



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

Eddie Lavery (Chairman)
John Hensley (Vice-Chairman)
Janet Duncan, Chief Whip (Labour Lead)
David Allam
Dominic Gilham
Michael Markham
John Morgan
Brian Stead

Date: TUESDAY, 25 JUNE 2013

Time: 6.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

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Published: Monday, 17 June 2013

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=2013>

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INVESTOR IN PEOPLE

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

Reports - Part 1 - Members, Public and Press

Major Applications with a Petition

	Address	Ward	Description	Pages
5	Queens Walk Resource Centre, Queens Walk, Ruislip. HA4 0LR - 12059/APP/2012/ 2570	South Ruislip	Refurbishment and re-cladding of existing building including erection of a new entrance lobby and erection of new single storey 400sqm building to provide an educational and well-being facility (Use Class D1), access safety measures, including existing barrier arm, alterations to existing pedestrian gate and canopy (amended plan).	1 - 24

Major Applications without Petitions

	Address	Ward	Description	Pages
6	William Byrd Primary School, Victoria Lane, Harlington - 11327/APP/2013/ 1209	Heathrow Villages	Installation of single storey (temporary) mobile classroom.	25 - 46
7	Land adjoining Guru Nanak Sikh Academy, Beaconsfield Road, Hayes. UB4 0LT - 4450/APP/2013/1 227	Townfield	Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development (Amended Plan).	47 - 70

8	Senator Court, Belmont Road, Uxbridge - 68385/APP/2013/ 902	Uxbridge North	Part demolition, part extension and refurbishment of existing building to provide modern office accommodation (Class B1) totalling 20,267sqm GEA (including car park and plant areas) of which 516sqm GIA floorspace to be used interchangeably for Class A1, A2, A3, B1 uses, and associated works.	71 - 102
9	Former RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/2013/75 9	Uxbridge North	Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of the new 'Spine Road' of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).	103 - 130

Part 2 - Members Only

10 Any Items transferred from Part 1

11 Any Other Business in Part 2

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Report of the Head of Planning, Sport and Green Spaces

Address QUEENS WALK RESOURCE CENTRE QUEENS WALK RUISLIP

Development: Refurbishment and re-cladding of existing building including erection of a new entrance lobby and erection of new single storey 400sqm building to provide an educational and well-being facility (Use Class D1), access safety measures, including existing barrier arm, alterations to existing pedestrian gate and canopy.

LBH Ref Nos: 12059/APP/2012/2570

Drawing Nos: 2012/D92/01 Rev B
2012/D92/14 Rev B
2012D9202 Rev C
2012/D92/20 Rev A
2012/D92/03 Rev D
2012/D92/04 Rev A
2012/D92/05 Rev B
2012/D92/06 Rev B
2012/D92/07 Rev A
2012/D92/08 Rev A
2012/D92/09
2012/D92/10 Rev A
2012/D92/11
2012/D92/12 Rev A
2012/D92/13 Rev D
2012/D92/15
2012/D92/18
2012/D92/19
2012/D92/20 (Side Access)
2012/D92/21 (Car Park)
2012/D92/21 (Side Access)
2012/D92/22
Design and Access Statement V3 (2012/D92 V3)
QWRC Operational Brief (2012/D92/16)
QWRC Accommodation Schedule (2012/D92/17)
Room Data Sheets (2012/D92/30)
Arboricultural Impact Survey (2011/D92/P/23)
Arboricultural Impact Survey (2011/D102/P/23)
Surface Water Drainage Strategy (518694/C03 Rev A (November 2012))
Mechanical and Electrical Services Planning and Services Strategy Report (611851 (31/10/2012))

Date Plans Received:	19/10/2012	Date(s) of Amendment(s):	07/06/2013
Date Application Valid:	19/10/2012		16/04/2013
			11/06/2013
			19/10/2012

1. SUMMARY

This application seeks full planning permission for the refurbishment of the Hillingdon Training Centre to form a Learning Resource Centre for people with severe learning and physical disabilities, and the construction of a new WREN MENCAP Centre, together

with associated external works including the creation of a new sensory garden on the site.

In 2012, the Council authorised officers to implement the amended Disabilities Commissioning Plan and, as part of that, to develop a new resource centre for people with complex needs at the Queens Walk site and also to decommission Park View and Woodside day centres and use them to develop extra care housing for people with learning disabilities. The new resource centre will be available to those people with a learning disability and other complex needs that live with carers and who's Fair Access to Care Eligibility assessment and support planning process identifies needs that are either wholly or partly best met in a building based service. Service users with varying abilities will be enabled to access the building. Services will include therapies (such as physiotherapy, music and drama), information and advice on employment and training, and outside activities.

It is noted that a portion of the Deansfield Primary School playing field would be lost as a result of the proposals, which Sport England originally raised an objection to. Sport England have been reconsulted on the basis the Council will make a contribution towards sports equipment for Deansfield Primary School, which they consider is sufficient to offset this loss, as such, they have withdrawn their objection.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and UDP policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the site or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended subject to Sport England formally withdrawing their objection.

2. RECOMMENDATION

That subject to there being no objections being received by 28 June 2013), which raise matters not already adressed, then delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Sport and Green Spaces, and the following:

A) That the Council enters into a Statement of Intent, or other legal mechanism, to secure:

i. A contribution of £10,000 to be paid to Deansfield Primary School towards the provision of sports equipment, including (but not limited to) goal posts, line painting, netball hoops, rounders equipment (including posts, bats and balls), training bibs, football, rugby and netball training/coaching kits and the provision of a long jump and sandpit, together with indoor sports equipment.

B) Sport England formally withdrawing their objection to the application.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion the Statement of Intent or other legal mechanism.

E) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2012/D92/01 Rev A; 2012/D92/02 Rev B; 2012/D92/03 Rev D; 2012/D92/04 Rev A; 2012/D92/05 Rev B; 2012/D92/06 Rev B; 2012/D92/07 Rev A; 2012/D92/08 Rev A; 2012/D92/09; 2012/D92/10 Rev A; 2012/D92/11; 2012/D92/12 Rev A; 2012/D92/13 Rev D; 2012/D92/14; 2012/D92/15; 2012/D92/18; 2012/D92/19; 2012/D92/20 Rev A (Car Park); 2012/D92/20 (Side Access); 2012/D92/21 (Car Park); 2012/D92/21 (Side Access); 2012/D92/22; and shall thereafter be maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Accessibility Measures (Design and Access Statement V3 (2012/D92 V3))
Sustainable Design Features (Surface Water Drainage Strategy (518694/C03 Rev A (November 2012) and Mechanical and Electrical Services Planning and Services Strategy Report (611851 (31/10/2012))

Thereafter the development shall be maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

5 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, , including details of balconies have been submitted to and approved in writing by the

Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points and four disabled parking bays)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 5.11 and 5.17 of the London Plan (July 2011).

8 NONSC Secured by Design

The buildings shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan (2011).

9 NONSC Fire Emergency Plan

Prior to the first occupation of the development hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance

with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 3.1, 3.8 and 7.2 of the London Plan (2011).

10 NONSC Imported Soils

All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

REASON

To ensure that the users of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.12 of the London Plan (July 2011).

13 NONSC PV Installation/Monitoring

Prior to construction of the building hereby approved, full details of the proposed

photovoltaic installation, including measures as to how the energy savings produced will be monitored, shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall thereafter be retained, maintained and monitored for the lifetime of the development.

REASON

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the existing school site, in accordance with Policies 5.2 and 5.3 of the London Plan (2011).

14 COM12 Use Within Same Use Class

The premises shall be used for the purposes of a educational and well being facility and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking in compliance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R6	Ancillary recreational facilities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment

LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 111 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 113 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

7 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between

the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their

disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

11 158 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

12

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within their facility, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. CONSIDERATIONS

3.1 Site and Locality

The site is approximately 3700sqm, and lies to the west of Queens Walk, to the west of Deansfield Primary School, to the northern side of the school's playing field. Queensmead School lies further to the south, and the Queensmead Sports Centre ground to the west. The existing building on the site is approximately 1000sqm, and is single

storey. The Ruislip Early Years and Children's Centre (EY & CC) is a single storey building and the row houses, to the north, are two storey 2-4 bedroom semi-detached houses.

The site is accessed via a small access road off Queens Walk, which also serves the EY & CC. The Resource Centre site lies to the west of the recently completed EY & CC. To the south lie the playing fields of Deansfield Primary School. To the north lies Long Drive, which is made up of a row of semi-detached houses. The back-gardens of these houses form the northern boundary of the site.

3.2 Proposed Scheme

This application seeks full planning permission for the refurbishment of the Hillingdon Training Centre to form a Learning Resource Centre for people with severe learning and physical disabilities, and the construction of a new WREN MENCAP Centre, together with associated external works including the creation of a new sensory garden on the site.

The Queens Walk site currently houses an existing single storey Terrapin building, between 7 and 8 years old. The existing roof covering will need to be wholly or partially replaced subject to a condition survey.

The new resource centre will be available to those people with a learning disability and other complex needs that live with carers and who's Fair Access to Care Eligibility assessment and support planning process identifies needs that are either wholly or partly best met in a building based service.

Service users and carers are involved in the design and development of the new facility. Service users with varying abilities will be enabled to access the building. Services will include therapies (such as physiotherapy, music and drama), information and advice on employment and training, and outside activities. The following facilities will be included:

- Hydrotherapy pool, sensory room and snoozeleum
- A cafe open to the local community and staffed by volunteers
- Accessibility: ramps, doors and space for wheelchairs
- Equipment: hoists, lockers, showers, changing rooms
- Cooking facilities: kitchen, cooker, microwave
- Toileting facilities: changing tables, washing machine and dryer
- Staff: sufficient numbers to manage the centre safely
- Outside area with parking facilities
- A sensory garden to stimulate users through sight, sounds, texture.

To provide the sensory garden of a suitable size and provide adequate external facilities, ideally additional space is required and this can be accessed by squaring off 563 square metres of land forming part of the grounds of Deansfield Primary School. The impact on the school of the loss of the 563 square metres is not detrimental to the school as even after the loss there is still significantly above minimum playing field area provision. In return for the loss of a small portion of playing fields London Borough of Hillingdon will offer Deanesfield Primary School a contribution towards Sports Equipment.

The Wren Centre is a Mencap provided social club for people with learning disabilities. The development includes the construction of a new standalone timber frame single storey building to be sited adjacent to the new resource centre. The Wren Centre will be in use only in the evenings and at weekends. Thus the benefit of siting the building adjacent to the new resource centre is that it can be available for use by other community

users during day times and the Wren Centre users can have access to the garden.

3.3 Relevant Planning History

12059/APP/2000/97 Deansfield Primary School Queens Walk Ruislip
ERECTION OF A SINGLE STOREY EXTENSION TO FORM THREE ADDITIONAL
CLASSROOMS AND EXTENSION TO BOILER HOUSE

Decision: 01-03-2000 Approved

12059/APP/2001/855 Deansfield Primary School Queens Walk Ruislip
ERECTION OF A SINGLE STOREY FLAT ROOF EXTENSION TO FORM TWO FURTHER
CLASSROOMS

Decision: 11-07-2001 Approved

12059/APP/2003/66 Deansfield Primary School Queens Walk Ruislip
ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE NEW COMMUNICATION
CENTRE

Decision: 17-02-2003 Approved

12059/APP/2006/1264 Deansfield Primary School Queens Walk Ruislip
TWO SMALL INFILL EXTENSIONS TO JUNIOR CLASSROOMS

Decision: 23-06-2006 Approved

12059/APP/2007/3504 Deansfield Primary School Queens Walk Ruislip
ERECTION OF A SINGLE STOREY EXTENSION TO PROVIDE 2 NEW OFFICES.

