBL Select Committee Report however confirms that demand projections for the secondary schools have been reduced (see Table 3 below), based on reduced numbers of year 7 pupils on the roll.

Table 3 : Secondary Place Projections (2017/2018)



Source: 2018 LBL Select Committee Report

The above suggests a possible reduction in demand for secondary school places of approximately 6.5FE up to 2022/23, compared to the previously projected figures. This is off-set however by a reduction in the planned

capacity within LBL, and accordingly the relationship between demand and capacity in LBL is not markedly different to the previous situation.

Indeed, the JLL 'Educational Need Analysis Report' acknowledges that due to uncertainty over demand since the 2017 Place Planning Strategy, the decision to expand the Addey and Stanhope school by 2FE has been revoked. Subsequently, the 2018 LBL Select Committee Report further confirms that due to having been unable to secure a site, the 4FE Citizen School is now not expected to come forward either. The only future potential new secondary school in LBL is therefore the 8FE Church of England School. This this does not yet have a secured site and is likely to be some way off being developed. As set out in the 2018 LBL Select Committee Report however, this school is not presently needed, and this accordingly does not pose any immediate issues.

In summary, current and projected demand (to 2022/23) for secondary school places in Lewisham is considered to be being met by current capacity, with a degree of oversupply. It is noteworthy that (as set out in the JLL 'Educational Need Analysis Report'), local authorities generally aim to run an oversupply - or 'planning margin' - to cater for parental choice, accommodate in-year admissions etc.

It is noteworthy however that, and again as set out in the JLL 'Educational Need Analysis Report', the overall trajectories for population in London - and indeed in LB Lewisham - strongly indicate growth, including in the 11-19 age group. As acknowledged in the 2018 LBL Select Committee Report, school place demand is only ever cyclical along that overall trajectory. Accordingly, demand in the medium-long term will always necessitate new school capacity across all boroughs.

Implications for IAoG

There are a number of ways that the school place need situation in LBL could be interpreted in the context of demand in RBG. However, this cannot be an exact exercise due to the many variables which influences the complex patterns of cross-border commuting.

It could be construed that a slight oversupply in LBL means that there will be less pressure on schools in other boroughs from students living in LBL (bearing in mind that it is a net exporter). This may mean that the IAoG attracts more pupils from within 'under-pressure' RBG, compared to the nearby LBL. Conversely, it could be construed that the oversupply in LBL may be in part caused by parental choices favouring schools in other boroughs, possibly as a result of perceptions about education quality/choice in LBL. The possible implications for the IAoG (and indeed other schools in nearby boroughs) is that it may be actively attracting pupils from LBL. The reality is likely to be that both of these outcomes are occurring to differing degrees.

As RBG is itself a net exporter however, and given that current and anticipated patterns of cross-border movement are already inherently included in the base data, it is not considered that the secondary school demand/capacity situation in LBL will materially impact on the need for, or ability to deliver, capacity in RBG (beyond that already inherently considered and incorporated into the data).

This is considered to be particularly true given that the IAoG provides a specific bespoke curriculum which is designed to address a specific educational need - specifically focussed on language teaching and delivering an internationally focussed education. Accordingly, while it provides quantitative capacity within RBG, proximity to the school is not always the overriding factor determining which pupils attend. This is of course the case for many

schools across RBG, LBL and elsewhere in Greater London (e.g. single gender schools, religious schools, specialist free schools etc), the variety of which is a key part of increasing opportunities and broadening parental choice. Nonetheless, simple proximity to a borough boundary is not always a strong indicator of where pupils will travel from, although these patterns are nonetheless captured in any case by the base data.

Summary

This Addendum note has been prepared to supplement the Educational Need Analysis Report' (JLL, November 2018), which accompanies planning application ref: 18/4193/F. Specifically, it provides additional commentary to contextualise the school need in LB Lewisham and provide clarity on how the proposed permanent IAoG will meet the need of RB Greenwich.

In addressing this matter, the note first elaborates on patterns of cross-border movements in secondary school attendance, and how this is accounted for by local authorities in pupil place planning. The school need situation in LB Lewisham is then presented, drawing from recent (October 2018) reporting to the LB Lewisham Children and People Select Committee.

The note concludes by considering how the school need and capacity in LB Lewisham may impact on, or be being impacted by, the IAoG. Ultimately it demonstrates that the proximity of the IAoG site to the border with LB Lewisham does not undermine its role in meeting the identified need in RB Greenwich.

Fencing types to International Academy of Greenwich

The below tables identify those existing fence types that are being replaced within the proposed scheme.

Fences and railings that are to remain or behind the flood defence wall are not included.

All fences sizes are based on those given within BS 1172 parts 1, 9 and 14

Table to be read in conjunction with drawings wwa_1728_LL_105 and wwa_1728_LL_106

Proposed new fence types

Type	Location and current condition	Height	Post dimensions	Maximum distance between posts	Mesh/railing infill sizes
Vertical steel bar railing	North-east boundary (Existing chain-link to be retained and new railings installed on school field)	2.4m	80x80mm	2.72m	22mm diameter round infill verticals at 145mm centres. Panels to have average 75mm ground clearance.
Weldmesh	Eastern Boundary (Current chain-link to be replaced)	2.4m	80x40mm	2.525m	200x50mm mesh spacing with 5mm diameter vertical wire and 6mm diameter horizontal wire
MUGA sports rebound weldmesh	To MUGA Boundary	3.00	80x40mm	2.525	200x50mm mesh spacing with 6mm diameter horizontal and 8mm diameter vertical wires



Sports Field Use – Former Bowring Sports Ground

International Academy of Greenwich

December 2018

Introduction and Background

A planning application has been submitted on behalf of the Department for Education (DfE) for a new school building and a new school site for the International Academy of Greenwich (IAoG).

The application site is the Former Bowring Sports Ground, which is in private ownership, and close to the existing school temporary building on Meadowcourt Road.

As part of the proposals for the new school, the existing sports fields will not be developed and they will remain open and retained for outdoor sports.

As part of the planning application, the DfE and the IAoG are entering into a Community Use Agreement (CUA), thereby guaranteeing that the sports fields will be available for hire outside of school hours.

The DfE does not currently own the site. The existing owner is letting out the sports pitches to local teams and schools, pending the outcome of the planning application.

These current uses cannot fund the refurbishment of the existing clubhouse and the changing rooms, which are in a very poor state of condition and are unable to be used as part of the letting arrangements.

The below over demonstrates the current use of the sports pitches including the users, their activities and the timing of the use of the existing sports pitches.

The table above demonstrates that the main use of the site is at weekends on Saturdays and Sundays. As part of the CUA, it will be possible for these users to continue to use the pitches and the details of this will be addressed in the detailed drafting of the Agreement.

There are two weekday users of the sports pitch – The IAoG and the Christ Kings Sixth Form.

The weekday use by the IAoG will of course continue.



It would be possible for Christ Kings to also use the pitches on site during the week. The applicant will liaise with this school to understand their requirements and ensure there is no conflict in usage by the two schools if they wish to continue to utilise the site.

In addition to the above, the applicant will assess the ability to provide access during the construction phase of the proposed new school. The provision of access via the Weigall Road Sports Field is currently being discussed with the Council. This access would allow certain pitches to be retained and accessed during the construction period.

Club or School	Period	Age Range	Week Day / Weekend	Visits	Usage Type
	Pre-season				
Old Roan FC	July & August	Adult 11 a-side	Saturdays	x 6	Matches
Johnson and Philips FC	July & August	Adult 11 a-side	Saturdays	x 3	Matches
Kingsdale FC	July & August	Adult 11 a-side	Saturdays	x 3	Matches
AFC Lewisham	July & August	Adult 11 a-side	Saturdays	6-8	Training & Matches
Other clubs on an ad-hoc basis	July & August	Varies	Saturday/Sunday	up to 10	Training & Matches
	Football Season				
Christ the King 6th Form College	Sept - June	Adult 11 a-side	Wednesdays	x12	Matches
International Academy of Greenwich (School)	Sept - June	7, 9 or 11 a-side	Weekdays	x1/wk	Matches
Junior Reds FC	Sept - June	11 a-side	Saturday am	x1/wk	Training
AFC Lewisham	Sept - June	Adult 11 a-side	Saturday pm	x2/mth	Matches
Other clubs on a ad-hoc basis	Sept - June	Varies	Saturday pm	x1/mth	Training/Matches
SE Dons	Sept - June	Adult 11 a-side	Sunday am	x2/mth	Matches
South London Panthers	Sept - June	Adult 11 a-side	Sunday am	x2/mth	Matches
The Ash (Public House Club)	Sept - June	Adult 11 a-side	Sunday am	x2/mth	Matches

Sequential Site Assessment Addendum

International Academy of Greenwich

March 2019

Introduction

This Site Sequential Assessment (SSA) Addendum is provided to address comments received from the Greater London Authority (GLA) Stage 1 response regarding the proposed development at The Former Bowering Sports Ground for the International Academy of Greenwich (Ref Number: 18/4193/F).

This addendum seeks to address the following:

- Provide further explanation on existing schools in Greenwich that were rejected for expansion due to their adjacency to Metropolitan Open Land (MOL); and
- Expand search area to include existing schools in London Borough of Lewisham, given the proximity and the student cross-over.

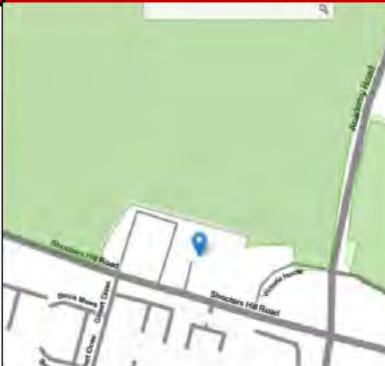
Existing Schools in Greenwich

The below table (Table 1) provides further information and commentary regarding the schools that are in close proximity to and within MOL. Further commentary has also been provided to address the potential for further expansion on site.

Table 1: Assessment of Greenwich Schools & Proximity to MOL

No.	School	Aerial Image	Proposals Map	Commentary
1	Thomas Tallis School (community school) Kidbrooke Park Rd, London SE3 9PX		 Designations: • MOL • UDP proposals site • Strategic Development Location	The site has been recently developed for a new school. The new school buildings sit adjacent to MOL. The schools playing fields are located within the MOL, north west of the school buildings. Directly to the north of the site are the Blackheath School playing fields. South of the site is the previous school site which is being redeveloped for residential use. The ability for the school to expand to the north is constrained as the site is outside of their ownership. Furthermore, it would result in the loss of sporting facilities for Blackheath School. Extension of the school within the playing fields utilised by the school would result in the loss of much needed sports pitches and facilities for the school and would provide a stand-alone building away from the main school campus. It is therefore considered that the ability to expand the school further on this site is constrained and does not present an opportunity for school expansion.

No.	School	Areal Image	Proposals Map	Commentary
2	Harris Academy Greenwich (academy) Middle Park Ave, Eltham, London SE9 5EQ		 Designations: • MOL • Green Chain	The site has been recently developed for a new school. The development involved consolidating the existing site to provide new school buildings and facilities. The proposals involved provision of a new 4 court MUGA. The school playing fields are located within MOL and the Green Chain, north of the school buildings, separated by the school car park. The ability to expand the school is therefore constrained as it would result in development within the MOL and loss of existing sports fields utilised by the school. The site does not present an opportunity for school expansion.
6	Eltham Hill School (community school, girls) Eltham Hill, London SE9 5EE		 Designations: • MOL • Green Chain	The site has recently been developed for a new school. The school playing field and MUGA pitches are located immediately to the east of the school building. This area is within MOL and the Green Chain. Land to the south of the site, outside the school boundary, is the Queenscroft Park, also designated as MOL and the Green Chain. Any expansion on the school site would result in the loss of sports pitches required by the school. The site is too constrained and does not present an opportunity for school expansion.

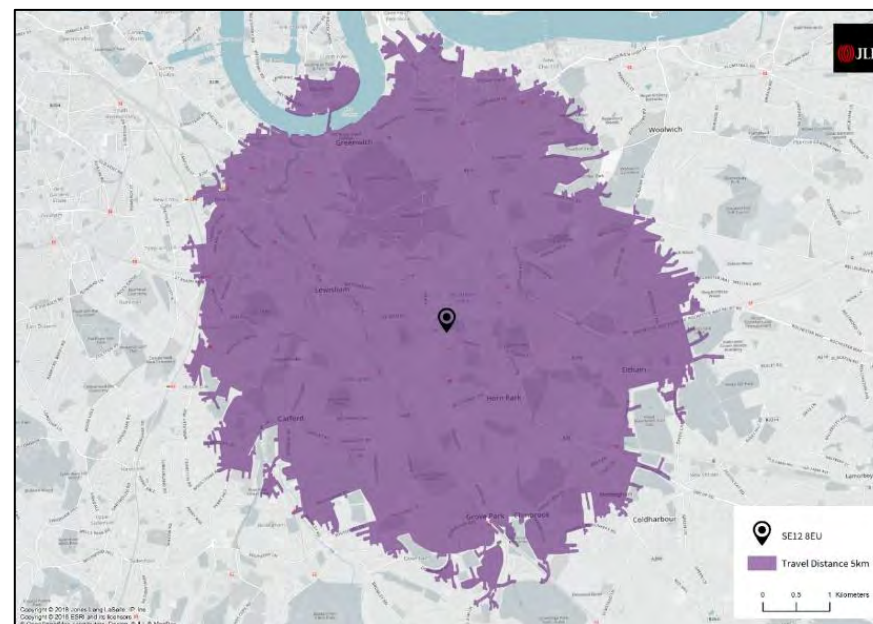
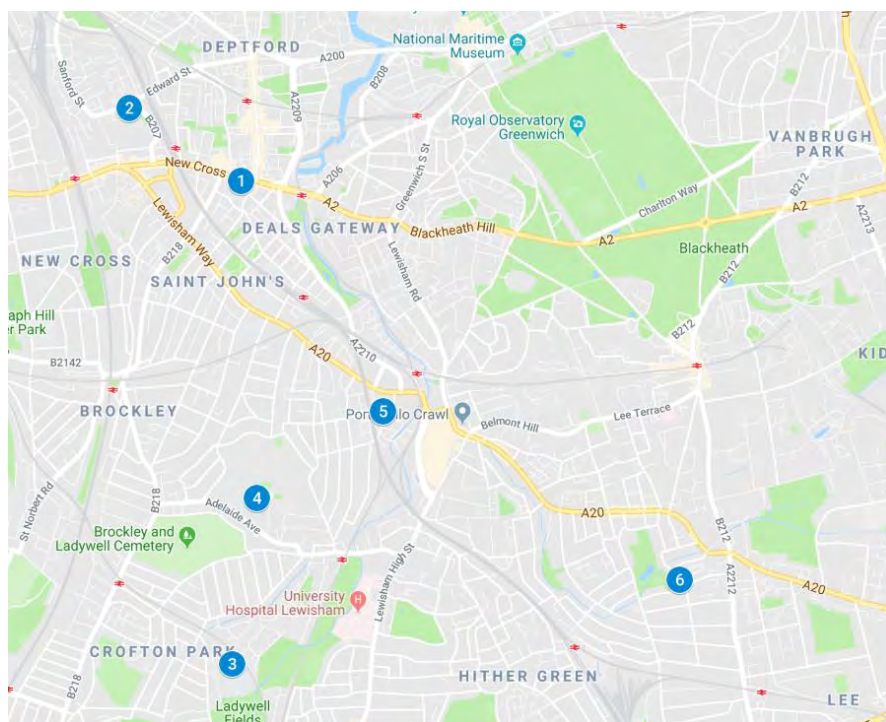
No.	School	Areal Image	Proposals Map	Commentary
9	Ark Greenwich Free School (free) Adair House, 403 Shooters Hill Rd, London SE18 4LH		 Designations: • MOL • Green Chain	The site has recently undergone refurbishment and new build to provide new school facilities. The school is already being expanded to accommodate a further 2FE (expected 2021 at earliest). Immediately north of school buildings (outside the school boundary) is Woolwich Common, which is designated as MOL and a Site of Nature Conservation Importance. The site is constrained with limited space and the open area to the north falls outside the site boundary. The ability to extend the site is therefore restricted. The site does not present opportunity for expansion.
11	Royal Greenwich Trust School (free) Woolwich Rd, London SE7 8LJ		 Designations: • Strategic Development Location • Flood Risk Area	The site has accommodated additional new buildings to allow extension for further pupil intake. Available land has therefore been used to accommodate this extension. To the east of the site outside the school boundary is an open park which is designated as MOL and a site of Nature Conservation Importance to the west. The site is too constrained to provide further capacity for extension.