Decision: 25-01-2008 Approved

12059/APP/2010/1908 Deansfield Primary School Queens Walk Ruislip
Single storey detached building for use as an Early Years/Childrens Centre with associated
outdoor play areas, including external works and improvements to existing vehicular access and
parking arrangements, involving the demolition of existing buildings on site.

Decision: 12-10-2010 Approved

12059/L/79/2192 Deansfield Primary School Yard Queens Walk Ruislip
Continued use as a Teachers Centre.

Decision: 12-05-1980 ADH

12059/M/85/0827 Deansfield Primary School Yard Queens Walk Ruislip
Retention of permission 12059/79/2192 (P)

Decision: 12-06-1985 ALT

12059/N/90/1262 Deansfield Primary School Yard Queens Walk Ruislip
Continued use of existing buildings as Teachers Centre

Decision: 10-10-1990 ADH

12059/T/98/0881 Training Centre, Deansfield Primary Sch Queens Walk Ruislip
Erection of a new single storey education and training centre (involving demolition of 10 existing buildings)

Decision: 17-07-1998 ADH

Comment on Relevant Planning History

The site has an extensive planning history related to the use of the site as a teaching and training centre, as summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.C11 (2012) Community Infrastructure Provision
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM5 (2012) Sport and Leisure
PT1.EM6 (2012) Flood Risk Management
PT1.EM8 (2012) Land, Water, Air and Noise
PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R6	Ancillary recreational facilities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all

- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 3.18 (2011) Education Facilities
- LPP 3.19 (2011) Sports Facilities
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.4 (2011) Retrofitting
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.21 (2011) Contaminated land
- LPP 6.1 (2011) Strategic Approach
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.13 (2011) Safety, security and resilience to emergency
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **21st November 2012**

6. Consultations

External Consultees

Consultation letters were sent to 23 local owner/occupiers on 22/10/2012. The application was also advertised by way of site notices. A petition of 111 signatures, together with 29 letters of objection have been received which raise the following concerns:

- i) Plans for fencing are not appropriate
- ii) Loss of egress and emergency access to Deansfield Primary School
- iii) Increased traffic hazards in Queens Walk and increase congestion
- iv) Change of sports field to garden
- v) Impact on property value
- vi) Loss of privacy
- vii) Loss of light
- viii) Noise
- ix) Air pollution

- x) Loss of view
- xi) Loss of trees

Following alterations to the red line location plan, a second round of consultation was undertaken (expiring on 27 June 2013). As such the recommendation reflects the need to take into account any responses ahead of determination.

SPORT ENGLAND:

Further to the original response sent, Sport England has received further information from the applicant. In light of this additional information, Sport England has reassessed the application.

The proposed sensory garden will still result in the loss of playing field that is capable of accommodating a pitch. Technically, the proposal would not be entirely consistent with exception E3 of Sport England's Playing Field Policy which states:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

However, in this instance we are mindful of the following characteristics:

- The amount of playing field loss is 563 square metres. When compared to the overall size of the school's playing field of approximately 11, 500 square metres, this represents around 5%.
- This percentage is considerably reduced when considering the neighbouring Queensmead Secondary School and the Goals Soccer Club to approximately 0.8%
- No existing pitches will be affected by the proposal and the school will still retain sufficient playing field to mark out additional pitches.
- A contribution of £10,000 will be made towards the provision of items such as goal posts, line painting, netball hoops, rounders equipment (including posts, bats and balls, training bibs, football, rugby and netball training/coaching kits and the provision of a long jump and sandpit. This money will also be used for the provision of equipment within the indoor sports hall. This will be secured via a Section 106 agreement.

In light of the above characteristics relating to this site, on this occasion, Sport England is satisfied that there will be no harm to sport and recreation provision on the site.

We note that the contribution of £10,000 will be secured by way of a Section 106 agreement. Sport England wishes to maintain its objection to this application on the basis that it will result in the loss of playing field, until a suitable Section 106 agreement, or other legal mechanism is delivered.

Sport England can confirm that once a suitable section 106 agreement or other legal mechanism has been signed, we will withdraw our objection. Sport England would be pleased to discuss the contents of the section 106 agreement or other legal mechanism, with a view to withdrawing the current objection.

Should your Authority be minded to approve the application without an acceptable section 106 agreement or other legal mechanism in place, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the Department of Communities and Local Government.

MOD SAFEGUARDING:

No safeguarding objection to the proposal.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

No objections raised, subject to the imposition of conditions requiring details of an extraction system, and restrictions on imported soils and asbestos removal, and an informative regarding construction nuisance.

HIGHWAYS OFFICER:

No objections.

ACCESS OFFICER:

The proposal has been subject to extensive pre-application discussion with the Council's Access Officer and is considered to be exemplary in terms of access and inclusive design.

The plans submitted are as per agreed at the final pre-application meeting and are acceptable to allow the application to progress.

As such, no objection is raised from an accessibility point of view.

TREE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: There are no tree preservation orders on site and it is not in a conservation area.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: Design changes and engineering solutions have been incorporated into the application to ensure that the high value trees have been retained. Whilst trees are lost this will be mitigated by the planting of new trees and landscaping around the buildings.

Scope for new planting: Yes - Outlined in the landscaping proposals

Conclusion (in terms of Saved Policy BE38): Acceptable

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

The new resource centre will be available to those people with a learning disability and other complex needs that live with carers and who's Fair Access to Care Eligibility assessment and support planning process identifies needs that are either wholly or partly best met in a building based service. The facility will provide services such as therapies (such as physiotherapy, music and drama), information and advice on employment and training, and outside activities. In addition, the provision of a good quality new building, and the improvement of the main building, is considered to be visually desirable and would enhance the overall visual amenities of the site.

It should also be noted that the proposed development would result in loss of a small part of the playing field of Deansfield Primary School to enable the provision of a sensory garden for the centre. In order to make up for this loss of playing field, the Council is committed to making a contribution to Deansfield Primary School towards sports equipment and facilities, which would be secured by a legal mechanism on any grant of permission. Paragraph 74 of the National Planning Policy Framework states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shows the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Sport England originally raised an objection based on the loss of the portion of the pitch. However, the contribution to Deanfield Primary School did not form part of the original application. As such, Sport England have been reconsulted on this provision, and following further assessment they have confirmed that the provision contribution and the characteristics relating to this site, on this occasion, they are satisfied that there will be no harm to sport and recreation provision on the site. Accordingly, Sport England has withdrawn their objection to the proposal.

The site has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses and playing fields. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

No residential units are proposed as part of this application. As such, density is not relevant to the application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact in the heritage of the borough.

7.04 Airport safeguarding

The site is not located within an airport safeguarding area. As such, it would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within or adjacent to the Green Belt. As such, it is considered that the scheme would not impact on the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

Due to the location of the proposed building to the rear of the site and adjacent to another school site, very limited views of the proposed development would be available from surrounding roads. In addition, due to the screening provided by existing trees (to be retained) along the site boundaries and within the surrounding area, and by surrounding buildings it is not considered that the building would appear overly prominent in this location. In any views which are available the development would be seen in context with existing buildings surrounding the site and would not be over prominent or out of keeping with the character or appearance of the surrounding area. Accordingly, the proposed development is considered to be visually acceptable in this location.

7.08 Impact on neighbours

The nearest residential properties are located in Long Drive to the north of the site, with the remaining sides of the site being adjacent to school uses or playing fields. The nearest part of the proposed building to the boundary of residential properties to the south is 4m, and at this point the building is 25m from the rear wall of the dwelling at numbers 125, 127, 129 and 131 Long Drive. This exceeds guidance on minimum overlooking distances, as set out in the Council's Supplementary Planning Document on Residential Layouts.

Given the distance between the proposed building and the nearest residential properties and screening which would be provided by existing tree planting along the school's boundaries, it is not considered that the proposal would result in an unacceptable loss of outlook, privacy or daylight sufficient to justify refusal.

It should be noted that the layout was revised during determination to move the building further from the boundary with the nearby residential properties. This had the effect of enabling a number of boundary trees to be retained. In effect, the revisions sought to overcome the issues raised in the petition.

7.09 Living conditions for future occupiers

No residential units are proposed as part of this application. As such, this is not relevant to the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network. The proposal provides 14 car parking spaces, to which the Council's Highway Officer raises no objection. Four of the 14 spaces would be provided as disabled car parking spaces, in accordance with requirements.

The existing access to the site would be used to access the car parking, which is considered to be sufficient. Cycle parking is possible at ground floor level, but no details are provided. However, this could be conditioned if permission were granted.

7.11 Urban design, access and security

Urban design:

The proposed design is simple with different materials to break up the elevation. The south elevation, which faces the only real street frontage of the site, would be single-storey with a curved entrance which would create a focus on this elevation. The bulk of the building, the two-storey wing, would be set away from the residential street. The long elevation would be broken by large glazed windows and vertical sections of cladding, which is considered to add to the interest of the building.

The size, scale, height and design of the proposed building is considered to be acceptable in this location and would be keeping with the character and appearance of the existing

school site and the surrounding area.

Access:

Concerns were raised that the scheme results in the loss of an emergency access serving the rear of the school playing field. Whilst this was not identified on earlier plans, revised plans have been submitted that show the provision of an improved emergency services access between the Resource Centre building and the Early Years centre.

Security:

Given the nature of the proposed development, it is recommended that a condition relating to Secured by Design is added should approval be granted.

7.12 Disabled access

The scheme would provide for a fully wheelchair accessible building, which the Council's Access Officer considers to be exemplary in terms of access and inclusive design. Level access is provided from the buildings to the external areas and to the car park. Disabled WC facilities will be provided and all new doors and finishes will fully comply with Part M of the Building Regulations. The new building provides for improved access arrangements compared to the existing arrangement and provides the required level of car parking bays designed for wheelchair users.

Accordingly the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

No residential units are proposed as part of this application. As such, this is not relevant to the application.

7.14 Trees, landscaping and Ecology

A number trees in and around the site, including most of those along the site boundaries, which are particularly important to the visual amenity of the site, would be retained. It is necessary to remove a number of trees to enable the development, especially the sensory garden to the south of the building.

The majority of the trees to be retained are those along the boundaries of the site. These trees will assist in the screening of the building from the wider area and from the residential properties to the north of the site. The proposed tree planting across the site would be along the southern boundary of the site, which would serve to screen the sensory garden from the playing field and vice versa.

Conditions are recommended to ensure that the tree protection and new landscaping is carried out.

7.15 Sustainable waste management

The plans indicate that shared refuse storage facilities will be provided adjacent to the existing Early Years and Children's Centre. The proposed facilities are considered to be acceptable in this instance.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. In accordance with this policy the applicant has submitted an Energy Statement and a Sustainability Checklist to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the building is well insulated, use of under floor heating, energy efficient lighting, energy efficient boiler and similar, photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy

needs through the use of a renewable energy. These measures would achieve Part L of the Building Regulations.

7.17 Flooding or Drainage Issues

A small portion of the site falls within Flood Zone 2, however, no buildings are proposed on this area of the site, and no buildings currently exist on this portion of the site. As such, no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. A condition is recommended to ensure such a system is put in place, which would also serve to reduce any potential flooding impacts on the small portion of the site identified within Flood Zone 2.

7.18 Noise or Air Quality Issues

Noise:

It is not considered that the proposed development would result in any increased noise levels over and above the existing use of the site. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

Air Quality:

Officers in the Council's Environmental Protection Unit have confirmed that no objections are raised on air quality grounds.

7.19 Comments on Public Consultations

The concerns raised by objectors have been addressed in the report, with the exception of the affect on property values and loss of views, which are not material planning considerations. With respect to point (ii) of the petition, revised plans were submitted which are considered to address the issue of egress and emergency access to Deansfield Primary School.

7.20 Planning obligations

The Council has agreed that a contribution of £10,000 would be to be paid to Deansfield Primary School for the loss of playing field. This contribution would go towards the provision of sports equipment, including (but not limited to) goal posts, line painting, netball hoops, rounder s equipment (including posts, bats and balls), training bibs, football, rugby and netball training/coaching kits and the provision of a long jump and sandpit, together with indoor sports equipment. This would be secured via a Statement of Intent, or other legal mechanism.

As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

No enforcement action is applicable in this instance.

7.22 Other Issues

Contamination:

Although it does not appear as though the site has had a contaminative use before the school was built, officers in the Council's Environmental Protection Unit have advised that any asbestos in the existing building is required to be removed in accordance with the correct guidelines. In addition, it is considered that a condition should be imposed ensuring any imported soils are free from contamination.

8. Observations of the Borough Solicitor

None.

9. Observations of the Director of Finance

None.

10. CONCLUSION

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. No objections are raised to the small loss of playing field space which would occur as a result of the proposal, subject to a contribution to sports equipment being paid to Deansfield Primary School.

The proposed development is considered to be in keeping with the character and appearance of the school site would not have any significant detrimental impact on the visual amenities of the surrounding area. It would not have any significant detrimental impact on the amenity of the nearest residential occupants and would not result in such an increase in traffic or parking demand such that it would have an unacceptable impact on the surrounding road network sufficient to justify refusal.

The applicant has demonstrated that the proposal will achieve high levels of accessibility and London Plan standards relating to sustainability and carbon reductions have been achieved.

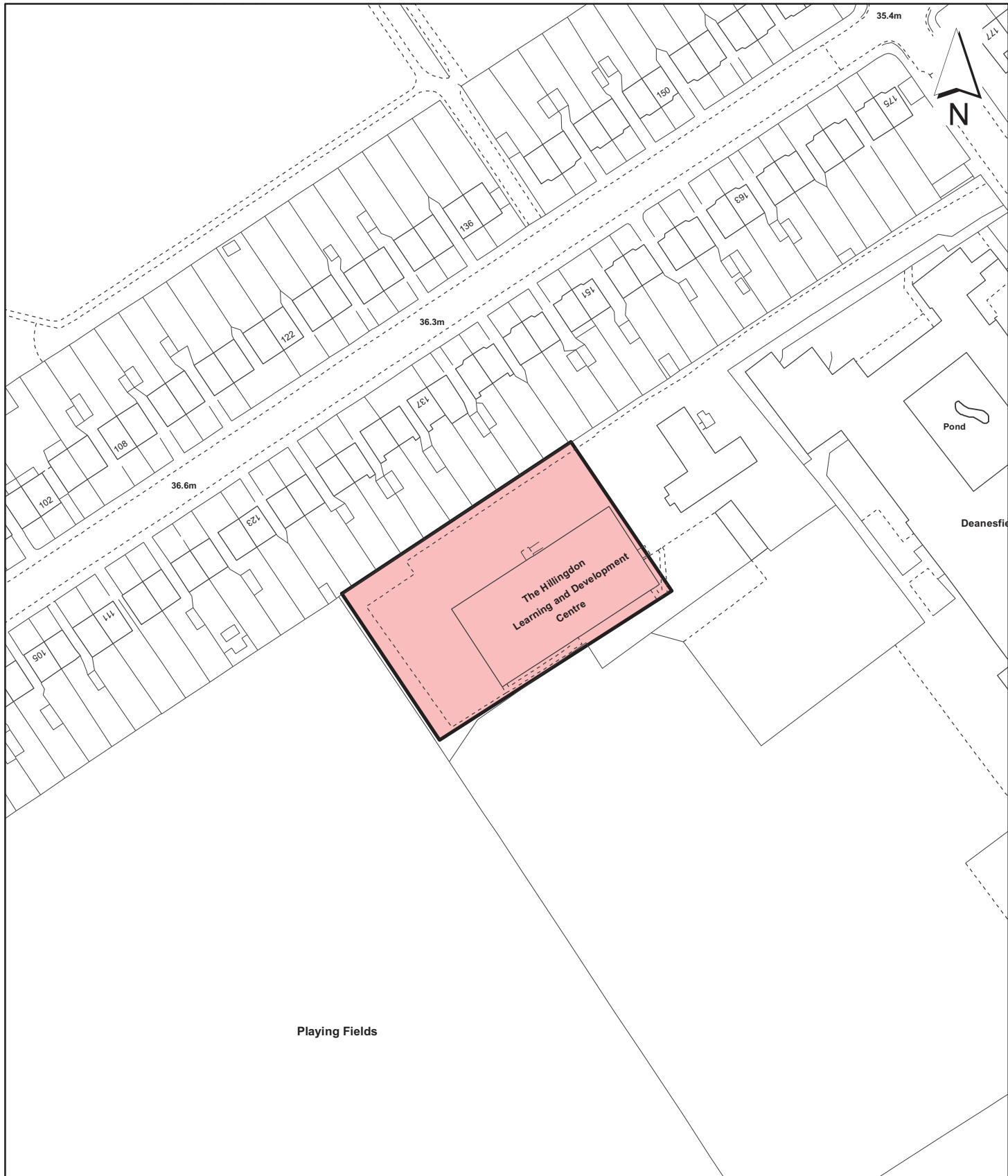
In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to referral of the application to the National Planning Casework Unit and to the Mayor of London.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Adam Flynn

Telephone No: 01895 250230



Playing Fields

Notes

 Site boundary

For identification purposes only.

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Site Address

**Queens Walk Resource Centre
Queens Walk
Ruislip**

Planning Application Ref:

12059/APP/2012/2570

Planning Committee

Major Applications

Scale

1:1,250

Date

**May
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WILLIAM BYRD PRIMARY SCHOOL VICTORIA LANE HARLINGTON

Development: Installation of single storey (temporary) mobile classroom.

LBH Ref Nos: 11327/APP/2013/1209

Drawing Nos: 8358-A-PLN-SIT-XX-101 Rev.P2 (Existing Site Plan)
8358-A-PLN-SIT-XX-110 Rev.P3 (Proposed Site Plan)
8358-A-PLN-SIT-XX-111 Rev.P3 (Proposed Site Plan)
8358-A-PLN-GEN-00-115 Rev.P3 (Ground Floor Plan)
8358-A-ELE-GEN-ZZ-117 Rev.P2 (External Elevations)
Letter from Montagu Evans dated 10/05/13
Design and Access Statement dated May 2013

Date Plans Received: 13/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 16/05/2013

1. SUMMARY

This application seeks planning permission for the erection of a temporary double classroom unit at William Byrd Primary School in Harlington. Latest population figures show that there is a higher than expected demand for primary school places within this part of the borough and, as such, the building is urgently needed to cater for the September 2013 intake of pupils. Temporary consent is required whilst a long-term solution is sought.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a continued rise in birth rates. This growth in the birth rate, combined with net in migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

Whilst the site falls within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt. The applicant has demonstrated a need for the school expansion and explored alternative sites which were all discounted for reasons set out in the supporting documents. As such, it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

The proposal would result in the loss of part of the school's existing playing field. However, Sport England have confirmed that given the temporary nature of the building, no objections are raised in this respect, in this instance.

Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that it would result in

such an increase in traffic to/from the site that refusal could be justified. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 T4 **Temporary Building - Removal and Reinstatement**

The building hereby permitted shall be removed and the land restored to its former condition within 1 year of the date of this consent.

REASON

The building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policies R4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.19 of the London Plan (July 2011).

3 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8353-A-PLN-SIT-XX-101 Rev.P2, 8353-A-PLN-SIT-XX-110 Rev.P3, 8353-A-PLN-SIT-XX-111 Rev.P3, 8353-A-PLN-GEN-00-115 Rev.P3, 8358-A-ELE-GEN-ZZ-117 Rev.P2, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 HO4 **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in keeping with those used in the existing school buildings and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM8 **Tree Protection**

Fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected prior to the commencement of development. The fencing shall be retained in position until development is completed.

The area within the protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM9 Landscaping (car parking & refuse/cycle storage)

Within 3 months of the date of consent a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of replacement planting for any trees lost due to the siting of the building and during the construction of the building.

The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Landscape Maintenance
 - 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 2.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be

planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 NONSC Non Standard Condition

Pupil numbers shall not increase by more than 30 as a result of this application.

REASON

To ensure the development does not have an unacceptable impact on the local highway network in accordance with policies AM2, AM7, and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R4	Proposals that would involve the loss of recreational open space

R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 111 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their

disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

11

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

12

The Council's Access Officer has provided the following advice:

a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers

should think ahead to take steps to address barriers that impede disabled people.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate décor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

William Byrd Primary School occupies an approximately 2.7 hectare irregularly shaped plot located on the southern side of Victoria Lane in Harlington. The site accommodates the main single-storey pre-fabricated school building, a new single-storey detached foundation block, an existing temporary building, playgrounds, playing fields and associated facilities.

The caretaker's bungalow and William Byrd Swimming Pool bound part of the site to the north and share the school's access and egress points. A disused lane bounds the playing fields to the north, beyond which is agricultural land. To the east the site is bounded by residential properties, to the south it is bounded by a recreation ground, and to the west it is bounded by Imperial College athletic Ground.

The application site itself comprises an area of approximately 1,010m² which currently comprises the north east corner of the school's playing field.

Access to the site is via Victoria Lane, a dead-end road which terminates not far beyond the school's main egress point.

3.2 Proposed Scheme

This application seeks temporary planning permission for the provision of a new classroom unit at William Byrd Primary School.

The proposed building would be located on the north east corner of the school's playing field, to the west of the existing foundation block.

The building, which would comprise two classrooms, WC facilities, store rooms and a lobby, would measure approximately 21.9m by 8.6m by 3.8m high. It would have a flat roof and would be finished in a green stone aggregate finish with black fascias and guttering and white window and door frames.

The building would accommodate up to 30 children. It is understood the additional classroom would enable children within the same year groups to be located close together and enable greater flexibility of space within the existing school building. Accordingly, the proposal would result in a total increase of approximately 30 children at the site this September.