No.	School	Areal Image	Proposals Map	Commentary
			Adjacent site – MOL and Site of Nature Conservation Importance	
12	Stationers' Crown Woods Academy (academy) Bexley Road, Eltham, SE9 2PT			The whole site is located within MOL. Review of the approved application demonstrated that concern was raised regarding the initial proposed scheme as part of the pre-application process due to its location within MOL. The scheme was amended with a reduction in heights and changes to landscaping proposed to mitigate impact on MOL. Expansion to the north would result in the loss of playing fields and MUGA pitches utilised by the school. Redevelopment of the site has been carefully considered as part of the approved scheme and the extent of the development approved was considered most acceptable. The site therefore provides no further opportunity for school expansion to accommodate the IAoG school.

Lewisham Secondary Schools

It was requested that due to the subject sites location on the boarder of Lewisham and Greenwich Councils and the pupil cross over, a review should be provided of Lewisham Schools and their ability to expand.

Within the Site Sequential Assessment (SSA) submitted with the application an explanation is provided on the search criteria for the assessment, including the search area. The search area adopted for the assessment was 5km travel distance from the proposal site. All sites within this 5km area were assessed. In light of this, we have assessed Lewisham Schools that fall within the assessment area. The below maps demonstrate the assessment area and the Lewisham Schools assessed due to their location within the assessment area and proximity to the subject site.



The below table (Table 2) provides an overview and assessment of the identified Lewisham State Secondary Schools and their ability to expand to accommodate the International Academy of Greenwich Forms of Entry required.

Table 2: Assessment of Lewisham State Schools

No.	School	Aerial Image and Proposals Map	Key Planning Applications	School Size	Commentary
1	Addey and Stanhope Secondary School 472 New Cross Road, SE14 6tJ	 	Application ref: DC/10/074506/X The demolition of the 1960s block fronting Wilshaw Street and its replacement with a 3 storey building comprising dining hall and administration at ground floor and a double heights sports hall above, in addition to a two storey link extension to the science block and the relocation of the main school entrance to Wilshaw Street, together with associated landscaping and 70 cycle parking spaces. Granted: 8 September 2010	Currently 566 pupils School Capacity: 600	The site is located within a Conservation Area at the edge of a district centre. The site has recently provided an extension to the existing school. The site is located on a constrained urban site with the remaining school area occupied by playground for use by pupils. The site is too constrained for further expansion.
2	Deptford Green School Edward Street, SE14 6AN		Application ref: DC/10/073436/X The demolition of the existing school buildings at Deptford Green School (Lower School Site), Edward Street SE14 and the construction of a 2 to 5	Currently 893 pupils School Capacity: 1200	The site is a designated school site adjacent to designated public open space and a green corridor. The site has recently been extended / redeveloped to provide further teaching facilities.

No.	School	Aerial Image and Proposals Map	Key Planning Applications	School Size	Commentary
			storey building to accommodate a new school and associated facilities, multi-use games area, landscaping, play space and 150 cycle parking spaces Granted 26 April 2010		The remainder of the school site is occupied by school playground for use by pupils. Immediately to the south of the site, outside the school boundary and separated by a road, is Fordum Park. This area is protected public open space. The school site is constrained with no space for further expansion.
3	Prendergast Ladywell School Manwood Road, SE4 1SA	 	N/A	Currently 948 pupils School Capacity: 1320	The school is an all through school on a constrained urban site surrounded by residential properties. Immediately to the south of the site, outside the school boundary, is Ladywell Fields. This area is open public space designated as MOL. The site is constrained with no space for expansion.

No.	School	Aerial Image and Proposals Map	Key Planning Applications	School Size	Commentary
4	Prendergast School Adelaide Avenue, Brockley, London, SE4 1LE	 	N/A	Currently 949 pupils School Capacity: 1000	The site is a constrained site surrounded by Hilly Fields park. Hilly Fields park is protected public open space outside the school's boundary. The site has limited external area, majority of which is taken up by playground area for pupils. The site is too constrained for further expansion.
5	Prendergast Vale School Elmira Street, Ladywell, SE13 7BN		N/A	Currently 849 pupils School Capacity: 830	The site is a designated school site within Lewisham town centre. It is a constrained urban site with limited space for expansion. The small area on site not occupied by school buildings is utilised as school playground by pupils. There is no further space to expand without the loss of playground space which is currently constrained.

No.	School	Areal Image and Proposals Map	Key Planning Applications	School Size	Commentary
					
6	Trinity Lewisham CE School Taunton Road, SE12 8PD	 	Application ref: DC/12/080654/X Demolition of existing buildings at Sydenham School, construction of up to four storey plus lower ground floor buildings, comprising (9042 sq m) D1 floor space with internal linkages, new pedestrian entrance, alterations to the existing vehicle entrance and exit routes, new car park to provide 60 car parking spaces, cycle spaces, associated landscaping to include hard play area, ball courts and associated facilities including 2 external amphitheatres, ..." Granted 29 October 2012	Currently 858 pupils School Capacity: 960	The site is located in a Conservation Area with protected public open space to the north west of the site. The school is situated on a tight constrained urban site with no room for expansion. There is limited external space for sports and external school activities. The school is surrounded on all sides by residential properties. The site does not present an opportunity for expansion.

Conclusions

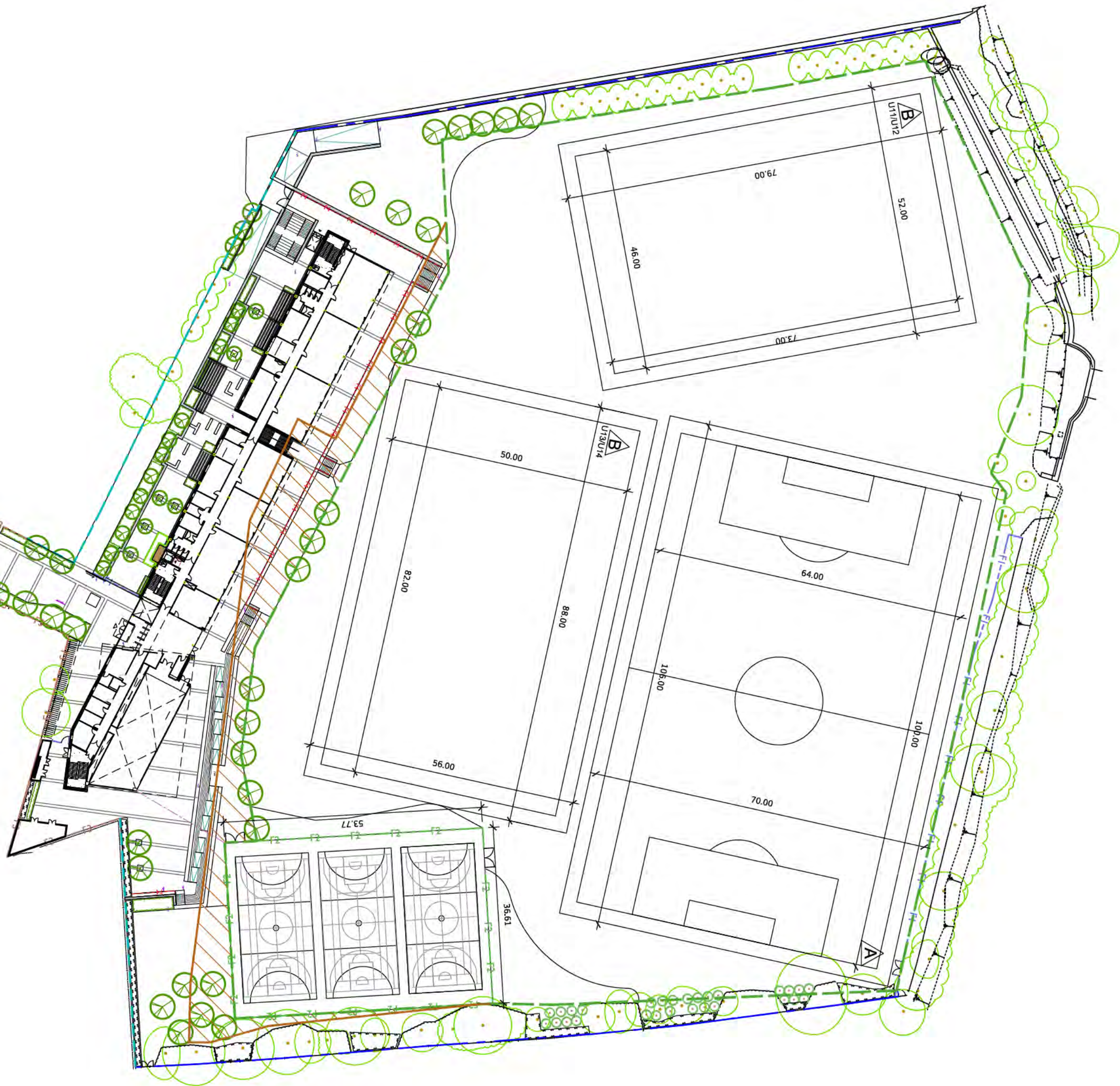
This Sequential Site Assessment Addendum has been provided to address comments received from the Greater London Authority (GLA).

Further assessment of existing Greenwich Schools that are in proximity / adjacent to Metropolitan Open Land (MOL) and their ability to expand to accommodate the International Academy of Greenwich (IAoG) is provided.

Furthermore, due to the sites proximity to London Borough of Lewisham and the potential pupil cross over, an assessment of Lewisham Schools and their ability to expand has provided.

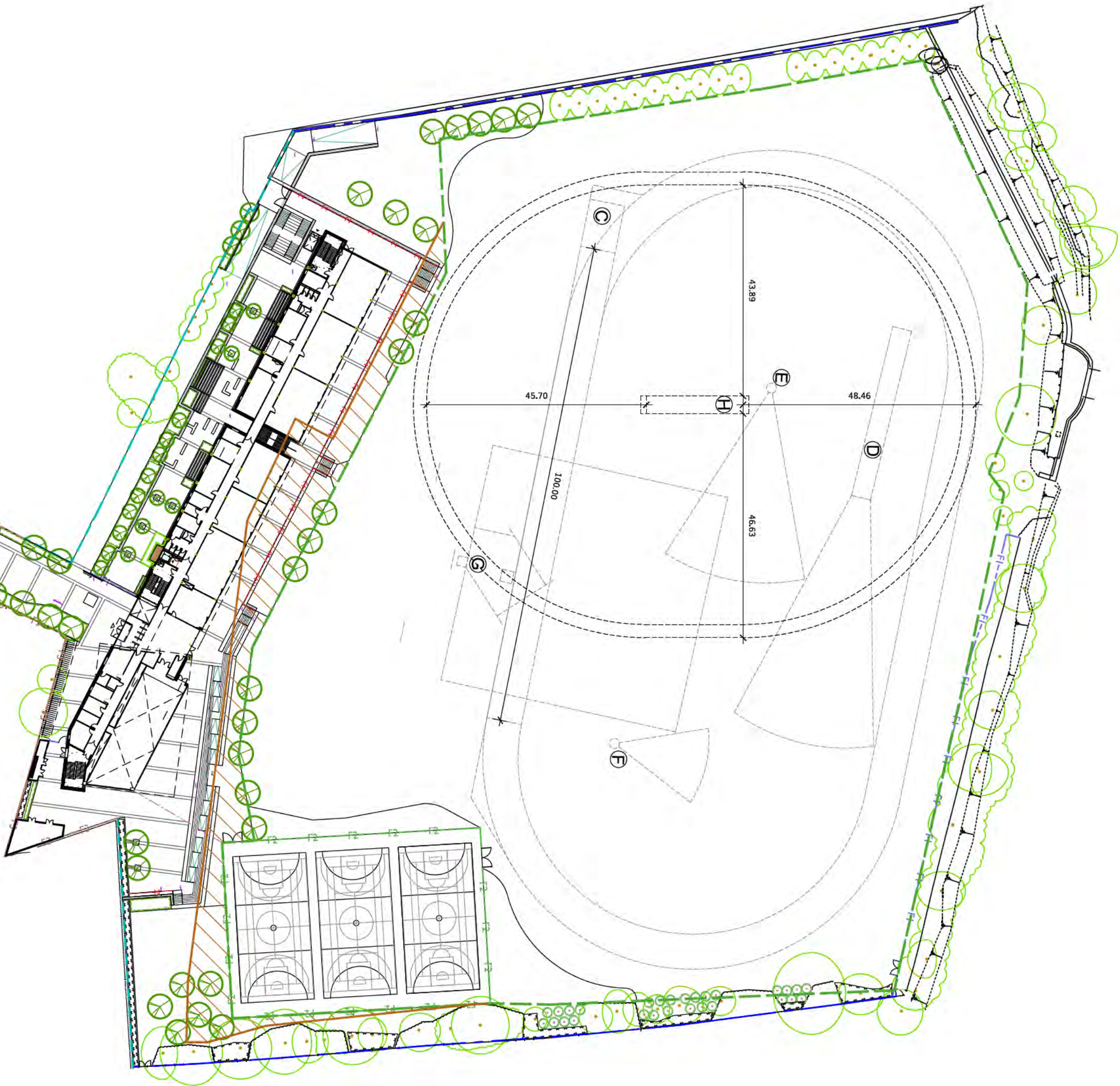
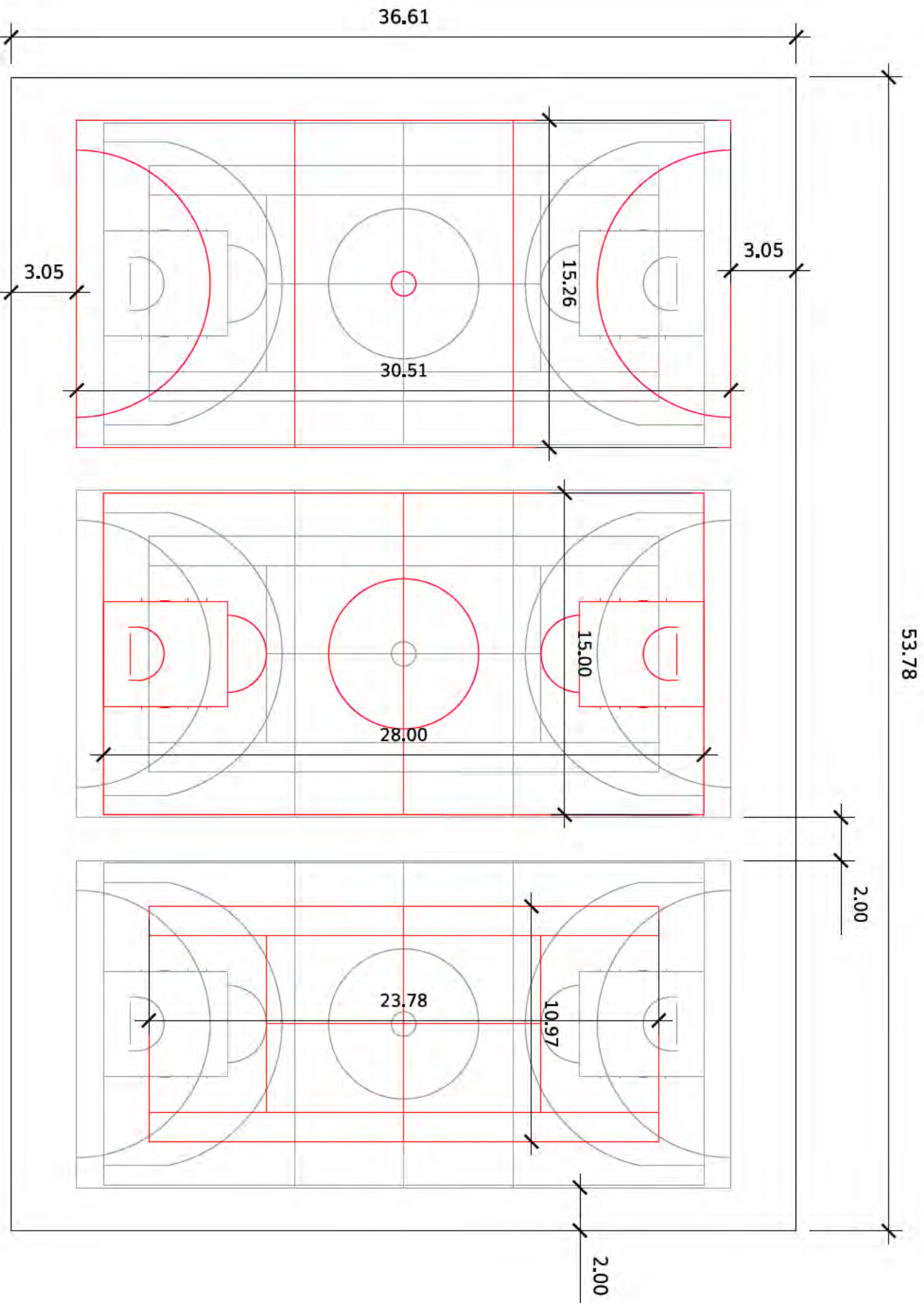
The assessment has demonstrated that there is no capacity for expansion at the existing schools to accommodate IAoG requirements. A number of school sites are within constrained urban locations and have already utilised their ability to expand where this has been feasible. School sites adjacent to open space are unable to expand due to this land being outside the school's ownership boundary and such land being utilised as open parks and therefore protected as public open space.

In conclusion it has been demonstrated that of the schools assessed, there is no potential within the Greenwich's and Lewisham's school sites to accommodate an expansion in line with IAoG's requirements.



MUGA Sports Markings

Scale 1:250



Winter
A: 1 no U18's & senior football pitch
-106.0m x 70.0m (inc Overrun)

B: 1 no U13/U14 Football pitch (junior)
-88.0m x 56.0m (inc Overrun)

Pitch can double for junior rugby provision
1 no U13/U12 Football pitch (junior)
-79.0m x 52.0m (inc Overrun)

Summer provision:
C: 400m track with 100m track

D: Javelin

E: Discus

F: Shot

G: Runners

H: All weather artificial cricket pitch

MUGA provision:
3 no Tennis courts

3 no Basketball courts

3 no Netball courts

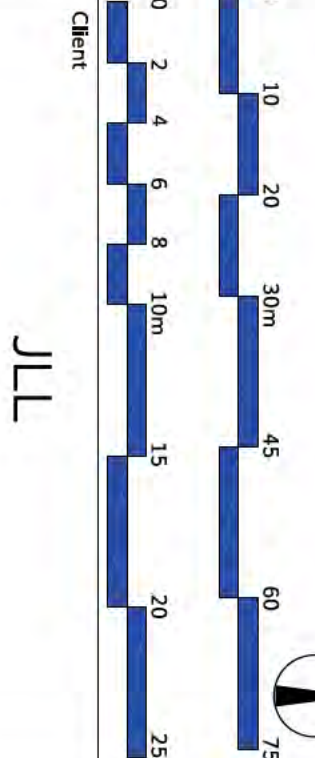
Extent of proposed sports field
25,342m²

Extent of sports field lost due
to proposed development
1,371m²

Pd6 30/01/19 GWW 1 no Junior football site amended to U11/U12
Pd7 23/01/19 GWW MUGA site increased. Check wicket position and type amended.
Areas to extent of proposed sports field and sports field lost
adjusted
Pd8 19/11/18 JLL Rooms and steps amended
Pd9 18/10/18 GWW Building layout updated.
Pd10 05/10/18 GWW MUGA dimensions and pitch dimensions shown.
Sports field extent shown
No. Date Author Revision
Pd1 05/10/18 GWW Revision Notes
All cross references are to the latest revision of the relevant drawing or specification being referenced

wynne-williams associates
landscape architects & urban/cultural consultants
01473 715 512/500
www.wynne-williams.co.uk

Scale/North Point



Job Title
International Academy of
Greenwich

Drawing Title
Proposed Sports Pitch
Provisions and Area
Definition

Issue
PLANNING

Scale
1:750/250@A1

Drawn
MJB

Project ID
1728

Date
16/10/2017

Rev
P06

Client
WWA-1728_LL-103



- Chain link fence 1.8 - 2.7m high
- Post and rail timber fence 1.0m high
- Steel palisade fence on spillway wall 1.2m high
- Weldmesh fence 2.1m high
- Ogee weir precast concrete block
- Existing flood wall - height of wall varies. Top of wall level 18.05
- Concrete fence panels 2.0m high
- Timber close board panel fence
- Brick wall with access gates

				Scale/North Point		Client		© Copyright wynne-williams associates landscape architects & arboricultural consultants web: w-wa.co.uk tel: 01376 573050	
				0 5 10 15 20 m 30 40 50		JLL		Drawing Title	
				Scale 1:500@A1		Job Title		Existing Boundary Treatments	
				Drawn MJB		Checked GWW		Issue	
				Project ID 1728		Date 15/06/18		PLANNING	
								Drg	
								wwa_1728_LL_105	
								Rev P01	



- Walls**
- Proposed flood wall - height of wall varies. Top of wall level 18.05
 - Existing flood wall retained - height of wall varies. Top of wall level 18.05
 - Existing ogee weir precast concrete block retained
 - Low retaining wall with 2.4m high timber acoustic fence above
- Fences - Retained**
- Existing chain link fence retained
 - Existing post and rail timber fence 1.0m high retained
 - Existing steel palisade fence on spillway wall 1.2m high retained
- Fences - Proposed Boundary**
- Proposed 2.4m high timber acoustic fence
 - Proposed 2.4m high timber fence
 - Proposed 2.4m high steel vertical bar railing
 - 2.4m high weldmesh fence
- Fences - Proposed Internal**
- Proposed 1.25m high glass balustrade and handrails
 - Proposed 3.0m high weldmesh MUGA Fence
- Gates**
- Proposed access
 - Proposed single direction access



Timber acoustic fence



Weldmesh fence to MUGA and eastern and western boundaries



Example of vertical flat bar railing

P10	23/01/19	GWW	MUGA size increased as per Sport England requirements
P09	19/11/18	JL	Ramp and steps amended
P08	08/11/18	GWW	Fencing layout amended. Gate symbol added. Photos amended
P07	19/10/18	AH	Length of acoustic fence amended
P06	18/10/18	GWW	Length of acoustic fence increased
P05	11/10/18	GWW	Layout and key updated. Images added
P04	10/10/18	GWW	Courtyard layout updated. Vertical fence detail updated
P03	03/07/18	JL	Courtyard layout updated
P02	28/06/18	JL	Layout updated
No.	Date	Appr	Revision Notes

Note: All Dimensions must be checked on site and not scaled from this drawing.
All cross references are to the latest revision of the relevant drawing or specification being referenced

Scale/North Point	0 5 10 15 20 m 30 40 50
Scale	1:500@A1
Drawn	MJB
Checked	GWW
Project ID	1728
Date	15/06/18

Client	JLL
Job Title	International Academy of Greenwich
Issue	PLANNING

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landscape architects & arboricultural consultants	web: w-wa.co.uk tel: 01376 573050
Drawing Title	Proposed Boundary Treatments
Drg	wwa_1728_LL_106
Rev	P10

[REDACTED]

From: [REDACTED]
Sent: 12 April 2019 12:54
To: [REDACTED]
Cc: [REDACTED]
Subject: Bowring Sports Ground (PDU 4431) Post-Stage I Water Comments

Hello [REDACTED]

On their latest response the Applicant stated:

- ☐ **Flood Risk** – Comments have been provided on flood risk and drainage. We are currently liaising with the Environment Agency and RBG on the detail of these elements. Once this has been confirmed updated information will be submitted to the GLA to confirm the final solution / strategy and to confirm the EA support of the proposals.

If that is still the case, we have no comments at this point. They will need to address the drainage issues. If you have any new information, please let me know.

Thank you.

Best,

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 15 April 2019 09:50
To: [REDACTED]
Subject: RE: GLA/4431/01 - IAoG
Attachments: wwa_1728_Doc_601_P06 TVIA 2019_03_24_Part2.pdf; wwa_1728_Doc_601_P06 TVIA 2019_03_24_Part3.pdf; wwa_1728_Doc_601_P06 TVIA 2019_03_24_Part1.pdf

[REDACTED]

Thanks for coming back to me and advising the below.

Please find attached the TVIA split into parts. I will send it across over 4 emails.

We are now targeting committee at the beginning of June, it would therefore be extremely helpful if you could come back to us on the additional information we have submitted as soon as you are able to on your return from leave. Did you have the opportunity to review the additional information we sent through on the Very Special Circumstances case?

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 12 April 2019 18:20
To: [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: GLA/4431/01 - IAoG

Hi [REDACTED]

I did receive the energy details from your colleague and I've forwarded them to my energy colleagues.

I haven't received the TVIA so please do send through.

Just so you're aware, I'm now on leave until May 1st.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 11 April 2019 10:01
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA/4431/01 - IAoG

[REDACTED]

Could you please come back to me on the below?

I am conscious the officer is away at the moment till mid next week.

Attached are the updated drawings for info. I can send through the TVIA if you have not received this? It large so can you confirm you MB limit via email?

Many thanks

[REDACTED]

[REDACTED]
Associate - Planning, Development & Heritage
JLL
30 Warwick Street London W1B 5NH

[REDACTED]
eu.jll.com
jll.co.uk/residential

From: [REDACTED]
Sent: 08 April 2019 10:11
To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: RE: GLA/4431/01 - IAoG

[REDACTED]

I hope you are well.

Following on from the below, while I was on leave a colleague submitted revised drawings and the updated TVIA, with the additional views discussed, to the officer at Greenwich last week.

I just wanted to check if this has been sent to you and if not I will forward them onto you today?

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 02 April 2019 10:59
To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] <[REDACTED][eu.jll.com](mailto:[REDACTED]@eu.jll.com)>
Subject: GLA/4431/01 - IAoG Energy

Hi [REDACTED]

[REDACTED] is on leave this week.
Please find attached additional responses to the Energy queries.

Regards

[REDACTED]
Director - Planning, Development & Heritage
JLL
30 Warwick Street, London W1B 5NH

[REDACTED]
jll.co.uk



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Townscape and Visual Impact Assessment

Prepared for: International Academy of
Greenwich

March 2019



wynne-williams associates
landscape architects & arboricultural consultants

International Academy of Greenwich Townscape and Visual Impact Assessment

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Version Control

Version	Author	Changes from previous version	Checked by	Date checked
P00	RB / GWW	None	JL	5.10.2018
P01	GWW	Text and plans updates		10.10.2018
P02	MJB	Note about verified views added	JL	19.10.2018
P03	RB/GWW/ MJB	Verified views and methodology added	GWW	20.10.2018
P04	RB/GWW	Amendments to text	GWW	22.11.2018
P05	RB/GWW	Amendments to text	GWW	27.11.2018
P06	MJB	Additional verified views added. Text amended	GWW	25.4.2019

1 Introduction

- 1.1.1 Wynne-Williams Associates has been appointed by JLL to undertake a townscape and visual impact appraisal of the proposed development of new school premises for The International Academy of Greenwich at the former Bowring Sports Ground, off Meadowcourt Road, London SE3 9DY.
- 1.1.2 Wynne-Williams Associates is a practice registered with the Landscape Institute with many years' experience in landscape design and townscape and visual impact assessments. The report has been compiled by Gill Wynne-Williams CMLI (Chartered Member of the Landscape Institute) assisted by Bobby Browne, Landscape Architect.
- 1.1.3 The purpose of this report is twofold. Firstly, to conduct a baseline townscape assessment of the site and surrounds, and secondly, to provide detailed consideration of the likely landscape and visual effects of building a school at the Former Bowring Sports Ground. The proposed development is outlined in more detail in section 1.3 of this report.
- 1.1.4 The assessment has been carried out using guidance set out in the Landscape Institute Guidance for Landscape and Visual Impact Assessment, 3rd Edition.