3.3 Relevant Planning History

11327/APP/2006/3136 William Byrd Primary School - Nursery Victoria Lane Harlington
ERECTION OF AN L-SHAPED (PARTLY OPEN SIDED) SINGLE STOREY TIMBER STRUCTURE WITH CANOPY ROOF TO PROVIDE COVERED PLAY AREA AND STORAGE PLACE FOR BIKES AND TOYS WITH ASSOCIATED ANCILLARY HARD AND SOFT LANDSCAPING (INVOLVING DEMOLITION OF EXISTING PERGOLA AND BIKE / TOY STORE)

Decision: 30-03-2007 Approved

11327/APP/2007/1086 William Byrd Primary School Victoria Lane Harlington
DETAILS OF HARD AND SOFT LANDSCAPING IN COMPLIANCE WITH CONDITIONS 3 AND 4 AND DETAILS OF LANDSCAPE MAINTENANCE IN COMPLIANCE WITH CONDITION 5 OF PLANNING PERMISSION REF. 11327/APP/2006/3136 DATED 30/03/2007: ERECTION OF AN L-SHAPED (PARTLY OPEN SIDED) SINGLE STOREY TIMBER STRUCTURE WITH CANOPY ROOF TO PROVIDE COVERED PLAY AREA AND STORAGE PLACE FOR BIKES AND TOYS WITH ASSOCIATED ANCILLARY HARD AND SOFT LANDSCAPING (INVOLVING DEMOLITION OF EXISTING PERGOLA AND BIKE/TOY STORE).

Decision: 02-07-2007 Approved

11327/APP/2007/2810 William Byrd Primary School Victoria Lane Harlington
INSTALLATION OF 9 THERMAL COLLECTORS (SOLAR PANELS) ON ROOF OF SCHOOL SUMMERARY POOL

Decision: 28-02-2008 Approved

11327/APP/2009/649 William Byrd Primary School Victoria Lane Harlington
Single storey detached portacabin for use as classroom/office with associated access ramp.

Decision: 28-09-2009 Approved

11327/APP/2010/130 William Byrd Primary School Victoria Lane Harlington
Provision of single storey mobile double classroom unit.

Decision: 07-04-2010 Approved

11327/APP/2010/162 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 3 (Ground Levels), 4 (Materials), 6 (Access), 10 (Green Travel Plan), 11 (Survey Plan) and 14 (Method Statement) of planning permission ref.11327/APP/2009/649 dated 28/09/2009: Single storey detached portacabin for use as classroom/office with associated access ramp.

Decision: 18-09-2012 NFA

11327/APP/2010/2211 William Byrd Primary School Victoria Lane Harlington

Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 15-02-2011 Approved

11327/APP/2010/532 William Byrd School Victoria Lane Harlington

Erection of a single storey modular classroom.

Decision: 02-07-2010 Approved

11327/APP/2010/86 William Byrd Primary School Victoria Lane Harlington

DETAILS IN COMPLIANCE WITH CONDITIONS 10 (GREEN TRAVEL PLAN) AND 15 (INFRASTRUCTURE STRATEGY SCHEME) OF PLANNING PERMISSION REF. 11327/APP/2009/649 DATED 28 SEPTEMBER 2009: Single storey detached portacabin for use as classroom/office with associated access ramp.

Decision: 18-09-2012 NFA

11327/APP/2011/1506 William Byrd Primary School Victoria Lane Harlington

Details in compliance with condition 6 (materials) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building.

Decision: 13-02-2012 Approved

11327/APP/2011/2010 William Byrd Primary School Victoria Lane Harlington

Details in compliance with condition 8 (Construction Management Plan) of planning permission ref: 11327/APP/2010/2211; Alterations, additions and refurbishment of existing school building.

Decision: 19-08-2011 Approved

11327/APP/2011/984 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 3 (levels), 7 (tree protection) & 16 (gas protection measures) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and

classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 12-09-2011 Approved

11327/APP/2012/184 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 10 (landscaping scheme) and 12 (landscape maintenance) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 08-02-2012 Approved

11327/APP/2012/1883 William Byrd Primary School Victoria Lane Harlington

Details pursuant to condition 15 (Travel Plan) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 05-06-2013 Approved

11327/APP/2012/282 William Byrd Primary School Victoria Lane Harlington

Details in compliance with condition 22 (security) of planning permission ref: 11327/APP/2010/2211 dated 17/11/10; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 01-03-2012 Approved

11327/APP/2012/482 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 13 (car parking layout) and 14 (cycle stores) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 12-04-2012 Approved

11327/APP/2013/1180 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 28 (assessment of ground conditions) and 30 (use of Sipson Meadow) in accordance with planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms, new school building with associated external play area, demolition of temporary classroom and replacement with a permanent staff room, alterations to car parking arrangements, and ancillary development.

Decision: 07-06-2013 Approved

11327/F/84/0276 Sipson Meadow Wm Byrd Primary School Victoria Lane Harlington
Erection of 2.4m fence.

Decision: 25-07-1984 ADH

11327/J/99/1757 William Byrd Primary School Victoria Lane Harlington
Erection of an extension to provide an additional classroom

Decision: 14-10-1999 Approved

Comment on Relevant Planning History

The site has an extensive planning history as summarised above.

4. Planning Policies and Standards

National Planning Policy Framework
DCLG Policy Statement on Planning for Schools Development
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 112 local owner/occupiers and the Harlington Village Residents' Association. Site notices were also posted. No objections have been received.

BAA SAFEGUARDING

No objection subject to an informative regarding use of cranes.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used

as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies."

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The application proposes the installation of a temporary classroom building for a period of one year only. The classroom is required to deal with a particular swell of reception age pupils during this period. Numbers are anticipated to drop back down to 'normal' levels after this period. The classroom is on the edge of the existing playing field and results in a loss of usable playing field land. As such does not accord with Sport England's policy. However, as the temporary structure is required for such a short period and is not intended to be required beyond this period, Sport England raises no objection subject to a planning condition(s) being attached to the decision notice (if the Council are minded to approve the application) that require the structure to be removed from the site within 12 months of the date of permission and the land restored for usable playing field condition within 3 months of removal.

Internal Consultees

ACCESS OFFICER

The proposal seeks to site a temporary classroom. Having reviewed plans, the proposed building would feature ramped access and an accessible toilet facility which appears to meet the specifications of Approved Document M of the Building Regulations.

Given that the building would be temporary, no additional accessibility provisions would be required within the remit of planning.

Conclusion: Acceptable.

The following informatives should be attached to any grant of planning permission:

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in

different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

TREES/LANDSCAPING OFFICER

Landscape Character and Context:

The site is within the playing field area to the west of the recently completed Foundation Block and hard and soft Play Area within the William Byrd School campus.

The northern boundary of the playing field (and the proposed plot of land) is defined by a mature field hedge, which separates the school from the overgrown (and redundant) west end of Victoria Lane. There is a line of young trees running parallel to, and west of, the Foundation Block. Other young trees and built structures (including a permanent shelter for outdoor play equipment) complete the landscape enhancements associated with the Foundation Block and external Play Area.

Proposal:

The proposal is to install a single-storey (temporary) mobile classroom.

Landscape Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The Design & Access Statement refers briefly to the landscape (3.5). However it fails to comment on the impact of the development on the existing landscape or to quantify any proposed tree loss or replacement.

- According to Mace's Site Plan some of the recently planted trees to the west of the Foundation Block will be lost as a direct result of the siting of the temporary classroom.

- Further to this, there is restricted access into the site. If the mobile classroom is imported via the west end of Victoria Lane and the Foundation Block Play Area (the haul route formerly used to access and construct the Foundation Block) there is likely to be unavoidable collateral damage to, or removal of trees.

- While there is no objection in principle to the installation of the temporary classroom, it should be sited in such a way that as few trees are affected as possible. (Temporary structures have a habit of becoming semi-permanent and effectively the opportunity for tree planting / replacement could be lost).

- An access and construction method statement should be provided to show how the classroom will be installed with minimal damage to existing trees and hedgerows.

- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendations:

No objection subject to the above observations and conditions COM8, COM9, COM10 and the submission of an access and construction method statement.

HIGHWAY ENGINEER

The development proposals are for the construction of two temporary demountable classrooms to provide for an additional 30 pupils at the existing school. There are no proposals to increase the existing car or cycle parking facilities at the site and pedestrian and vehicle access will remain as existing. While no details have been provided in relation to the proposed increase in staff, it is considered that 2 additional staff will be required.

From site observations, it is noted that the demand for short stay parking generated by the dropping off/picking up of pupils mainly takes place along Victoria Lane and Hudson Road. As a result, these areas become congested at peak times associated with the school.

However, it is noted that the area immediately adjacent to the site is predominantly residential and as a result, the surrounding local highway network is designated as a Controlled Parking Zone (Zone H1). Furthermore, it is noted that dropping off and picking up of pupils is permitted within the existing car park that serves the William Byrd Swimming Pool.

When assessing the development, the existing mode share at the site has been considered in order to establish the likely increase in traffic. This has identified that there will be an increase of approximately 14 vehicles that will require short stay parking during peak times associated with the dropping off/picking up of pupils and 2 vehicles associated with staff parking. Nevertheless, following the recent extension at the school and the provision of an up to date School Travel Plan (STP), it is considered that the mitigation measures that will be provided as part of the STP are also appropriate to reduce vehicle trips and the subsequent parking demand associated with the current proposals.

Therefore, it is considered that the development would not be contrary to the adopted Hillingdon Local Plan, 2012, Part 2, provided that a suitably worded condition is imposed on the planning consent restricting the intake of additional pupils to 30. Thereafter, any additional increase in the number of pupils at the site will require further review of the mitigation measures detailed within the School Travel Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan Part 1 (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which

include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that the need has arisen due to a higher than expected increase in birth rates, in migration into the borough and new housing developments within the borough. Details are provided which demonstrate that within Pupil Planning Area 14, within which William Byrd Primary School falls, there is a significant need for additional classrooms.

The ability of other primary school sites to meet the need within this Pupil Planning Area has been assessed. Other schools within Pupil Planning Area 14 include Cherry Lane, West Drayton, Laurel Lane and St.Catherines. Planning permission has recently been granted for the expansion of both Cherry Lane (ref: 4318/APP/2012/2733) and West Drayton (ref: 909/APP/2012/3088). Furthermore, a planning application (ref:

4318/APP/2013/1303) is currently under consideration for the installation of an additional temporary classroom at Cherry Lane. As such, those schools have no capacity to accommodate the additional space required. St.Catherine's RC Primary School occupies a particularly constrained site, which falls within a flood zone, and Laurel Lane, which is located to the far west of Pupil Planning Area 14, is poorly located to serve the area of most need.

Non-school sites would not be suitable for the provision of the classroom as they need to be associated with an existing school site for operational and educational reasons.

It is considered that the educational need for the proposal and the lack of availability of alternative non-Green Belt sites amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance.

It should be noted that the proposed development would result in loss of part of the playing field, albeit on a temporary basis. UDP policy R4, paragraph 74 of the National Planning Policy Framework (NPPF) and Sport England policies seek to protect existing playing fields and supporting facilities. Sport England have been consulted on the application and, in this instance, have confirmed that given the temporary nature of the proposed building no objections are raised.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the lack of availability of alternative, non Green Belt, sites are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Furthermore, Sport England have confirmed that no objections are raised to the temporary loss of playing field in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this type of application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

BAA Safeguarding have been consulted and have confirmed that they have no objections to the proposed development subject to an informative regarding the use of cranes.