1.2 Existing Site Description

- 1.2.1 The 3.8 hectare site, known as the Former Bowring Sports Ground, is located north of the A20 Eltham Road within the Royal Borough of Greenwich (see Figure 1). The River Quaggy runs along the northern boundary, while the southern and western boundaries lie adjacent to domestic properties. To the east the site is bounded by the Weigall Road sports ground.
- 1.2.2 The site is designated as Metropolitan Open Land and is part of the south London Green Chain. The Quaggy River Corridor is a Site of Nature Conservation Interest. Part of the site is used for flood retention as part of the River Quaggy Flood Alleviation Scheme.
- 1.2.3 The site is made up of sports pitches, car parking, disused ball games courts and a pavilion building. A flood retention wall runs in an east-west direction across the site with the playing fields being located to the north of the wall and the buildings and hard standings to the south. The wall continues along the western boundary towards the river, where it continues to the north west corner of the site. At present 6,450m² of the site is made up of buildings and hardstanding to the south of the flood wall. The remaining site area is grass playing fields and boundary planting.
- 1.2.4 The River Quaggy has a naturalised bank for the majority of its length along the site boundary. A canalised section of river with a crossing point and spill way is located at the boundary in the north east corner of the site. This length of the river has no physical fenced boundary with the site.
- 1.2.5 The remainder of the site is bounded by a mix of fencing types. Entry to the site is via a gated driveway that leads to the pavilion building to the east and to the disused games courts to the west.
- 1.2.6 Existing tree, conifer and shrub planting is confined to the boundaries while the main body of the site is an amenity grass sward which is currently marked out as soccer pitches.

Generally, the site is flat with a gentle fall of less than 1m from the south eastern corner to the top of the river bank on the northern boundary.

Figure 1 – Site location. Site highlighted in red.



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Figure 2 – Existing site Plan



1.3 Proposed Development

- 1.3.1 The proposed development is to create a new five form entry secondary school and sixth form. The school will accommodate up to 765 pupils including the sixth form. The proposals also include access and external teaching and sports facilities including a multi-use games area (see Figure 3).

- 1.3.2 The school building will be mainly located on land which has previously been developed for the pavilion, parking and sports courts. The proposals result in a realignment of the flood wall to accommodate the new building but the area for flood alleviation will not change. The playing field area will remain largely as grass pitches, with the addition of new all-weather multi-use games courts and some hard-paved informal recreation space for pupils.
- 1.3.3 The proposals retain the majority of the boundary tree and shrub planting, along with some significant additional new planting proposed in association with the new building and site boundary.

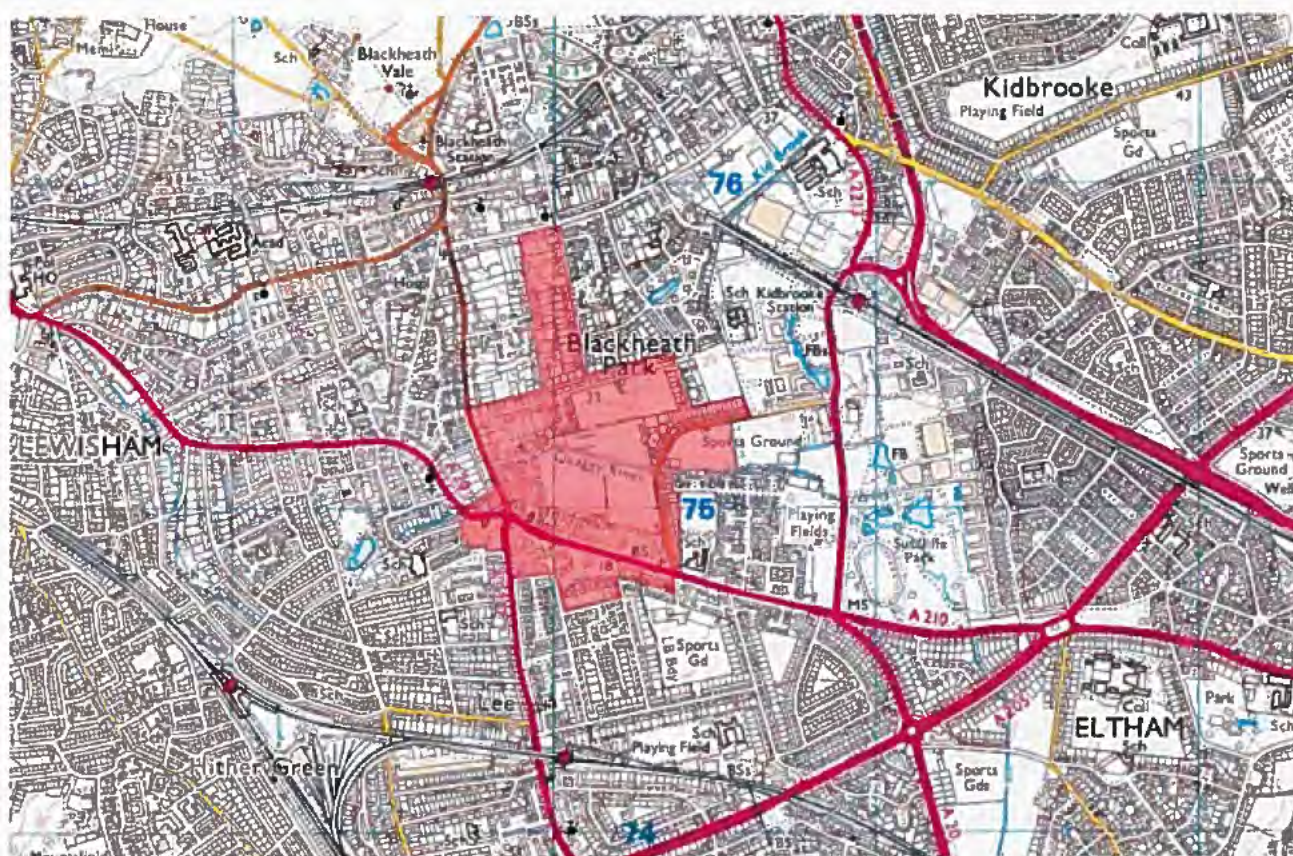
2 Methodology

- 2.1.1 Fieldwork for the assessment was carried out on 20th September 2017, 23rd October 2018, 6th November 2018, 25th February 2019 and 18th March 2019. This report contains observations and photos taken on these dates.
- 2.1.2 The full methodology for this report can be found in Appendix B. This methodology has been used to inform the report approach as set out below.
- 2.1.3 The townscape and visual assessment have been undertaken in accordance with the guidance given in 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (Landscape Institute and the Institute of Environmental Assessment, 2013) which recommends that an assessment is made of the likely impacts of the development and their significance. The approach distinguishes between landscape / townscape and visual effects; **Landscape/ Townscape effects** which consider the effect of the proposed development on the existing landscape/ townscape as a resource in its own right. **Visual effects** which consider the effect on specific views and on the general visual amenity experienced by people.
- 2.1.4 The Guidance also makes a distinction between landscape receptors and visual receptors:
- Landscape receptors** are defined aspects of the landscape resources that have the potential to be affected by a proposal.
- Visual receptors** are individuals and/or defined groups of people who have the potential to be affected by a proposal. The appraisal process is divided into a description of:
- The existing townscape/landscape base line
 - Appraisal of the townscape effects
 - The existing visual baseline
 - Appraisal of visual effects
 - Suggested mitigation techniques

2.2 Study Area

- 2.2.1 The study area has been defined following a careful review of topography and building configurations using OS maps and verified during a site review (see Figure 4). The defined study area is the area within which it is considered the proposed development could have effects.

Figure 4 – Study Area Map. Study area highlighted in red.



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3 Townscape Baseline

- 3.1.1** GLVIA 3 defines townscape to be ‘the character and composition of the built environment including the buildings and the relationships between them, different types of urban open space, including green spaces, and the relationship between buildings and open space’. The guidance suggests a range of townscape components for consideration. Each is discussed in section 3.2 below.

3.2 Data Sources

- 3.2.1 The data sources used for this appraisal are the ordnance survey maps of the area, mapping from the local authority (which defines the extent of the Conservation Area, Metropolitan Open Land, Green Chain and Site of Nature Conservation Importance), mapping and data sets from MAGIC.gov.uk.

3.3 Site and Townscape/Landscape Context

Landscape relationships

- 3.3.1 The entirety of the site is designated as Metropolitan Open Land (MOL). This denotes open land within an urban area that performs an important role within London's green infrastructure. In the case of the Former Bowring Sports Ground, the designation refers to the land's openness, potential for leisure use, the contribution it makes to biodiversity, and its connections to other green spaces as part of the 'Green Chain'. Other local green spaces in close proximity to the site include: Blackheath Park to the north, Weigall Sports Ground to the east, Cator Park and Sutcliffe Park to the east and Manor House gardens to the west. Although the site is part of the Green Chain, it does not form part of the 'Green Chain Walk'. This is due to the lack of pedestrian connectivity with other open spaces.
- 3.3.2 To the north of the site, the banks of the River Quaggy form part of a Site of Importance for Nature Conservation (SINC). This designation is of local importance and refers to a narrow corridor with a mix of scattered trees, scrub and grassland.

Topography

- 3.3.3 The site lies in a slight depression in the landscape. With average elevations between 16-17m above ordnance datum, the land generally slopes down towards the centre of the site, forming a bowl. The gradient to the south rises gently to a peak of around 19m AOD close to the residential tower blocks at Leybridge Court. However, to the north, the land rises significantly to a peak of 26m AOD close to Manor Way.

Grain of the Built Form

- 3.3.4 The urban area to the south of the site, close to the main vehicular access road, comprises a mix of residential and commercial buildings either side of the busy A20 Eltham Road. Residential properties vary considerably in type from three-storey 1960s townhouses to large Edwardian houses which have been converted for multiple occupants. Immediately opposite the site access, on the south side of the A20, three eleven-storey residential tower blocks are a prominent feature. 80m to the west of the site entrance there is a commercial area of shops including the Leegate Shopping Centre and a large Sainsbury's supermarket. This gives a local high street character to the crossroads between the A20 and B212.
- 3.3.5 Analysis of historic OS mapping shows a pattern of gradual development along the A20 over time. Prior to 1860 there were a limited number of residential properties at the crossroads between the A20 and B212 (previously Maidstone Road and Burnt Ash Lane respectively). From 1870 to 1900 development intensified with residences being built eastwards. By 1916, Meadowcourt Road to the western boundary of the site had been populated with semi-detached properties with gardens backing onto the site.
- Notable recent development has included a group of six award-winning social houses at Pagoda Mews, off Raven Way to the south-east of the site. The red brick construction with zinc-clad roofs provides a contemporary character to the urban fabric.

- 3.3.6 Properties around the site are aligned with the road network. The houses on Hamlea Close, adjacent to the site entrance and on Ravens Mews are orientated parallel to the site boundary with blocks in a north east – south west orientation. Properties on Meadowcourt Road are aligned in a north – south direction, again running parallel with the site boundary.

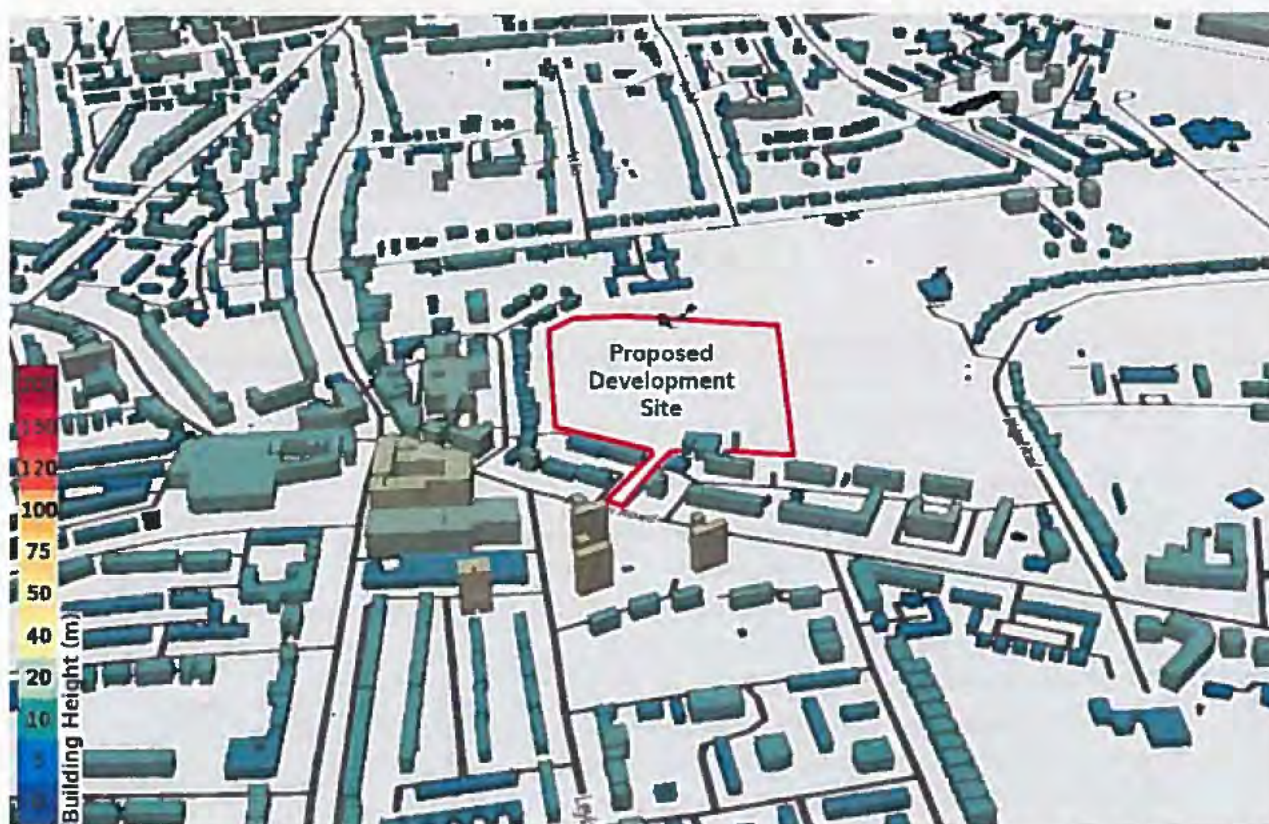
Public Realm

- 3.3.7 The existing site entrance adjacent to the A20 consists of a 1.8m high brick wall with double iron railing gates. Adding shelter and character to the area, a substantial London plane tree sits in a narrow strip of soft landscape immediately adjacent to the gates. In general, the entrance is understated and is not prominent in the streetscape. Fencing along the access drive screens views into the site. The main view in is from the entrance gates, where a relatively narrow portion of the site can be seen.

Scale and Density of Surrounding Buildings

- 3.3.8 Figure 5 shows the scale and density of buildings surrounding the site. Many of the commercial and residential buildings to the north, south and west of the site are two to three storeys high. Notable exceptions are the tower blocks directly opposite the site entrance and part of the Leegate Shopping Centre which rise to twelve storeys and nine storeys respectively.

Figure 5 – Surrounding Building Height Map

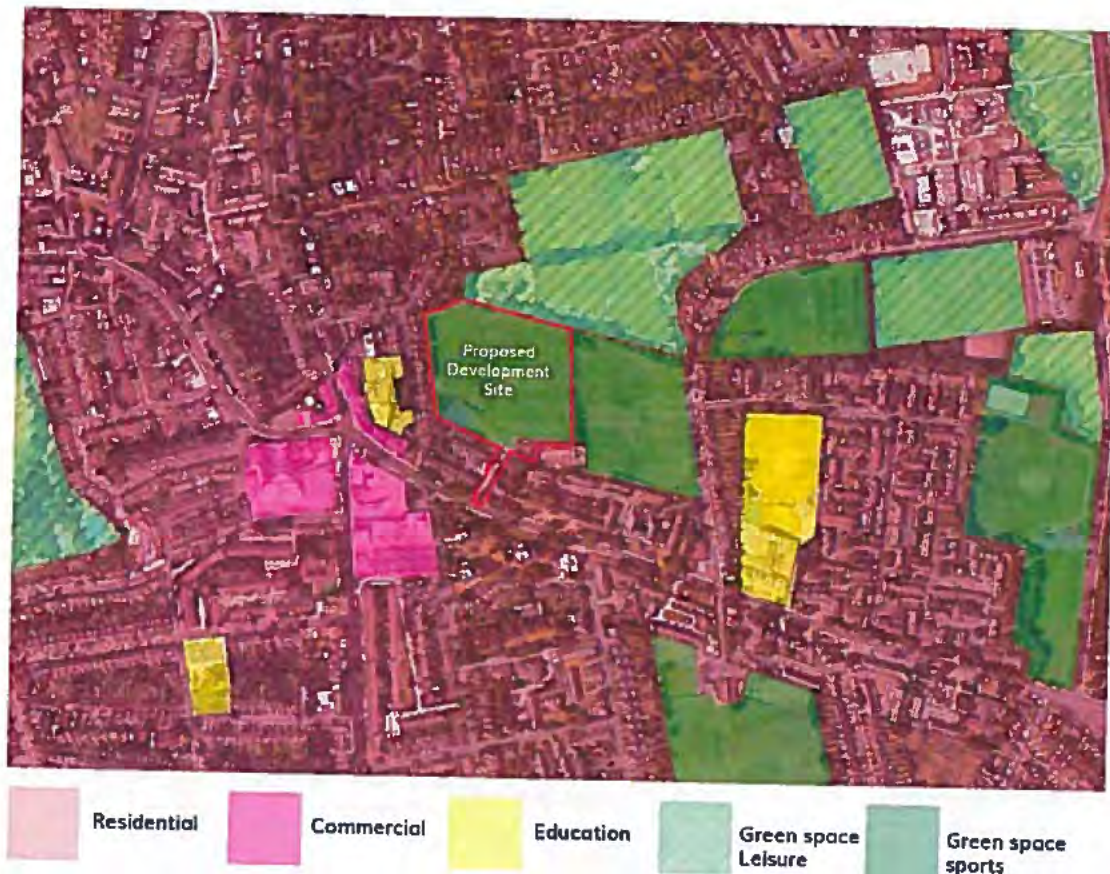


Source: EMU Analytics

- 3.3.9 Housing density for the surrounding areas to the south, east and west of the site is between 26-50 properties per hectare. Areas to the north are more sparsely populated with a density of 11-25 houses per hectare.

Pattern of Land Use

Figure 6 – Land Use Map



Source: Adapted from Google Maps aerial

- 3.3.10 Figure 6 shows land use surrounding the proposed development site. The predominant land use is residential with large areas of green space for leisure and sports also present. A local commercial node can be seen at the crossroads of the A20 and B212.

The River Quaggy, Flood Retention and Risk

- 3.3.11 The River Quaggy, a tributary of the River Ravensbourne, runs along the northern boundary of the site. The area of playing fields, forming a substantial part of the development site, is defined as being a flood storage area (the Weigall Road Flood Storage Area). This is part of the wider River Quaggy Flood Alleviation Scheme.
- 3.3.12 The site is situated within Flood Zones 1, 2 and 3, the low, medium and high-risk zones respectively. Educational institutions are classified as a more vulnerable land use in terms of flood risk according to the National Planning Policy Framework (NPPF). The NPPF requires that a detailed flood risk assessment (FRA) accompanies any planning application for development in Flood Zones 2 or 3. Where a site lies inside more than one flood zone, the

Environment Agency expect it to be considered as being within the highest flood zone. Therefore, the site should be considered as development within Flood Zone 3. A flood Risk Assessment has been undertaken and is submitted with this application.

- 3.3.13 The southern portion of the existing site is protected by a flood defence wall constructed from blackwork and brickwork with a crest level of approximately 18.05m AOD. This is designed to protect the north of the site against flooding from a 1 in 75 year return period fluvial flood event. The defence wall is a flood defence asset owned and maintained by the Environment Agency and any works which affect that wall must be agreed with the Environment Agency via a Flood Defence Consent.
- 3.3.14 The proposed development does include plans to realign part of the flood defence wall. However, none of the flood storage capacity will be lost. The Flood Risk Assessment submitted (Robert West, October 2018) provides further detail on the approach to water management on the site.

Access and Connectivity

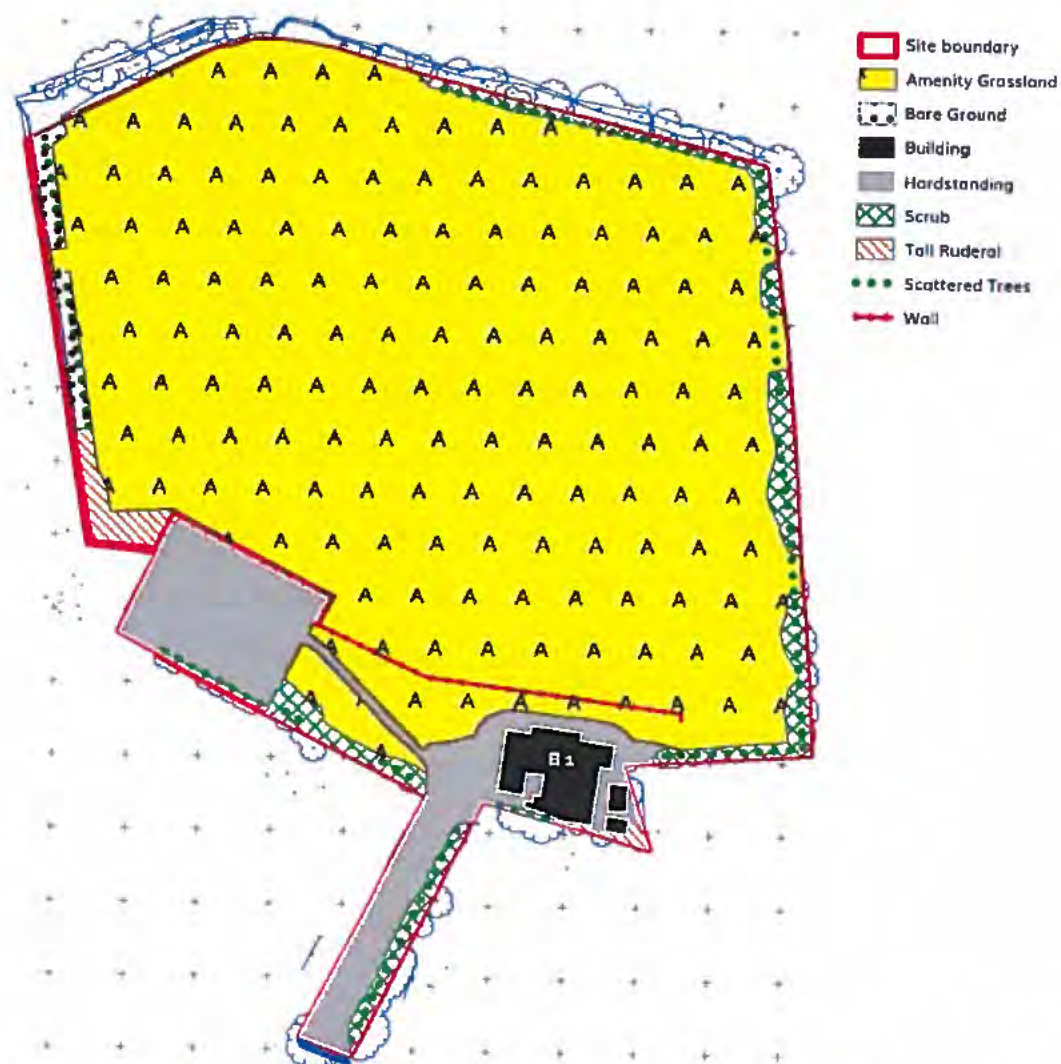
- 3.3.15 The site is only accessed from one point, a shared vehicular and pedestrian entrance along the A20 Eltham Road.
- 3.3.16 The closest train station is Lee, which is 1km away from the site and has trains from Dartford to London Bridge. 1.6km from the site is Hither Green station. This operates on lines between south-east London and London Bridge.
- 3.3.17 Within 250m of the site there are various bus stops connecting to a wide range of destinations.

Arboriculture

- 3.3.18 A tree survey to BS5837:2012 was carried out by Wharton Arboricultural Ltd in December 2015 and updated in October 2018. 55 individual trees and 17 groups were surveyed. Of the individual trees 10 are classed category A, while 26 are category B and 32 are category C. Only 4 trees have been categorised as U and assessed as having less than 10 years life expectancy.
- 3.3.19 Broadleaved native species to the northern boundary run along the Quaggy river corridor. These act to separate the site from the adjacent open land and provide some visual screening to the residential dwellings to the north.
- 3.3.20 Trees to the eastern boundary form a line of separation to the adjacent Weigall Road Sports Ground. Although this treeline contains some mature specimens, intermittent gaps provide glimpsed views to the neighbouring pitches.
- 3.3.21 To western boundary, there is a row of substantial Leyland cypress. These act to screen the site from many of the properties on Meadowcourt Road. However, gaps in the treeline allow the site to be overlooked in places.

Ecology

Figure 7 – Site Habitat Map



- 3.3.22 A Preliminary Ecological Appraisal conducted by Wharton in October 2018 gives a comprehensive assessment of the site. Figure 7 illustrates the location and type of habitat observed on the site.
- 3.3.23 The ecologist concluded that the amenity grassland, scrub, tall ruderal and bare ground habitats all fall below the local level in terms of ecological importance.
- 3.3.24 The ecological importance of the scattered trees at the site is considered to be up to the local level, as some of the trees form part of a SINC and contribute to the function of the peripheral ecological connectivity at the site. It is recommended that the trees at the site are retained wherever possible, particularly along the northern and eastern boundaries in order to retain this ecological connectivity.

Conclusions on Townscape / Landscape Baseline and Impact of the Proposed Development on the Character and openness of the Metropolitan Open Land

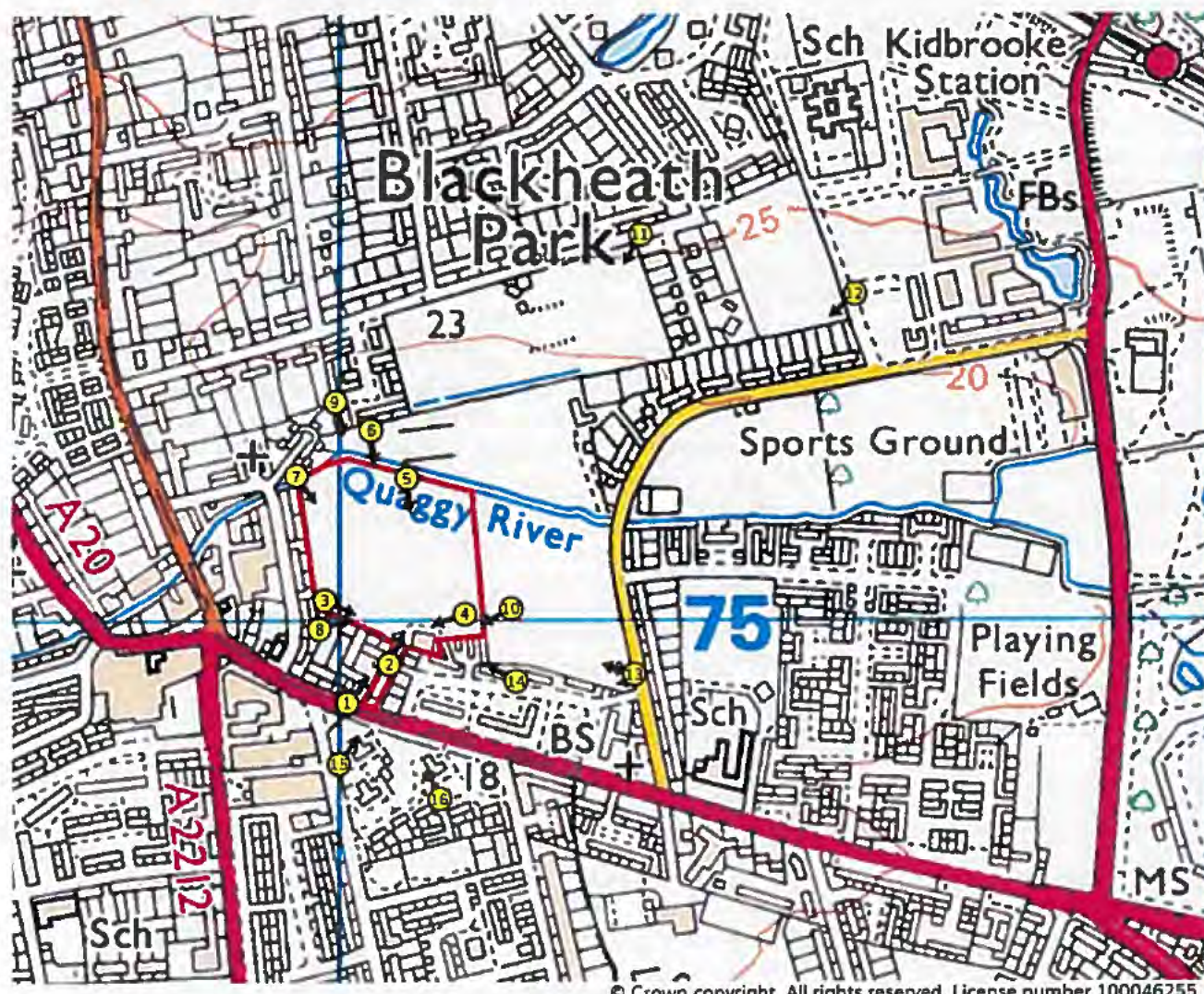
- 3.3.25 The proposed development would result in the construction of a new building and associated hard landscape infrastructure on Metropolitan Open Land (MOL). At present, 6,450m² of the 38,117m² site area is previously developed land in accordance with the NPPF to the south of the flood wall. The proposed school development in fact will result in a decrease in previously developed land to the south of the wall to 6,317m². The proposed building has been intentionally sited in this location, on the previously developed land in order to reduce encroachment into the open MOL.
- 3.3.26 The building, which is divided into a sports hall block and teaching block, will be a maximum of 3 storeys above the ground level with a partial basement in the teaching block.
- 3.3.27 A small amount of paved area and the multi-use games area are proposed on the sports field, but this will not affect the openness of the MOL.
- 3.3.28 In terms of the openness of the MOL, the majority of the site will remain open, with views across the sports field from the new building and the maintenance of views from the Weigall Road Sports Ground to the east and the residential properties to the west of the site. The site will continue to contribute to the openness of the green spaces in this part of the Green Chain.
- 3.3.29 The development would not be readily visible by the public from public vantage points, and therefore is unlikely to give rise to any meaningful perception of any encroachment into MOL in any event. Its physical impact on the character of the overall MOL would be negligible, whilst its visual impact would be low to medium. Its effect on the overall coherence and function of the MOL is therefore considered to be minor and not significant.
- 3.3.30 The playing field to the north of the school would be retained as such and would not be enclosed by fencing or provision of structures. Due the absence of structures, the openness of this area is maintained, and it is considered that this would have minimal effect on the 'openness' of the MOL and would not conflict with its purpose, by creating and maintaining an open landscape across the northern part of the site.
- 3.3.31 The River Quaggy corridor will not be directly affected by the development proposals. The landscape character of the site will not be materially altered by the proposals. The site does not form part of the green chain walk which links other green spaces in south London, so the proposed development will not the affect the route of the walk.
- 3.3.32 These is potential to increase biodiversity on the site so that it can make a greater contribution to wildlife in the area. The proposals include additional perimeter planting, as well as a green roof for the buildings, food growing areas, wildflower meadow and ecological enhancement measures such as bird and bat boxes and woodpiles. In terms of the impact on the landscape of the site, the development would provide a better-quality landscape with more species diversity. In addition, it is proposed to replace the existing fence to the SINC along the River Quaggy corridor with new fencing being further set back from the river. This will slightly increase the wildlife area alongside the Quaggy and protect it from intrusion.