There is no requirement to consult any other aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Given the location of the proposed building within the north east corner of the playing field and existing planting around the site boundaries, which provides significant screening, limited views of it would be available from surrounding Green Belt land outside the school site. For any views which might be available the unit would be viewed in context with the existing larger school buildings, playgrounds and associated facilities. Accordingly, and particularly given its temporary nature, it is not considered that the proposal would have any significant detrimental impact on the openness or on the visual amenities of the Green Belt or surrounding area.

7.07 Impact on the character & appearance of the area

No views of the proposed unit would be available from Victoria Lane. The impact of the

development on the surrounding Green Belt has been addressed above.

7.08 Impact on neighbours

The nearest residential property is the caretaker's bungalow, which is located approximately 50m to the east of the proposed unit. Given this distance, it is not considered that the proposal would have any detrimental impact on residential amenity. No views of the proposed classroom unit would be available from any other residential properties due to screening provided by existing buildings on the school and William Byrd Pool sites.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the existing car parking or access arrangements to the site as part of this application.

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this.

Based on the current mode share for the site it is anticipated that the proposed development would lead to an increase of 14 vehicular trips to/from the site during peak times. Given this relatively minor increase, and that congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times, and traffic disperses relatively quickly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified.

Notably the school's Travel Plan has recently been updated as part of the school's recent expansion and it is anticipated that the mitigation measures outlined within that Travel Plan will assist in reducing travel by car and congestion at peak times. The Council's Highway Engineer has raised no objections on this basis.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location. Given the building's temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area. However, a permanent solution should be sought in the long term to ensure the visual amenity of the site is enhanced.

Security

Given the temporary nature of the proposed classroom unit and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Access to the building would be via a ramp or steps. Level thresholds would be provided within the building and a disability standard WC would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations. Notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposal would result in the loss of a number of young trees which appear to have been relatively recently planted. Given that these trees are relatively young and not very well established at this stage, no objection is raised to their removal. However, replacement planting should be provided where possible to enhance the visual amenities of the site and it is recommended that this is required by way of condition.

The Council's Trees/Landscape Officer has raised concerns over construction access to the site. Construction access is assumed to be via the school's existing access points. If this is the case it would have limited impact on existing trees. Notwithstanding this, no objections would be raised to use of the lane to the north of the school site for construction access providing replacement planting was provided for any trees lost. As such, it is recommended that a condition is attached to ensure that whether in the school site, or around its boundaries, any trees lost during construction would be replaced.

7.15 Sustainable waste management

As this is a relatively small extension to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding or drainage have been identified.

7.18 Noise or Air Quality Issues

Given the small scale and nature of the scheme it is not considered that it will have any material impact on noise or air quality issues to the site or locality.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol

(protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

It is not considered that the proposals would result in such an increase in traffic that they would have an unacceptable impact on the surrounding highway network sufficient to justify refusal and notably the Council's Highway Engineer has raised no objections in this respect.

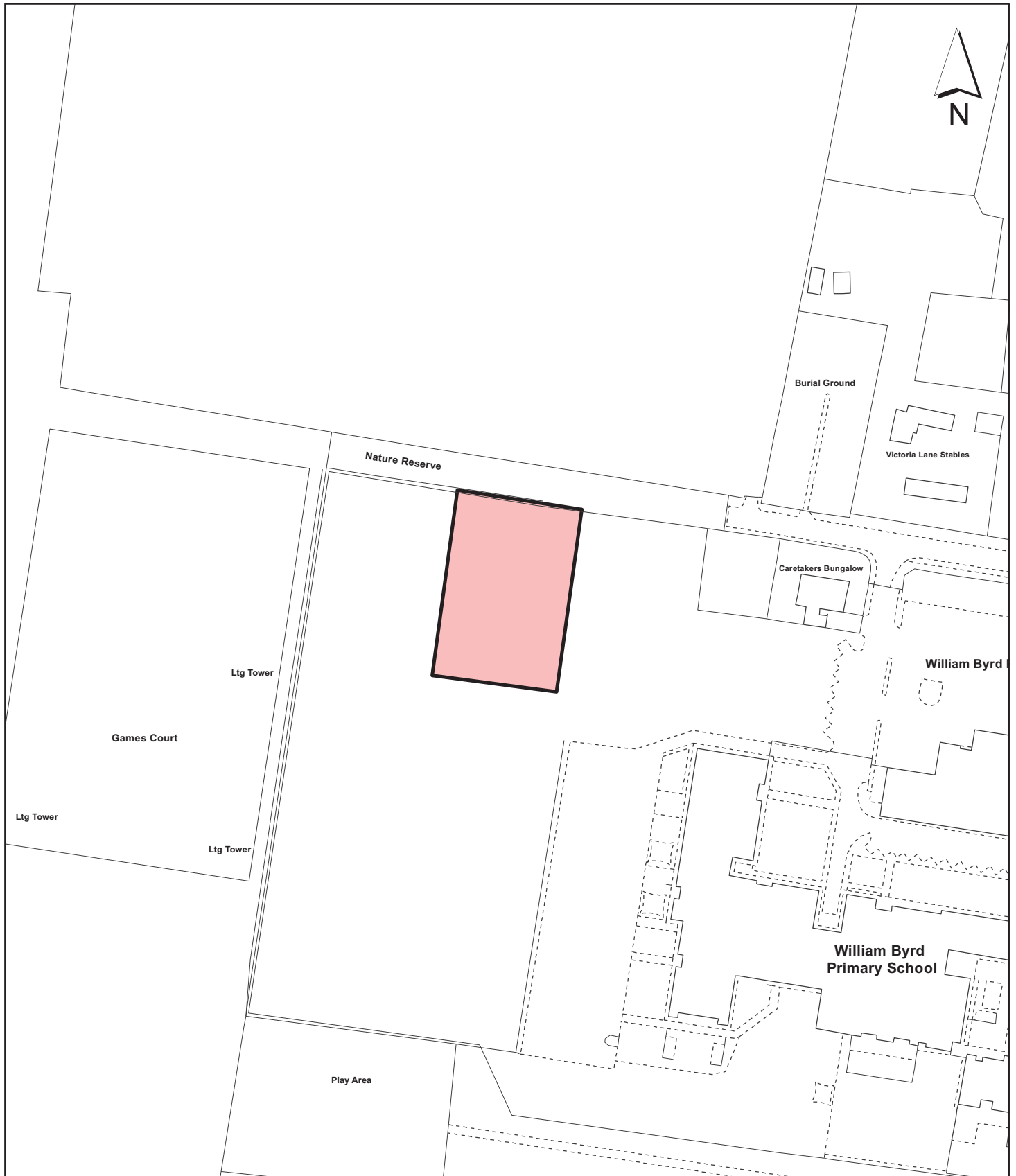
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

National Planning Policy Framework
DCLG Policy Statement on Planning for Schools Development
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**William Byrd Primary School
Victoria Lane
Harlington**

Planning Application Ref:

11327/APP/2013/1209

Planning Committee

Major Applications

Scale

1:1,250

Date

**June
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJOINING GURU NANAK SIKH ACADEMY BEACONSFIELD ROAD
HAYES MIDDLESEX

Development: Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development (Amended Plan).

LBH Ref Nos: 4450/APP/2013/1227

Drawing Nos: Email from Bluesky Architects dated 13/06/13
Tree Survey (revision V02) prepared by Ecus dated May 2013
Transport Assessment prepared by Intermodal Transportation dated May 2013
Preliminary Travel Plan dated May 2013
P01315-P650 Rev.A (Site Location Plan)
P01315-P651 Rev.C (Proposed Site Plan)
P01315-P105 Rev.A (Classroom 1 - Plans & Elevations)
P01315-P106 Rev.B (Pffices - Plans & Elevations)
P01315-P107 (Classroom 2 - Plans & Elevations)
P01315-P108 (Existing & Proposed Gate Elevations)
P01315-P109 (Sub-Station Plan & Elevations)
L4121/02 (Tree Protection Plan)
Design and Access Statement

Date Plans Received:	13/05/2013	Date(s) of Amendment(s):	13/06/2013
Date Application Valid:	28/05/2013		21/05/2013
			28/06/2013
			28/05/2013

1. SUMMARY

This application seeks planning permission for the erection of two temporary double classroom units, one temporary office unit and ancillary development on land currently forming a vehicular pick up/drop off area and playing field at Guru Nanak Sikh Academy in Hayes.

The proposed temporary units are required to accommodate up to 120 primary school pupils from September 2013 whilst proposals for a new permanent primary school, which would be associated with the existing Guru Nanak Sikh Academy, are progressed. It is anticipated that an application for the development of a permanent primary school will be submitted within the next few months.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a continued rise in birth rates. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

As part of the Hillingdon Primary Capital Schools Programme the Council has already

secured planning permission for the extension and/or redevelopment of numerous schools across the borough, in addition to the development of two new primary schools. However, notwithstanding this, there is still significant pressure within the Hayes area. The provision of new primary accommodation at Guru Nanak Sikh Academy would compliment the Council's own primary school expansion programme and would assist the Council in meeting demand for school places within this part of the borough.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and UDP policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. It is considered that the applicant has demonstrated very special circumstances sufficient to justify an exception to Green Belt policy and, whilst some area of playing field would be lost as a result of the proposals, Sport England have confirmed that this is acceptable on a temporary basis.

It is not considered that the proposal would result in an unacceptable impact on the visual amenities of the school site or on the openness of the Green Belt in this location. Furthermore, it is not considered that it would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition on or before 31/08/14.

REASON

To reflect the end of the academic year and because the building, by reason of its temporary design and its location in the Green Belt is not considered suitable for permanent retention in compliance with Policies OL1, OL2, BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P01315-P650 Rev.A, P01315-P651 Rev.C, P01315-P105 Rev.A, P01315-P106 Rev.B, P01315-P107, P01315-P108, P01315-P109 and L4121/02 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in accordance with the following specified supporting plans and/or documents:

Tree Survey (revision V02) prepared by Ecus dated May 2013;

Transport Assessment prepared by Internmodal Transportation dated May 2013;

Preliminary Travel Plan dated May 2013.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on drawing nos. P01315-P105 Rev.A, P01315-P106 Rev.B, P01315-P107 and P01315-P109 and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM8 Tree Protection

Fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected prior to the commencement of development. The fencing shall be retained in position until development is completed.

The area within the protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM9 Landscaping (car parking & refuse/cycle storage)

Within one month of the date of consent a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping (this should include replacement planting for any trees removed),
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 SUS6 Green Travel Plan

Prior to the occupation of the development hereby permitted, details of mitigation measures, identified within the Transport Assessment and Preliminary Travel Plan, including staggering of the school start/end times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, and also to include details of appropriate traffic management measures for the pick-up/drop-off point (including marshalling, identification of appropriate waiting periods in the proposed drop off bays and appropriate signage) and the identification of a park and stride point, shall be submitted to and approved by the Local Planning Authority as part of the school's revised Travel Plan. The mitigation measures identified shall be implemented for the duration of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3

9 NONSC Non Standard Condition

Prior to the commencement of development full details of the proposed drop-off/pick-up facility shall be provided to include a rationale as to why it is proposed to change the direction of access/egress, how this will be managed to ensure the safety of children, and visibility splays, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of highway safety in accordance with policy AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social,

R16	community and health services Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission.