- 3.3.33 To minimise the impact that the proposed development will have on the character of the surrounding townscape, the new school building should complement the scale, density and alignment of the adjacent urban areas. The roofline to the new school building will sit 13.96m above ground level, with the development being three storeys above ground level. This will be in keeping with the adjacent properties situated in Hamlea Close. To further complement the neighbouring properties, the new school building will also follow a similar orientation and form a linear block, running with the urban grain of the properties which lie to the south of the site.

4 Visual Impact Assessment

- 4.1.1 A selection of viewpoints was chosen to be representative of views into the site from the surrounding area. Figure 8 shows the location of each viewpoint with marker numbers correlating to full analysis available in Appendix A. The viewpoints are taken from the site and from publicly accessible locations.

Figure 8– Viewpoint Location Map



-  Viewpoint location marker  Site boundary

4.2 Assessment of Short-Range Views (Viewpoints 1 – 10)

- 4.2.1 The proposed development will result in a moderate to moderate/substantial change in short range views into the site. Views from the site entrance would be subject to a low level of change, with only a small portion of the new school building visible at the end of the site access road.

- 4.2.2 Certain limited views from properties along the western boundary will undergo a high level of change where large parts of the new school building and MUGA are visible. However, these views are oblique and only visible through gaps in the treeline, meaning that the visual effect is assessed as moderate.
- 4.2.3 Properties along Quaggy Walk are receptors with high sensitivity. House numbers 26, 27, 28 and 34 have a relatively open view of the site whilst views of the site from the remaining properties are screened by trees along the river. The result is that the magnitude of change in the view from these properties is variable. Where the proposed school is visible, it is at some distance across the playing fields with the River Quaggy and associated land in the foreground. The change is therefore assessed as would be medium, giving an overall visual effect rating of moderate. The magnitude of change for properties with the screened view will be slight, giving an overall visual effect rating of negligible. During the fieldwork it was not possible to gain access to the properties on Quaggy Walk so the views from the first floor windows have not been assessed. It is likely that the effects will be variable and similar to the ground level views in terms of the degree to which the proposed building is screened by vegetation along the River Quaggy.
- 4.2.4 Views of the site from the eastern and south-eastern boundaries are partly obscured by existing trees and fencing. The proposals will result in the removal of some trees on the south-eastern boundary with Pagoda Mews but the site is screened from these properties by rear fencing and they do not directly overlook the proposed building location. The magnitude of change from the eastern boundary with the Weigall Sports Ground and from the south east boundary with Pagoda Mews is assessed medium to low, leading to a moderate to slight/moderate visual effect.
- 4.2.5 The views from properties on Hamlea Close will be impacted by the development. Viewpoint photographs were not taken from these properties as they are not in the public realm. There is tree screening along part of the boundary, which will filter views of the proposed building for some properties but where there are no trees the impact is likely to be moderate/substantial from the nearest properties.

4.3 Assessment of Medium Range Views (Viewpoints 11-16)

- 4.3.1 Visibility of the existing site from medium range views is very limited and the proposed development is unlikely to change this. There may be some low magnitude changes to views from viewpoints 13 and 14, but the overall visual effect on receptors at these locations has been judged to be slight/moderate.
- 4.3.2 The site is not visible from viewpoints 11, 12, 15 and 16. With no elements of the proposed development becoming visible, there will be no visual effect on the receptors at these viewpoints.

5 Mitigation

- 5.1.1 In order to reduce the visual effect on views from properties at the southern end of Meadowcourt Road, there will be additional tree planting to extend the tree line. There are also proposals to plant trees in front of the new school building as viewed from properties along Quaggy Walk. Although these trees will not act to fully screen the proposed

development, they will break the view and be more in keeping with the existing character of the site.

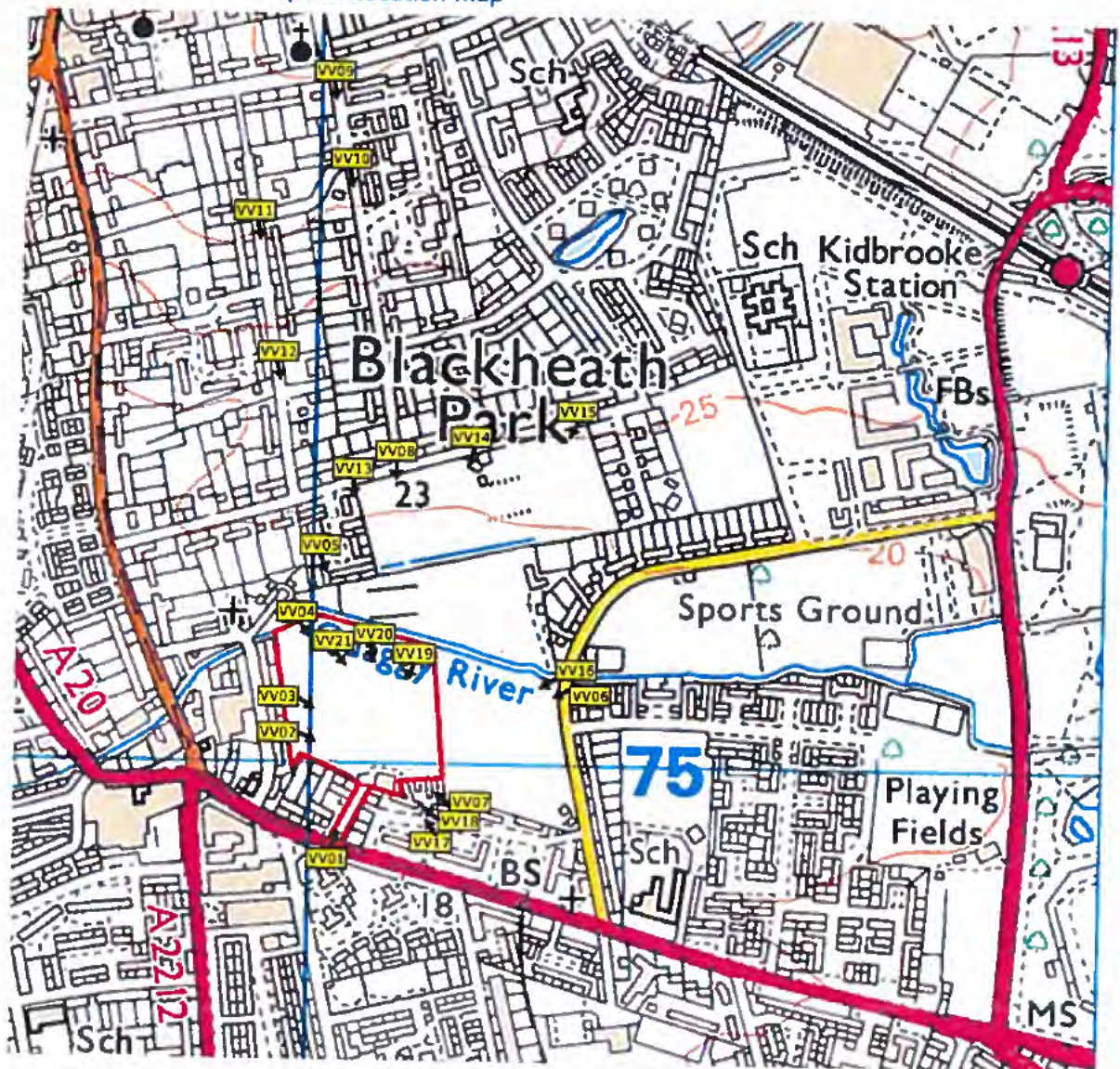
- 5.1.2 The proposed school building elevation will also be designed with a sympathetic materials palette including timber and glass to reduce visual effect. In addition, all existing planting along the northern site boundary will be retained. Following discussions with the Environment Agency, there is no further scope for mitigation planting along the northern boundary due to the effect it may have on floodwater runoff.
- 5.1.3 Tree planting is proposed along the southern boundary between the school and Hamlea Close. This will, over time, filter the views of the building and reduce the visual impact of the development.
- 5.1.4 Improvements will be made to the site entrance that will enhance the street scene and contribute to the townscape character. Concrete fencing running adjacent to Hamlea Close will be replaced with 2.4m vertical bar railings. In addition, herbaceous planting beds will be installed along the entrance road and be visible from the A20 Eltham Road.
- 5.1.5 Enhancements will be made to increase biodiversity at the site. This will include large areas of wildflower planting, green roof area to the new building and increasing the area of SINC which follows the River Quaggy corridor. In addition, new bird and bat boxes will be installed, with plans for habitat log piles also included in the proposals.

6 Projected Development Photomontages

6.1 Selection of views for photo montages

- 6.1.1 At preapplication stage a number of viewpoints for verified photomontages were agreed with the Local Authority. The photomontages seek to show the massing of the proposed building when viewed from different locations. The locations are referenced in Figure 9 below. The photography for these viewpoints has been taken using the methodology for verified views as described in section 6.2 below. Following submission of the application, the GLA requested that verified views be taken from a number of additional viewpoints. These have been included in the report (Revision P06).

Figure 9 – Verified Viewpoint Location Map



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Verified viewpoint location marker

— Site boundary

6.2 Methodology for verified views

Methodology

- 6.2.1 The methodology used complies with Landscape Institute (L.I.) "Guidelines for Landscape and Visual Impact Assessment" 3rd edition and L.I. "Photography and photomontage in landscape and visual impact assessment" Advice note 01/11 and Draft Technical Guidance Note 2018-06-01.

- 6.2.2 In accordance with Appendix 8 of the LI Technical Guidance, the Accurate Visual Representation (AVR) method was used to obtain the data for the verified views.
- 6.2.3 Locations for viewpoints were agreed with the local planning authority and digital photos taken on 23rd October 2018 and 06th November 2018. Additional measurements and photographic information were recorded to provide the precise location of the camera along with appropriate building dimensions.
- 6.2.4 A development model was imported to the correct geographical co-ordinates and with the known camera position, photographic and additional information, the proposed development was then accurately aligned to the photographs.

Photography

- 6.2.5 For each agreed viewpoint location photographs were taken with a Cannon EOS 6D digital SLR camera with a 50mm fixed lens set at 1.5m height on a tripod. Verified View no15 was taken with the camera set at 1.4m height to enable a photograph through the opening of the timber fence. The location of the SLR camera was then photographed to provide visual reference of its location. Additional measurements to locate the tripod were also taken. The camera was levelled horizontally and laterally by means of a camera mounted spirit level.
- 6.2.6 Each location's Global Position System (GPS) was recorded with the in-built digital SLR cameras GPS. The camera's degrees to True North was captured by a digital compass.

Aligning the model and photographs

- 6.2.7 The development model was supplied by the project architect (Architecture Initiative) and the landscape scheme by WWA. The proposed model was checked for accuracy and consistency and subsequently aligned to the British Nation Grid co-ordinate system of Eastings and Northings.
- 6.2.8 The Ordnance Survey "Projection and transformation calculations" spreadsheet and the British Geographical Survey "Coordinate converter" were used to convert the original Degrees & Decimal minutes GPS information to Eastings and Northings.
- 6.2.9 For each view a "camera" was created within the model that matched the digital SLR camera for focal length, position, height and horizontal field of view.
- 6.2.10 While the GPS positions provide the camera location to an accuracy of 2m-5m, the additional data taken during the field work allowed for the camera position to be more precisely refined to match the photos.
- 6.2.11 Each view was then rendered to show the proposed development from that viewpoint location.

Perception of the proposed view

- 6.2.12 Within the limits of current technology and available data sources, the visualiser used experienced judgement and techniques to portray the rendered image so that it appears as photorealistic as possible.

6.3 Assessment of Verified Views

- 6.3.1 The verified viewpoint photographs and the following photomontages illustrate the changes which will be apparent following development of the school.
- 6.3.2 Visibility to the existing site from verified viewpoints is variable, as illustrated by photographs VV01-21.
- 6.3.3 Due to their location within the site, receptors at viewpoints to the west and north of the site; VV02, VV03 and VV04, would experience a high magnitude of change and therefore a moderate to moderate/substantial visual effect. These are not public viewpoints but will benefit from the proposed mitigation measures.
- 6.3.4 Viewpoint VV05, to the north of the site, would experience a medium magnitude of change and a moderate visual effect. However, some of the visual effect will be reduced by the screening provided by existing fencing and buildings and by the proposed mitigation planting to the northern elevation of the school building.
- 6.3.5 The proposals would have no visual effect on receptors along Fox Dale at VV09 and VV10
- 6.3.6 The proposals would have no visual effect on receptors at Parkgate at VV11 and VV12
- 6.3.7 Due to the existing trees and field boundary planting the views from VV14 and VV15 to the east of Manor Way, these receptors would experience a negligible magnitude of change, with a negligible visual effect. This would not require additional mitigation.
- 6.3.8 Due to the screening effect of existing trees along the eastern boundary of the site, receptors at VV06 and VV16 would experience a low magnitude of change, with a slight/moderate and slight visual effect. This would not require additional mitigation.
- 6.3.9 Viewpoints VV19 and VV20 would experience a medium magnitude of change due to their location within the site and therefore a moderate visual effect. These are not public viewpoints.
- 6.3.10 Viewpoint VV21 would experience a low magnitude of change. The view has been taken to illustrate the impact of the proposed MUGA. The MUGA will be fenced with a sports weldmesh fence but this will allow views through to the hedgerow beyond.
- 6.3.11 The proposals would have no visual effect on receptors in Blackheath Park at VV13 and VV08.
- 6.3.12 The visual effect of the proposals on viewpoints to the south of the site (VV01, VV07 and VV17) has been assessed as moderate. The proposed planting along the entrance drive and sympathetic choice of materials palette for the building are the mitigation measures proposed for these viewpoints.
- 6.3.13 The visual effect of the proposals on viewpoint VV18 to the south of the site has been assessed as moderate/substantial because the new building will result in a change to a large proportion of the view. The proposed building is seen from this view in the context of the 4-storey housing on Raven's Way and does not appear out of scale in context. The proposed sympathetic choice of materials palette for the building are the mitigation measures proposed for this viewpoints.