During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

11

You are advised that the Council's Access Officer has provided the following advice:

a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to

ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbcency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate dÃ¿¿¿¿¿©cor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

12

You are advised that the proposed pedestrian access gate to the east of the site and close to the Oak tree falls outside the red line application site and, as such, has not been approved planning permission as part of the determination of this application.

13

You are advised that prior to the submission of an application for permanent development at this site, or at any other site along Beaconsfield Road and/or Springfield Road, that any Transport Assessment submitted in support of that application must include the following:

- Use of speed data to establish the appropriate visibility splay provision at any proposed site access junctions.
- The analysis of speed survey data to determine if traffic calming measures/formal crossings of Springfield Road are necessary for the proposal.
- Consideration of appropriate traffic management measures at the proposal, such as: the appropriate waiting period in the proposed drop off bays, marshalling of pupil drop-off/pick-up areas to assist in achieving a quick turn around of vehicles, and the identification of a park and stride point.
- Reassessment of the A4020/Springfield Road signal junction using revised design flows as those used within the current assessment are inappropriate/inaccurate. These flows should be 2018 design flows that are based upon the March 2011 traffic survey and include all relevant committed developments.

3. CONSIDERATIONS

3.1 Site and Locality

Guru Nanak Sikh Academy occupies an approximately 5 hectare irregularly shaped plot located on the southern side of Beaconsfield Road in Hayes. The main school buildings, which vary in height from single-storey to three-storeys, are located towards the north west of the site. A Multi-Use Games Area and playgrounds are located towards the south of the site and to the east of the main school building. Parking is provided along the

western boundary. A drop off/pick up point for parents, accessed via Beaconsfield Road, and the school playing field occupy the eastern part of the site.

The school site is bounded to the north by Beaconsfield Road, beyond which are industrial buildings; to the east by Yeading Football Club; and to the south and west by Minet Country Park.

The application site, which forms a part of the wider school site, comprises an area of approximately 1,642m², which currently accommodates the drop-off/pick-up area and a small part of the playing field.

The entire application site falls within the Green Belt as designated in the Hillingdon Local Plan. Adjoining land to the east, west and south, including that of the main Guru Nanak Sikh Academy site, also falls within the Green Belt. Beaconsfield Road and the area beyond falls within the Springfield Road Industrial and Business Area. The site and surrounding area also falls within the Hayes and West Drayton Corridor.

3.2 Proposed Scheme

This application seeks planning permission for the erection of temporary accommodation and associated development to provide a new school, to be known as Nanaksar Free School, on land adjacent to Guru Nanak Sikh Academy, whilst proposals for a permanent new primary school are developed and, subject to planning permission, during construction of the permanent buildings. This would enable up to 120 pupils to attend the school from September 2013.

The applicant has advised that the proposed accommodation is required for a temporary period of one year. Accordingly, should approval be granted a condition would be attached to ensure the removal on the building by the end of the 2014 academic year.

The accommodation to be provided would comprise two modular classroom units and an associated administration unit. The classroom units, which would measure approximately 16.7m by 8.6m by 3.7m high, would each accommodate two classrooms, WC facilities, store rooms and lobby/cloakroom area. The main access to the units would be via an external ramp, although each classroom would also be served by stepped emergency access points.

The administration unit would measure approximately 9.4m by 8.6m by 3.2m high and would accommodate a staff room, administration office, headteachers office, group room, store room and WC. Access would be via an external ramp or steps.

The plans indicate that the buildings would be finished in 'mushroom' coloured steel cladding with black fascia panels, white UPVC window and door frames and dark grey doors.

In addition to the above a substation, which would be enclosed within a dark grey approximately 3m by 2.5m by 2.5m high glass reinforced plastic (GRP) enclosure, would be provided to the east of the site.

The vehicular access point to the existing drop-off and pick-up area would be retained for potential future construction access only. As such, a new vehicular crossover would be provided off Beaconsfield Road to ensure a drop-off/pick up area is retained, albeit that it would be reduced in size. The existing egress point would be retained, although it is intended to reverse the flow of vehicles through the facility so that this would become the

new access point. New fencing and gates would be provided to ensure a secure site can be provided.

Two car parking spaces, including one disability standard space, and cycle parking facilities for up to 14 bikes would be provided. Refuse storage facilities would be provided adjacent to the proposed substation.

3.3 Relevant Planning History

4450/APP/2001/2229 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
IMPROVEMENTS TO EXISTING SCHOOL ACCESS TO PROVIDE SEPARATE ENTRANCE
AND EXIT ROUTES WITH NEW VEHICULAR CROSSOVER AT THE POSITION OF
EXISTING FIELD GATE

Decision: 14-12-2001 Withdrawn

4450/APP/2002/1286 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
ERECTION OF A THREE STOREY EXTENSION TO SECONDARY SCHOOL; PLUS NEW
SPORTS HALL WITH CHANGING AND ANCILLARY ACCOMMODATION. ERECTION OF
TWO STOREY AND SINGLE STOREY EXTENSIONS FOR THE PRIMARY SCHOOL
(INCLUDING CARETAKERS' ACCOMMODATION) ALONG WITH ASSOCIATED PLAY
AREAS. EXTENSION OF EXISTING CAR PARK AND CREATION OF NEW ACCESS.
LAYING OUT OF SPORTS PITCHES/ OPEN SPACE (REMOVAL OF TEMPORARY
ACCOMMODATION AND DEMOLITION TO FACILITATE PRIMARY SCHOOL EXTENSION)

Decision: 11-03-2004 Approved

4450/APP/2004/792 Guru Nanak Sikh Secondary And Primary Va Schools Springfield Ro
RESERVED MATTERS (DETAILS OF DESIGN, EXTERNAL APPEARANCE AND
LANDSCAPING) IN COMPLIANCE WITH CONDITION 1 (a) (b) & (c) OF OUTLINE PLANNING
PERMISSION REF: 4450/APP/2002/1286 DATED 11/03/2004 'ERECTION OF EXTENSIONS
TO SECONDARY AND PRIMARY SCHOOLS, NEW SPORTS HALL WITH CHANGING
FACILITIES, CARETAKERS ACCOMMODATION, PLAY AREAS, EXTENSION OF CAR PARK
, NEW ACCESS AND LAYING OUT OF SPORTS PITCHES/OPEN SPACE'

Decision: 29-04-2004 Approved

4450/APP/2009/620 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
REPLACEMENT SECONDARY SCHOOL HARD PLAY AREA.

Decision: 18-06-2009 Approved

4450/APP/2009/622 Guru Nanak Sikh Secondary V A School Springfield Road Hayes
Demolition of existing school buildings. Erection of 3 storey teaching block incorporating an
extension to the existing school dining room, new trust kitchen/servery and Gurdwara; two
storey library/ resource centre; single storey vocational block; new staff car park for 10 cars; 40
secure cycle storage spaces.

Decision: 09-11-2009 Approved

Comment on Relevant Planning History

Guru Nanak Sikh Academy has an extensive planning history. That most relevant to this scheme is summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R4 Proposals that would involve the loss of recreational open space
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 14 local owner/occupiers, The Friends of Minet Country Park and A Rocha. Site notices were also posted. One response has been received, which raises the following points:

*Unable to download some documents

*The tree identification numbers observed in the Tree Survey Report and on the Tree Protection Plan are inconsistent (the map on p8 does not have a T2).

Planning Officer comment: The Council's ICT department have checked using Council and external computers, and all documents can be accessed. The case officer tested the web site via an internet cafe and all documents could be accessed. Notwithstanding this, hard copies of the documents were sent to the objector. The issue raised in relation to the tree plan was considered by the Council's Tree officer and ultimately no objection has been made.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies."

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The application proposed the installation of 3 no. temporary buildings to the school. The development is considered to comply with the following:

"E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site."

This being the case, Sport England does not wish to raise an objection to this application.

However, the submitted plans, whilst not seeking permission for a new primary school building, do show its intended location. This is on playing field land and would likely be opposed by Sport England. We would encourage the applicant to consult Sport England on these plans before submitting a formal application.

EDF ENERGY

No response received.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to the application.

However the land is on a known landfill buffer. Although the land itself may not be contaminated it would be worth attaching the following condition to the planning permission:

"The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of new buildings. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site to the satisfaction of the Local Planning Authority.

Reason

There is a closed landfill site within 250 metres of the site at Minet Park. This landfill was recorded as under some school land to the east of the site. The condition is required to clarify whether or not there is any hazard due to gas migration from this filled ground to the new buildings, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

The standard construction informative should also be attached should consent be granted.

ACCESS OFFICER

The proposed building would feature ramped access from a new pedestrian gate and route leading from Beaconsfield Road. It is noted from the Design & Access Statement that the proposed buildings would be accessible internally.

The proposed buildings do not feature a wheelchair accessible toilet cubicle. To meet building regulations compliance, accessible toilet facilities, designed in accordance with Approved Document M to the Building Regulations 2004, should be incorporated into the design of the temporary classroom units.

Conclusion: Revised plans should be requested as prerequisite to any planning approval, or a suitable planning condition attached to any grant of permission.

Informatives relating to equality and accessibility should be attached should approval be granted.

Officer comment: Amended plans have been received to address this issue, which is discussed in more detail in part 7.12 of the report.

TREES/LANDSCAPING OFFICER

Landscape character/context:

The site is occupied by an existing drop-off / car park area in the north-east corner of the Guru Nanak School grounds. The site is bounded to the north by Beaconsfield Road and to the east by Hayes and Yeading Football Club. The south and west boundaries are within the main school campus, with school playing fields to the south.

There is a landscape buffer of young trees and shrubs along the north boundary, recently planted in accordance with previous planning consents. These fall within the red line of the application. There are also some mature tree specimens along the east boundary and the west boundary which are situated within the school grounds, albeit outside the red line of the application site. Trees on the site are not afforded protection by Tree Preservation Order or Conservation Area designation. However, they have been retained or planted by conditions attached to previous applications. A tree report has been submitted in support of the application.

Trees on, and close to, the site should be safeguarded where their quality, value and useful life expectancy merit retention.

Proposal:

The proposal is to provide three temporary modular classroom / administration units, a sub-station, car/ cycle parking, new access arrangements and ancillary development.

Landscape considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The current application includes a Tree Survey of trees on, and close to, the site and an Arboricultural Impact Assessment, in accordance with BS5837:2012.
- The survey (section 3.0) has not assessed the recently planted young trees along the site frontage. A total of six individual (off-site) trees has been assessed. The most significant trees are T5 (Oak), a 'B' grade tree, in the north-east corner of the site. There is also a fine Red Oak (T6, 'B' grade) immediately to the south of the Oak. A group of pollarded Poplars (TG1, 'C' grade) in the neighbouring car park of the football club are also visually significant within the landscape.
- T1, a young Red Oak, is rated 'U' but will not be affected by the development, with all other trees graded 'C' in terms of quality and value. There is no objection to the survey findings.
- The arboricultural impact assessment (section 4.0) confirms that the Oak (T5) will be retained as part of the development but will require protection during the construction phase.
- The Red Oak (T6) and Cherry (T7) will be removed in order to facilitate the development. The loss of a 'B' grade tree (T6) is regrettable, the more so to facilitate a temporary building. However, it is close to the Oak (T5, also 'B' grade) which ultimately will fill the space.
- Ecus drawing No. L4121/02 indicates the tree retention and removal strategy with tree protection specified for the Oak, T5. The alignment of the proposed fencing is unnecessarily close to the tree and should be extended towards the existing kerb line, to prevent damage by construction traffic.
- A Design & Access Statement, by Blue Sky Architects, includes reference to topography, Landscape and Ecology. This refers to the removal of three trees. Two trees are identified 'for removal' in the tree survey, with a third tree to be removed from the front boundary to provide temporary access - as identified on Blue Sky drawing No. P01315-P651. It is not clear why this tree needs to be removed. Could the temporary footpath be located between the existing line of trees?
- The above drawing also indicates some proposed pedestrian gate to the east of the existing vehicle access. The new gate will be of limited use without an associated footpath link - the

excavation of which could adversely affect the nearby retained Oak tree (T4). This gate / pedestrian link should be omitted or re-sited away from the tree.