- 6.3.14** The view point photographs are shown below, with a photomontage of the proposals for each view. A summary of the view and the impact and mitigation is noted by each photomontage.





Verified Viewpoint 1 – Existing

Location of viewpoint: From southern side of A20, opposite entrance to Hamlea Close. Looking north-east towards the site.

Description of view: Brick wall and iron gates under shadow of large London plane tree. Residential properties and existing site in the background.



Verified Viewpoint 1 - Proposed

Predicted change: New school building visible at end of site entrance road, gates and sub-station visible in the foreground.

Sensitivity: High

Magnitude of change: Low

Visual Effect: Moderate

Mitigation: Sympathetic choice of material for the entrance design and planting along entrance drive.

Verified Viewpoint 2 – Existing

Location of viewpoint: North of flood wall, in north-west corner of the site, adjacent to back garden of 56 Meadowcourt Road. Looking south-east towards the pavilion building.

Description of view: Open playing field and flood wall visible in foreground. Pavilion building breaking the southern boundary tree line.





Verified Viewpoint 2 – Proposed

Predicted change: New school building will be prominent in this view.

Sensitivity: Medium

Magnitude of change: High

Visual Effect: Moderate/ substantial

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.



Verified Viewpoint 3 - Existing

Location of viewpoint: Gap in western boundary tree line, adjacent to back gardens of properties along Meadowcourt Road. Looking south-east towards the pavilion building.

Description of view: Large open area of playing field with pavilion building breaking the southern boundary tree line.

March 2019



Verified Viewpoint 3 - Proposed

Predicted change: New school building will be prominent in this view.

Sensitivity: Medium

Magnitude of change: High

Visual Effect: Moderate/ substantial

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.



Verified Viewpoint 4 - Existing

Location of viewpoint: In-front of western boundary tree line, adjacent to back gardens of properties along Meadowcourt Road. Looking south-east towards the pavilion building.

Description of view: Flood wall in foreground with large open area of playing field visible. Pavilion building breaking the southern boundary tree line.



Verified Viewpoint 4 - Proposed

Predicted change: New school building will be prominent in this view.

Sensitivity: Low

Magnitude of change: High

Visual Effect: Moderate

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.



Verified Viewpoint 5 - Existing

Location of viewpoint: Taken adjacent to properties along Quaggy Walk. Looking south towards the pavilion building.

Description of view: Much of the site is obscured by properties, fencing and boundary trees.



Verified Viewpoint 5 - Proposed

Predicted change: New school building will be visible in the position of the existing buildings and housing beyond.

Sensitivity: High

Magnitude of change: Medium

Visual Effect: Moderate

Mitigation: Existing boundary planting to remain. Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.

March 2019



Verified Viewpoint 6 - Existing

Location of viewpoint: Taken adjacent to properties along Weigall Road. Looking west towards the site.

Description of view: Trees along eastern boundary of the site are visible.



Verified Viewpoint 6 - Proposed

Predicted change: Small portions of the upper floors of new school building may be visible. MUGA will be partially visible between area of planting on the eastern boundary.

Sensitivity: Medium

Magnitude of change: Low

Visual Effect: Slight/moderate

Mitigation: Additional boundary planting will filter the view of the MUGA.



Verified Viewpoint 7 - Existing

Location of viewpoint: Taken adjacent to properties in Pagoda Mews. Looking south-west towards the site.

Description of view: Trees along south of the site and rear of pavilion building are visible.



Verified Viewpoint 7 - Proposed

Predicted change: Upper floors of new school building will be visible.

Sensitivity: Medium

Magnitude of change: Medium

Visual Effect: Moderate

Mitigation: Sympathetic choice of building materials palette.



Verified Viewpoint 8 – Existing

Location of viewpoint: Taken adjacent to properties along Manor Way. Looking south towards the site.

Description of view: None of the site is visible.

March 2019



Verified Viewpoint 8 – Proposed

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: None

Visual Effect: None

Mitigation: Not required



Verified Viewpoint 9 – Existing

Location of viewpoint: Taken adjacent at the junction of Blackheath Park and Fox Dale. Looking south towards the site.

Description of view: None of the site is visible.

March 2019



Verified Viewpoint 9 – Proposed

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: None

Visual Effect: None

Mitigation: Not required



Verified Viewpoint 10 – Existing

Location of viewpoint: Taken adjacent at the junction of Meadow Park and Fox Dale. Looking south towards the site.

Description of view: None of the site is visible.



Verified Viewpoint 10 – Proposed

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: None

Visual Effect: None

Mitigation: Not required



Verified Viewpoint 11 - Existing

Location of viewpoint: Taken adjacent at the junction of Meadow Park and Parkgate. Looking south towards the site.

Description of view: None of the site is visible.

March 2019



Verified Viewpoint 11 – Proposed

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: None

Visual Effect: None

Mitigation: Not required



Verified Viewpoint 12 – Existing

Location of viewpoint: Taken adjacent along Parkgate north of The Priory junction. Looking south towards the site.

Description of view: None of the site is visible.

March 2019



Verified Viewpoint 12 – Proposed

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: None

Visual Effect: None

Mitigation: Not required



Verified Viewpoint 13 – Existing

Location of viewpoint: Taken in front of No.31 Manor Way opposite Environment agency entrance to Blackheath Park. Looking South towards the site.

Description of view: None of the site is visible.



Verified Viewpoint 13 – Proposed

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: None

Visual Effect: None

Mitigation: Not required



Verified Viewpoint 14 – Existing

Location of viewpoint: Taken in front of No.59 Manor Way. Looking Southwest to the site.

Description of view: Filtered view towards the site through intervening vegetation and tree belt.

March 2019



Verified Viewpoint 14 – Proposed

Predicted change: Upper storey of building will be partial visible during winter.

Sensitivity: Medium

Magnitude of change: Negligible

Visual Effect: Slight/negligible

Mitigation: Not required



Verified Viewpoint 15 – Existing

Location of viewpoint: Taken opposite of No.83 Manor Way.

Camera reduced in height to 1.4m to obtain view through fence. Looking Southwest to the site.

Description of view: filtered view towards the site through tree belt.



Verified Viewpoint 15– Proposed

Predicted change: Upper storeys of building will be partially visible but the building is below the height of other buildings within the view and below the height of the tree line.

Sensitivity: Medium

Magnitude of change: Negligible

Visual Effect: Slight/negligible

Mitigation: Not required due to partial view and proposed building being seen in context of other built forms.



Verified Viewpoint 16 – Existing

Location of viewpoint: Taken opposite of No.60/62 Weigall Road at entrance gate to Wiegall Road sports ground. Looking Southwest to the site.

Description of view: Trees along eastern boundary of the site and existing building are visible.



Verified Viewpoint 16– Proposed

Predicted change: Portions of the teaching block and hall of new school building will be visible. The new building will screen views to the buildings to the south west of the site but has little effect on the openness of the view across the MOL.

Sensitivity: Low

Magnitude of change: Low

Visual Effect: Slight

Mitigation: Additional planting along the fence line will filter the view. Tree planting to the north of the proposed building will filter the view.



Verified Viewpoint 17 – Existing

Location of viewpoint: Taken opposite of No.33-47 Ravens Way on south side of road. Looking Northwest to the site

Description of view: Existing building is partially visible between rear of 17-31 Ravens Way and the corner of 1 Pagoda Mews

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Verified Viewpoint 17 – Proposed

Predicted change: Portions of the teaching block and hall of new school building will be visible in winter when the trees are not in leaf.

Sensitivity: Medium

Magnitude of change: Medium

Visual Effect: Moderate

Mitigation: Sympathetic choice of building materials palette.



Verified Viewpoint 18 – Existing

Location of viewpoint: Taken at the corner of No.33-47 Ravens Way. Looking Northwest to the site.

Description of view: Existing building is partially visible behind the corner of 1 Pagoda Mews. Trees along south of the site and rear of pavilion building are visible.



Verified Viewpoint 18- Proposed

Predicted change: Portions of the teaching block and hall of new school building will be visible. New building will be seen in the context of the four storey height residential blocks on Raven's Way (left of image)

Sensitivity: High

Magnitude of change: Medium

Visual Effect: Moderate/Substantial

Mitigation: Sympathetic choice of building materials palette.



Verified Viewpoint 19 – Existing

Location of viewpoint: Taken at the northeast corner of the site looking southwest.

Description of view: Existing building is visible along with boundary planting and housing to the southern boundary

Verified Viewpoint 19 - Proposed

Predicted change: Proposed building and MUGA visible. However this was a view which looked towards existing buildings therefore the effect on the openness of the MOL is not substantial

Sensitivity: Medium

Magnitude of change: Medium

Visual Effect: Moderate. However, this is a view which looks towards existing buildings therefore has little effect on the openness of the MOL.

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.





Verified Viewpoint 20 – Existing

Location of viewpoint: Taken midway along northern boundary of the site looking south.

Description of view: Existing building is visible along with boundary planting and housing to the southern and western boundary



Predicted change: Proposed building
and MUGA visible

Sensitivity: Medium

Magnitude of change: Medium

Visual Effect: Moderate, however, this
is a view which looks towards existing
buildings therefore has little the effect
on the openness of the MOL.

Verified Viewpoint 20 – Proposed

Mitigation: Tree planting in front of
proposed building elevation and
sympathetic materials palette to
reduce visual effect.

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Verified Viewpoint 21 - Existing

Location of viewpoint: Located on the northwest boundary on the edge of existing pitch markings looking southeast to corner of site towards proposed MUGA location.

Description of view: Existing building is partially visible. Roofs to housing along Ravens Way partial visible.



Verified Viewpoint 21- Proposed

Predicted change: Proposed sports hall partial visible. MUGA fence visible.

Sensitivity: Medium

Magnitude of change: Low

Visual Effect: Slight/Moderate

Mitigation: Tree planting in front of the proposed building elevation with wildflower planting in front of the MUGA.

7 Conclusions

7.1.1

The proposed development would not conflict with the existing townscape character in the area surrounding the site. Plans for the new building and hardstanding are predominantly limited to the footprint of the existing building and disused games court with much of the remaining portion of the site remaining as open playing fields. To further minimise the townscape impact, the new school has been designed to reflect the scale, density, material palette and alignment of adjacent buildings. Improvements are also proposed to the public realm entrance of the site.

7.1.2

The majority of the site will remain as playing field and still contribute to the openness of the MOL. There are plans to enhance the biodiversity value of the site which would be a landscape benefit. Therefore, the overall proposed landscape / townscape impact is assessed to be minor adverse reducing to negligible once the proposed planting is established.

7.1.3

Visual effects of the proposed development vary depending on distance away from the site and direction of view. In a few places, short distance views will be subject to a high magnitude of change with the sensitivity of some receptors leading to a visual effect rating of moderate/substantial.

7.1.4

The views looking towards the proposed building from the north (across the playing fields) will be changed but this has little effect on the openness of the MOL as the view is currently towards the built up area of housing along the Eltham Road and not an open prospect across the MOL.

7.1.5

However, the magnitude of change to medium distance views will be negligible, with the visual effect on receptors being assessed as slight/negligible. Mitigation measures to minimise visual effects include tree planting in front of the proposed school building and to the western boundary of the site. This planting would reduce the visual effect of the development, by filtering views of the school elevations.

7.1.6

Overall, the proposed school development will be in keeping with the existing townscape and landscape character and will have only a short term minor adverse effect on the landscape character. The proposed planting on the site will enhance the landscape from the current baseline condition.

7.1.7

The perception of the openness of the MOL from public viewpoints will not be meaningfully affected by the development, whilst the mitigation measures and siting of the proposed building will reduce visual impact from sensitive receptor locations.

8 Appendices

8.1 Appendix A – Photo Viewpoint Analysis



Viewpoint 1

Location of viewpoint: From southern side of A20, opposite entrance to Hamlea Close. Looking north-east towards the site.

Description of view: Residential properties, concrete panel fencing and brick wall with entrance to site. London plane tree prominent.

Predicted change: Concrete fencing changed to 1.8m vertical bar railings. New school building visible at end of site entrance road.

Sensitivity: High

Magnitude of change: Low

Visual Effect: Moderate

Mitigation: Sympathetic choice of materials for entrance and planting along entrance driveway.



Extent of Proposed Building

Viewpoint 2

Location of viewpoint: Taken from northern end of site access road looking north-east towards existing pavilion building.

Description of view: Timber fencing, rusting access gates, overgrown scrub and existing sports pavilion.

Predicted change: Building removed and replaced with new school building. Fencing replaced with vertical bar railings and ornamental planting beds visible.

Sensitivity: Medium

Magnitude of change: High

Visual Effect: Moderate/substantial

Mitigation: Planting beds with shrubs and trees to mitigate visual effects to this view.



Viewpoint 3

Location of viewpoint: Existing area of hardstanding in south-western corner of the site looking south-east towards pavilion building.

Description of view: Existing hardstanding in foreground with flood wall and pavilion in background. Boundary tree line also visible.

Predicted change: Viewpoint location will become site of wildflower biodiversity enhancement. New school building will be very prominent in this view.

Sensitivity: Medium

Magnitude of change: High

Visual Effect: Moderate

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.



Viewpoint 4

Location of viewpoint: Existing sports field looking south-west towards pavilion building.

Description of view: Area of playing field in the foreground. Flood wall and pavilion building break the southern boundary tree line.

Predicted change: New school building will be prominent in this view.

Sensitivity: Low

Magnitude of change: High

Visual Effect: Moderate

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.



Viewpoint 5

Location of viewpoint: Adjacent to River Quaggy at northern boundary of the site. Looking south towards pavilion building.

Description of view: Large open area of playing field with pavilion building breaking the southern boundary tree line.

Predicted change: New school building will be prominent in this view.

Sensitivity: Low

Magnitude of change: High

Visual Effect: Moderate

Mitigation: Tree planting in front of proposed building elevation and sympathetic materials palette to reduce visual effect.



Viewpoint 6

Location of viewpoint: Outside of site boundary on northern side of the River Quaggy. Looking south towards pavilion building.