- The D&AS concludes (5.4) that landscape works are not proposed as part of this application, pending the submission of a new permanent school building. There is an inherent risk that the proposal for a permanent building may not follow quickly and that the 'temporary' facility remains in use for longer than anticipated. Besides which, some hard (and soft) landscape details (access, footpaths, fencing?) are likely to be required in association with the temporary structures.
- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendations:

No objection, subject to the above observations and conditions COM9 (pts 1,2,4,5,6) and COM10.

Officer comment: Amended documents have been received which seek to address the above comments. This is discussed in more detail in part 7.14 of the report.

HIGHWAY ENGINEER

The submitted Transport Assessment has a number of shortcomings, however this is an application for temporary permission, and as such impact would only be temporary.

Subject to a robust Travel Plan, and alterations to the design of the access and pickup/drop off area (to be secured by condition) no objection is raised to this temporary proposal.

However, it is understood that an application for permanent approval is being prepared and this must be accompanied by a robust Transport Assessment. The Council's Highways officers are liaising directly with the applicant to ensure this occurs.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which

include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that the school is required to help contribute towards meeting the borough's educational needs and that the scheme is fully supported by the Department for Education. It confirms that within the Townfield and Hayes and Harlington areas, the local catchment area for the school, there is very limited choice of 'good' schools as defined by Ofsted.

Furthermore, it confirms that both the London Borough of Hillingdon and the adjoining London Borough of Ealing have reported a shortage in primary school places due to an increasing birth rate. It refers to Cabinet reports and other publications published by the London Borough of Hillingdon, which clearly demonstrate that there is an urgent need for school places within the borough, particularly within the Hayes area.

This is supported by data submitted in support of the recent raft of applications the Council has granted planning permission for relating to primary school expansions, redevelopments and new schools.

The applicant has advised that consideration has been given to use of brownfield sites within the locality but that these have been dismissed due to practical/functional issues. Whilst details of these sites has not been provided it is acknowledged that given the temporary nature of the accommodation, which would be provided whilst a more permanent solution is sought, and the need to share facilities with the existing Guru Nanak Sikh Academy, an adjoining site is desirable for practical and operational reasons. Notably, officers have been unable to identify any obvious sites outside the Green Belt, or without other significant planning constraints, within the immediate locality, which would be better suited for the provision of the school.

The applicant also contends that the proposed location of the development, the larger part of which would occupy an existing area of hardstanding, which forms part of the existing school site, minimises its impact on the openness of the Green Belt. It is argued that it would not undermine the purpose of the Green Belt, would not result in urban sprawl, as the site is already bounded by the existing school and Hayes Football Club, and would not have a detrimental impact on the visual amenities of the Green Belt in this location. Given the temporary nature of the proposal, it is considered that this argument is valid.

It is considered that the educational need for the proposal, the lack of availability of alternative non-Green Belt sites, which would meet the specific needs of the school, and the limited visual impact of the proposed development amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance.

It should be noted that the proposed development would result in loss of part of a small part of the playing field, albeit on a temporary basis. UDP policy R4, paragraph 74 of the National Planning Policy Framework (NPPF) and Sport England policies seek to protect existing playing fields and supporting facilities. Sport England have been consulted on the application and have confirmed that the area of playing field which would be lost could not be regarded as being capable of forming, or forming part of, a playing pitch. Accordingly, no objections have been raised in this respect.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the lack of availability of alternative, non Green Belt, sites are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Furthermore, Sport England have confirmed that no objections are raised to the small loss of playing field which would occur as a result of the development. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this type of development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

This issue has been partly addressed in part 7.01 of the report.

Guru Nanak Sikh Academy currently comprises school buildings, which range in height from one to three-storeys, playgrounds, car parking, playing fields and ancillary development. It is bounded to the north by Beaconsfield Road, beyond which are large scale industrial buildings, and to the east by Yeading Football Club and its associated stands and clubhouse. The proposed temporary accommodation would largely be located within an existing developed part of the site, comprising hardstanding, and located close to the eastern elevation of the main school building. Accordingly, it would be seen in context with the wider school site and surrounding large scale buildings.

Minet Country Park bounds the wider school site to the south. Large bunds within that park, which bound the school site, limit views of the school from the wider Green Belt. Any limited views of the proposed units which could be seen from Minet Country Park would be in long distance views across the school playing field where the proposed development would be seen in context with adjoining developments and the built up industrial area beyond. Accordingly, the size, scale and height of the proposed buildings are not considered to be obtrusive in this location and, given the temporary nature of the development, it is not considered that it would have any significant adverse impact on the long-term openness of the Green Belt or the visual amenities of the surrounding area.

7.07 Impact on the character & appearance of the area

The proposed development would be clearly visible from Beaconsfield Road. However, Beaconsfield Road is predominantly characterised by industrial development to the north, and the Guru Nanak Sikh Academy and Hayes Football Club to the south. The proposed development would be viewed in context with the existing school site and surrounding large scale developments and, as such, would not be visually obtrusive in this location. For these reasons, and those discussed in part 7.05 of the report, it is not considered that the proposal would have an unacceptable impact on the visual amenities of the Beaconsfield Road street scene or the surrounding area.

7.08 Impact on neighbours

There are no residential properties within the vicinity of the site. It is not considered that the development would have any impact on neighbouring commercial and industrial properties over and above the existing school site.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has submitted a Transport Assessment in support of the application. The Council's Highway Engineer has analysed this and identified several areas of concern.

In particular there is concern over the proposed design of the access and drop off/pick up area. A condition is recommended to ensure this is redesigned to be safe and functional.

Whilst the proposal would result in an increase in short term parking demand, it would not result in any significant impact on nearby junction capacity and it is also considered that the impact of the expansion on the local highway network could be mitigated against through the implementation of a school Travel Plan. A condition is recommended to secure the Travel Plan.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively

quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified.

In terms of car parking, two parking spaces, including one disability standard space, would be provided for staff on site. Whilst the proposed parking provision would appear to be relatively low, the objective to encourage use of alternative modes of transport to the private car is encouraged. Given the temporary nature of the proposed scheme this is therefore considered to be acceptable in this instance.

In terms of cycle parking it is proposed to provide facilities for the storage of up to 14 bicycles. This complies with Transport for London's Cycle Parking standards which require 1 space to be provided per 10 staff or pupils. Full details of cycle storage would be required by way of condition should approval be granted.

Subject to the implementation of a school Travel Plan, and other appropriate conditions, and given the temporary nature of the proposals, on balance, it is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified.

Notably the Council's Highway Engineer has raised no objections subject to conditions.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed buildings is considered to be acceptable in this location on a temporary basis and it is not considered that it would have any significant detrimental impact on the character and appearance of the surrounding area. However, given the temporary nature of the buildings and the site's Green Belt location, its long term retention in this location is visually undesirable.

Security

It is recommended that the standard Secure by Design condition is attached, should approval be granted.

7.12 Disabled access

Access to the buildings would be via ramps and level thresholds would be provided internally. Amended plans have been received which show that a fully accessible WC facility would be provided within the administration building for use by staff, visitors and pupils. The school has confirmed that there would only be one wheelchair user during the first year of occupation and that by the second year they would hope to have a new permanent school, which could accommodate larger numbers of disabled pupils. Furthermore, any pupils who are wheelchair users would be fully supervised and assisted by staff at all times. Given the temporary nature of the accommodation and that this could be managed by staff, this is considered to be acceptable in this instance.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The majority of trees on and surrounding the application site would be retained. However, two trees, a Grade B Red Oak and a Grade C Cherry tree, would be removed. No objections are raised to the loss of the cherry tree. Whilst the loss of the Red Oak is undesirable, this would ultimately provide space for the continuing healthy growth of the adjacent Oak, which is to be retained and, as such, is considered to be acceptable in this instance.

Existing relatively young tree planting along the site frontage is not indicated within the Tree Survey. However, all but one of these trees would be retained. The tree to be lost would make way for the new vehicular access/egress point. The maximisation of space for pupil drop-off/pick-up is considered to outweigh the benefits of retaining this tree, particularly given its relatively young age. However, replacement tree planting would be required by way of condition.

It should be noted that an amended Tree Survey has been received which addresses inconsistencies between the plans. Furthermore, amended plans have been provided which seek to address the comments made by the Trees/Landscape Officer. The applicant has confirmed that fencing around the Oak would be relocated as recommended and that existing soft landscaping beneath the tree would now be retained. Furthermore, the applicant has acknowledged that the area around the tree would need to be a hand dig only area, should any future works take place in this area.

With regard to the proposed pedestrian access gate, to the east of the existing vehicle access point, it is acknowledged that the applicant has provided amended plans which show a reduction in the width and marginal relocation of the gates, to limit any potential impact they could have on the Oak tree to be retained. However, as these fall outside the red line application site and do not appear to be directly related to the currently proposed scheme, it is considered that they should be subject to a separate application.

It is considered that all relevant trees and landscaping related issues have been addressed and, notably, the Council's Trees/Landscape Officer has raised no objections to the proposals, subject to standard conditions.

7.15 Sustainable waste management

The submitted plans indicate that a refuse storage area would be provided within the site, although no details are provided at this stage. Should approval be granted additional information would be required by way of condition. However, notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

7.17 Flooding or Drainage Issues

The site is not located within a flood plain and no issues regarding flooding have been identified. However, building control regulations on this matter would need to be complied with.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would result in any significant increase in pollution or noise over and above that of the existing school and the School Travel Plan would help to reduce vehicle trips. Notably, no objections have been raised by officers in the Council's Environmental Protection Unit on noise or air quality grounds.

7.19 Comments on Public Consultations

Point (i) suggests that various documents on the Council's website cannot be opened. Officers have attempted to open the documents from a range of computers (internally and remotely) successfully and have been unable to identify any issues with the opening of any documents.

Point (ii) raises concerns regarding inconsistencies between the Tree Survey and Tree Protection Plan. Amended plans have been requested prior to Committee to address this.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

Sport England have raised no objections to the small loss of playing field which would occur as a result of the proposals and it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the surrounding area. Furthermore, it is not considered that the proposals would result in such an increase in traffic that they would have an unacceptable impact on the surrounding highway network sufficient to justify refusal.