Description of view: Environment Agency flood management facility and boundary trees obscure much of the site. Glimpsed views of the pavilion building and playing fields.

Predicted change: Glimpsed views of new school building will be visible.

Sensitivity: Low

Magnitude of change: Medium

Visual Effect: Slight/moderate

Mitigation: Not required



Viewpoint 7

Location of viewpoint: North of flood wall, in north-west corner of the site, adjacent to back garden of 56 Meadowcourt Road. Looking south-east towards the pavilion building.

Description of view: Western boundary flood wall and existing trees obscure much of the site. Some views of open playing fields and glimpsed view of the pavilion building are visible.

Predicted change: Glimpsed views of new school building will be visible.

Sensitivity: Medium

Magnitude of change: Medium

Visual Effect: Moderate

Mitigation: Not required



Viewpoint 8

Location of viewpoint: Taken adjacent to properties along Millers Meadow. Looking east towards the site.

Description of view: View of site obscured by fencing and boundary trees.

Predicted change: Glimpsed views of new school building visible.

Sensitivity: Medium

Magnitude of change: Medium

Visual Effect: Moderate

Mitigation: Not required

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Viewpoint 9

Location of viewpoint: Taken adjacent to properties along Quaggy Walk. Looking south towards the pavilion building.

Description of view: Much of the site is obscured by fencing and boundary trees.

Predicted change: New school building will be visible at a distance beyond the River Quaggy and playing fields.

Sensitivity: High

Magnitude of change: Medium

Visual Effect: Moderate

Mitigation: Existing boundary planting to remain. Tree planting in front of proposed building elevation and sympathetic materials palette to



Viewpoint 10

Location of viewpoint: Taken from Weigall Road Sports Ground, adjacent to eastern boundary of the site. Looking south-west towards the pavilion building.

Description of view: Trees along eastern boundary obscure much of the rest of the site.

Predicted change: Small portions of the upper floors of new school building may be visible in glimpsed views.

Sensitivity: Medium

Magnitude of change: Low

Visual Effect: Slight/moderate

Mitigation: Not required

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Viewpoint 11

Location of viewpoint: Taken adjacent to properties along Manor Way and Manorbrook. Looking south-west towards the site.

Description of view: None of the site is visible.

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: Negligible

Visual Effect: Slight/negligible

Mitigation: Not required



Viewpoint 12

Location of viewpoint: Taken adjacent to new properties along Moorhead Way. Looking south-west towards the site.

Description of view: None of the site is visible.

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: Negligible

Visual Effect: Slight/negligible

Mitigation: Not required



Viewpoint 13

Location of viewpoint: Taken adjacent to properties along Weigall Road. Looking west towards the site.

Description of view: Trees along south and eastern boundaries of the site are visible.

Predicted change: Small portions of the upper floors of new school building may be visible.

Sensitivity: Medium

Magnitude of change: Low

Visual Effect: Slight/moderate

Mitigation: Not required

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Viewpoint 14

Location of viewpoint: Taken adjacent to properties along Ravens Way. Looking north-west towards the site.

Description of view: None of the site is visible.

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: low

Visual Effect: low

Mitigation: Not required



Viewpoint 15

Location of viewpoint: Taken adjacent to residential tower blocks in Leybridge Court. Looking north-east towards the site.

Description of view: None of the site is visible at ground level.

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: Negligible

Visual Effect: Slight/negligible

Mitigation: Not required

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Viewpoint 16

Location of viewpoint: Taken adjacent to residential tower blocks in Leybridge Court. Looking north-west towards the site.

Description of view: None of the site is visible.

Predicted change: No change to view.

Sensitivity: Medium

Magnitude of change: Negligible

Visual Effect: Slight/negligible

Mitigation: Not required



8.2 Appendix B – Methodology

The townscape and visual assessment has been undertaken in accordance with guidance published in 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (Landscape Institute and the Institute of Environmental Assessment, 2013). This guidance has been used to inform the methodology and the main stages of the LVA process as set out below. This process aims to identify and assess the potential effects of a development on the landscape resource and the visual environment.

Landscape and Townscape Baseline (The Existing Site and Context)

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape and townscape designations.
- Establish the landscape/townscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value of the landscape resource (receptor), at community, local, national or international levels where appropriate.

The baseline will help to establish the sensitivity and quality of the existing landscape/townscape (Table 1 and 2). The guidance makes detailed reference to landscape elements. Where possible this has also been applied to townscape.

Table 1: Methodology for Sensitivity Assessment

Landscape sensitivity is defined as a combination of the landscape quality of the receptor and its capacity to accommodate change without significant effects on its components or overall character. Highly valued landscapes may have local or national designations, but many landscapes are valued by their communities for different reasons without being formally designated as a high quality or highly valued landscape. The condition of the landscape and its level of intactness within a character type are important factors in assessing sensitivity. The assessment of the landscape quality of an area is based on professional judgement about the characteristics and the overall condition and integrity of the landscape. The assessment will be informed by studies published by competent authorities such as the local planning authority and Natural England and by study of the elements which make up the landscape: - Physical influences such as geology, soils, landform, drainage and water bodies - Land cover and ecology - The influence of human activity including land use, landscape management, the pattern of infrastructure and development, enclosure and field types The aesthetic and perceptual aspects of the area will be taken into account – for example its scale, openness or enclosure, tranquility or wildness. It usually follows that higher quality landscapes are more sensitive to change but this is not always the case. It will depend on the type of change proposed and its appropriateness in the landscape and the capacity of the landscape to absorb the change. Table 2 summarises the definitions used for defining the quality and sensitivity of the landscape, using the methodology from the Guidelines for Landscape and Visual Impact Assessment 2013.

Table 2: Landscape Quality Criteria

Landscape quality	Definition
Very high / international designation	Landscapes with exceptional scenic quality with strong structure, distinct features and under appropriate and robust management. Very few detracting features. Typically considered attractive by most people and highly valued. Likely to have international designations such as a world heritage site.
High / national	Exceptional scenic quality and containing many attractive features with no visually intrusive elements. Vegetation cover in good condition and well maintained. Considered attractive by most people. Often designated at a national level such as Areas of Outstanding Natural Beauty and National Parks.
Medium / regional	Attractive landscapes well maintained but with some minor blemishes such as unattractive buildings. Designations as regional, county or district importance such as Areas of great Landscape Value, Conservation Areas, Local Nature Reserves.
High / local	Reasonably attractive landscapes with some attractive features and a few intrusive elements. Variable condition of vegetation and hiding in local designations but nevertheless of value to the local area.
Medium / local	Pleasant but ordinary landscapes with intrusive elements including infrastructure, unattractive buildings and industrial areas, infrastructure and unattractive buildings. Poor vegetation structure and management. Typified by urban fringes.
Low / local	Landscape with severely damaged structure and degraded features. Many unattractive and intrusive features and landscape elements removed such as woodland or hedges. Typical of urban fringe and abandoned industrial sites.

- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals. Visual receptor sensitivity will be assessed using the criteria below. Photographic evidence of these viewpoints will be recorded on a site visit and included within the assessment stages of the LVA.

Table 3: Visual Receptor Sensitivity

High	Medium
People in residential properties with direct or open views Users of public rights of way with closed, open or direct views	People in residential properties with indirect, oblique or glimpsed views

	People using local footpaths for recreational activities with indirect or glimpsed views Motorists using the local road network
Low	Road users on high speed roads People at work

The Effect of the Proposed Development

The level of effect on both landscape and visual receptors should be identified in respect of the proposed development. In order to assess the significance of the effect on the receiving environment, the landscape and visibility will be assessed using magnitude and sensitivity criteria. The magnitude of change is established by considering:

- The amount of land lost to development which contributes to the prevailing landscape character
- The loss or change in landscape elements which contribute to landscape character
- The extent, duration and permanence of change
- The extent to which change is direct or secondary i.e. not a direct result of the development

Criteria used to assess the magnitude of visual change:

Table 4: Visual Magnitude of Change	
High	A major change or obstruction of a view that may be directly visible, appearing as a prominent feature and appearing in the foreground.
Medium	A moderate change or partial view of a new element within the view that may be readily noticed, directly or obliquely visible including glimpsed, partly screened or intermittent views, appearing as a noticeable feature in the middle ground.
Low	A low level of change, affecting a small part of the view that may be obliquely viewed or partly screened and or appearing in the background landscape. May include moving views at speed
Negligible	A negligible level of change affecting small areas of landscape character and quality, including the loss of some landscape elements or the addition of features or elements which are either characteristic of the existing landscape or hardly noticeable.

Criteria used to assess the magnitude of landscape change:

Table 5: Definitions of Magnitude of Landscape Change	
High	Change that may be large in scale and extent, including the loss of key landscape elements and features or the addition of new uncharacteristic elements or features, leading to a change in the overall landscape character
Medium	Partial loss or alteration to one or more key features of the baseline landscape character. Elements of change may have prominence but are not considered to be substantially uncharacteristic in the existing landscape
Low	A low level of change typically affecting smaller areas of specific landscape character, including the loss of characteristic elements or features or the addition of new features or elements
Negligible	A negligible level of change affecting small areas of landscape character and quality, including the loss of some landscape elements or the addition of features or elements which are either characteristic of the existing landscape or hardly noticeable.

Criteria used to assess the sensitivity of landscape effects:

Table 6: Sensitivity Criteria for Landscape Effects	
Severe adverse	The proposed scheme would result in effects which: • are at complete variance with the landform, scale and pattern of the landscape • would permanently degrade or destroy the integrity of valued features • would cause a very high-quality landscape to be permanently changed
Major adverse	The proposed scheme would result in effects that: • Cannot be fully mitigated and may cumulatively amount to a severe adverse effect • Are at a considerable variance to the landscape • Will be substantially damaging to a high-quality landscape
Moderate adverse	• Be out of scale with the landscape or at odds with the local pattern and landform • Will leave an adverse effect on a landscape of recognised quality

Minor adverse	The proposed scheme would • Not quite fit into the landform and scale of the landscape • Affect an area of recognised landscape character
Neutral	The proposed scheme would: • Fit in with the scale, landform and pattern of the landscape • Maintain existing landscape quality
Minor beneficial	The proposed scheme would: • Improve the landscape quality and character • Complement the scale, landform and pattern of the landscape
Moderate beneficial	The proposed scheme would have the potential to • Fit very well with the landscape character • Improve the quality of the landscape

Significance

To evaluate the effects or significance of visual effect, the definitions in Table 7 have been used. The 'Magnitude of Change' and 'Sensitivity of landscape resource (or visual receptor)' is combined in order to judge the predicted level of effect. The predicted or visual effect is based upon professional judgement and reported descriptions ranging from 'substantial' to 'negligible'.

The magnitude of change combined with sensitivity at visual receptor = the level of effect. Determining the 'threshold' at which an effect is potentially unacceptable requires the application of systematic, consistent, professional judgement. The following table summarises the principle and it has a role in providing a consistent basis for the application of professional judgement.

Table 7 Evaluation of Effects of Visual Assessment (significance)

Magnitude of Change	Landscape and Visual Sensitivity			
	High	Medium	Low	Negligible
High	Substantial	Moderate/ Substantial	Moderate	Slight/ Moderate
Medium	Moderate/ Substantial	Moderate	Slight/ Moderate	Slight

Low	Moderate	Slight/ Moderate	Sight	Negligible
Negligible	Sight	Slight/Negligible	Negligible	Negligible

Key:		Significant in terms of the EIA Regulations
		Not significant

All of the viewpoints identified in the field have been assessed using this approach.

Mitigation of Effects and Conclusion

Mitigation measures are described as those measures, including any process or activity, designed to prevent/ avoid and compensate/remedy any significant adverse landscape and/ or visual effects of the proposed development.

Measures to mitigate the effects of the proposed development will be suggested in this section. This often relates to soft landscaping and building design and colour.

8.3 Appendix C – Verified View Data

All verified images taken at 1.5m high on a tripod.

Camera is a Canon EOS 6D.

Focal length is set 50mm with an infinite focus. Horizontal Field of View is 39.4 degrees

Photo GPS is shown as Degrees & Decimal Minutes.

This was first converted into Degrees, Minutes and Seconds using the Ordnance Survey 'Projection and Transformation Calculation Table'

These were then converted into Northings and Eastings using the British Geographical 'Coordinate converter'

VW01 LOCATION

24° to true North

E-540037000

N-174885000

Location is opposite main drive

VW02 LOCATION

150° to true north

E-539976000
N-175058000

6.6m from internal eastern flood wall to camera

VV03 LOCATION

170° to true north
E-539967000
N-175117000

Additional camera data

Measured location of camera is 4.2m from inside face of flood protection wall

VV04 LOCATION

115° to true North
E-539960000
N-175159000

Location is gap along northern Quaggy boundary hedge line

VV05 LOCATION

145° to true north
E-540022000
N-175264000

VV06 LOCATION

286° to true north
E-540335000
N-174973000 – Coordinates based on Photo VV07Datum Pole
Located at interface of 60/62 Wiegall Road

VV07 LOCATION

290° to true north
E-540170000
N-174958000 – Coordinates based on photo VV08Datum Pole
Corner of car park in Pagoda mews

VV08 LOCATION

197° to true north
E-540099000
N-175380000
Corner of Manor Way and Foxes Dale

WV09 LOCATION

165° to true north

E- 540013999

N- 175866338

Junction of Blackheath Park and Foxes Dale

WV10 LOCATION

165° to true north

E- 540035656

N- 175755841

Junction of Foxes Dale and Meadow Bank

WV11 LOCATION

172° to true north

E- 539919232

N- 175685567

Junction of Meadow Bank and Park Gate

WV12 LOCATION

171° to true north

E- 539944503

N- 175545069

Located 60m south of Priory Park and Meadow Bank junction

WV13 LOCATION

166° to true north

E- 540052750

N- 175362692

Located outside No.31 Manor way opposite Environment Agency Access to Blackheath Park

WV14 LOCATION

200° to true north

E- 540173199

N- 175395428

Located outside of No. 59 Manor Way on northside of road.

WV15 LOCATION

210° to true north

E- 540321378

N- 175424932

Located south side of road opposite No.83 Manor Way. Camera height reduced to 1.4m to allow view through fence.

WV16 LOCATION

235° to true north
E- 540311761
N- 175096874

Opposite of No.60/62 Wiegall Road at entrance gate to Wiegall Road sports ground.

WV17 LOCATION

332° to true north
E- 540161548
N- 174920563

Opposite of No.33-47 Ravens Way on south side of road.

WV18 LOCATION

295° to true north
E- 540158463
N- 174900940

Located on corner of 33-47 Ravens Way. Panoramic image

WV19 LOCATION

210° to true north
E- 540144000
N- 175142000

Located on Northeast corner of Bowring Sports Ground.

WV20 LOCATION

180° to true north
E- 540082841
N- 175156990

Located midway along northern boundary. Panoramic view.

WV21 LOCATION

125° to true north
E- 540005000
N- 175144000

Located on the northwest boundary on the edge of existing pitch markings.