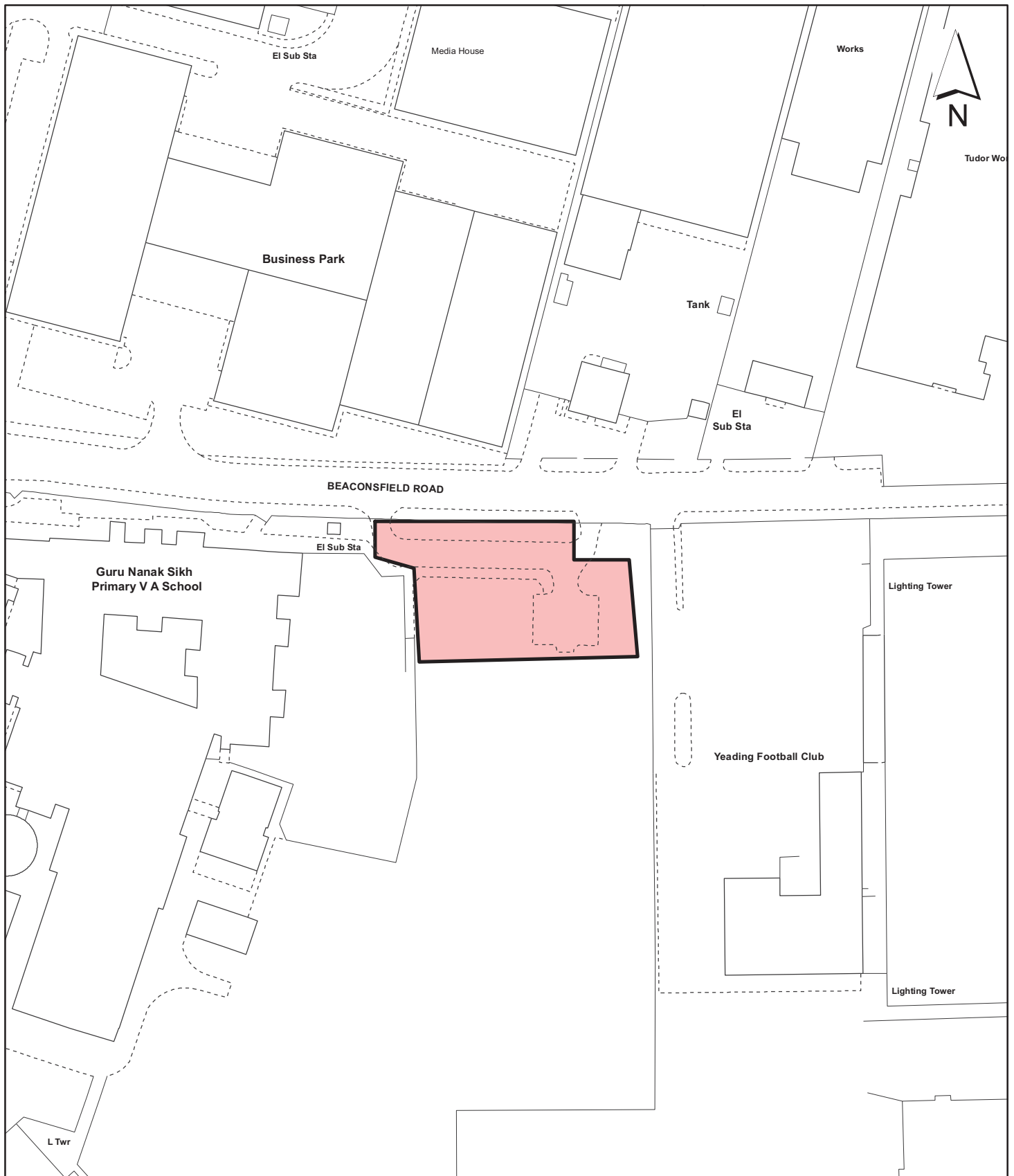
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

Land adjoining Guru Nanak Sikh Academy, Beaconsfield Road, Hayes

Planning Application Ref:

4450/APP/2013/1227

Scale

1:1,250

Planning Committee

Major Applications

Date

June 2013

LONDON BOROUGH OF HILLINGDON Residents Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

- Address** SENATOR COURT BELMONT ROAD UXBRIDGE
- Development:** Part demolition, part extension and refurbishment of existing building to provide modern office accommodation (Class B1) totalling 20,267sqm GEA (including car park and plant areas) of which 516sqm GIA floorspace to be used interchangeably for Class A1, A2, A3, B1 uses, and associated works.
- LBH Ref Nos:** 68385/APP/2013/902
- Drawing Nos:** PICADY Results with 2018
Highway Consultatnt's email dated 3/6/13
Traffic Modelling Summary Results
Traffic Consultant's covering email dated 29/5/13
Traffic Count Data
F 10050 Rev. P1
F 10980 Rev. P1
F 10990 Rev. P1
F 11000 Rev. P2
F 11010 Rev. P1
F 11020 Rev. P1
F 11030 Rev. P1
F 11040 Rev. P1
F 11050 Rev. P1
F 12000 Rev. P1
F 12010 Rev. P1
F 13000 Rev. P1
F 13010 Rev. P1
D 10980 Rev. P1
D 10990 Rev. P2
D 11000 Rev. P1
D 11010 Rev. P1
D 11020 Rev. P1
D 11030 Rev. P1
D 11040 Rev. P1
D 11050 Rev. P1
D 11060 Rev. P1
D 12000 Rev. P1
D 12010 Rev. P1
D 12100 Rev. P1
D 12110 Rev. P1
D 12120 Rev. P1
D 12130 Rev. P1
D 12310 Rev. P1
D 13000 Rev. P1
D 13010 Rev. P1
D 14000 Rev. P1
D 14001 Rev. P1
ST12890-101
Planning, Design & Access Statement, April 2013
Transport Statement, April 2013
Arboricultural Implications Assessment, May 2012

Date Plans Received: 11/04/2013 **Date(s) of Amendment(s):**
Date Application Valid: 18/04/2013

1. **SUMMARY**

This scheme is for the refurbishment, alteration and extension of Belmont House, a Class B1 office building which has basement parking and is located within the Uxbridge Town Centre. The proposal involves a 4,861sqm increase in the gross internal floor area of the building from 14,648sqm to 19,509sqm, mainly within extensions that would square-off the building, together with a new floor provided on the north eastern wing of the building. The scheme proposes an interchangeable Class A1/A2/A3/B1 use on the lower ground floor. The refurbishment works involve a new entrance and access arrangements from Belmont Road, which would involve the existing vehicular access onto Belmont Road being closed, with sole use being made of the existing ramped access on Baker's Road. This would involve a re-configuration of the two basement parking levels, and includes enhanced provision being made for disabled parking, cycling and motorcycling spaces and facilities, with a reduction in the overall number of parking spaces from 187 to 171. The building would also be re-clad, landscaping would be re-configured and an area of brown roof provided.

This scheme is a re-submission of an earlier application (68385/APP/2012/2398 refers), which was refused on highway grounds and also due to the lack of a S106 Agreement to mitigate the impacts of the development.

The extensions to the building are considered acceptable and they would not adversely affect neighbouring properties. Other alteration and refurbishment works would modernise and improve the appearance of the building. Adequate provision has also been made for the trees which surround the site, including a protected Walnut and access arrangements to the building would also be improved. Furthermore, the scheme is also considered to make an adequate contribution towards energy efficiency and carbon reduction.

The Highways Engineer advises that following the submission of further information with this application, the scheme is now acceptable. The scheme is recommended for approval, subject to a S106 Agreement.

2. **RECOMMENDATION**

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

a) **That the Council enter into a legal agreement with the applicants under Section**

106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

1. Highways:

1(a) Carry out a PERS Audit and implement and measures identified by the Audit as being necessary.

1(b) Undertake any and all off site highways required by the Council's Highways Engineer, not limited to but including:

- reinstating existing access as a footway;
- alter existing on street parking bays, as per approved plans.

2. 10 Year Green Travel Plan in accordance with TfL guidance.

3. Public Realm: a contribution of £50,000 for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.

4. Construction Training: An in-kind training scheme or a financial contribution secured equal to £2,500 for every £1m build cost incurred. In either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $6,244m^2/7, 500m^2 \times £71,675$ = total contribution.

5. Project Management and Monitoring Fee : A financial contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

b) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 17th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:

'The development has failed to secure obligations relating to transport, public realm enhancements and construction and employment training. Accordingly, the proposal is contrary to policies R17, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and Policy 5.12 of the London Plan (July 2011) and the NPPF.

e) That if the application is approved, the following conditions be imposed:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D 10980 Rev. P1, D 10990 Rev. P2, D 11000 Rev. P1, D 11010 Rev. P1, D 11020 Rev. P1, D 11030 Rev. P1, D 11040 Rev. P1, D 11050 Rev. P1, D 11060 Rev. P1, D 12000 Rev. P1, D 12010 Rev. P1, D 12100 Rev. P1, D 12110 Rev. P1, D 12120 Rev. P1, D 12130 Rev. P1, D 12310 Rev. P1, D 13000 Rev. P1, D 13010 Rev. P1, D 14000 Rev. P1, D 14001 Rev. P1, F 10001 Rev. P1, F 10050 Rev. P1, F 10980 Rev. P1, F 10990 Rev. P1, F 11000 Rev. P2, F 11010 Rev. P1, F 11020 Rev. P1, F 11030 Rev. P1, F 11040 Rev. P1, F 11050 Rev. P1, F 12000 Rev. P1, F 12010 Rev. P1, F 13000 Rev. P1, F 13010 Rev. P1 and D 10980 Rev. P1 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only for purposes within Use Class A1, A2, A3 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

In order to ensure that the uses are appropriate within the town centre and are not detrimental to the character and amenity of surrounding properties, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- a) provide details of how the surface water strategy will control surface water to the Greenfield runoff rate.
- b) provide details of how the surface water strategy will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- c) provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- d) provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:

- d) incorporate water saving measures and equipment.
- e) provide details of water collection facilities to capture excess rainwater;
- f) provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies 5.12 and 5.13 of the London Plan (July 2011) and the NPPF (March 2012) and to conserve water supplies in accordance with Policy 5.15 of the London Plan (July 2011).

10 COM27 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

11 NONSC Non Standard Condition

Details of the proposed loading bay and associated works including reconfiguration of existing car parking bays along Belmont Road shall be submitted and agreed in writing by the LPA before commencement of works at the site. Thereafter, the loading bay and associated works shall be undertaken and completed before first occupation of the site.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

12 NONSC Non Standard Condition

Prior to the commencement of works on site, a Delivery Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Delivery Servicing Plan for so long as the development remains in existence.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.14 of the London Plan (July 2011).

13 NONSC Non Standard Condition

Prior to the commencement of works on site, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the plan.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.14 of the London Plan (July 2011).

14 NONSC Non Standard Condition

Notwithstanding the details shown on Drw. Nos. F 10980 Rev. P1, F 10990 Rev. P1 and F11000 Rev. P2, revised details of the provision to be made for cyclists shower and locker facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details that shall thereafter be maintained.

REASON

To ensure that adequate facilities are provided for cyclists, in accordance with Policy 6.9 of the London Plan (July 2011).

15 NONSC Non Standard Condition

No contaminated soils shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

16 NONSC Non Standard Condition

The rating level of the noise at any neighbouring residential property and emitted from plant and machinery at the development hereby approved shall be at least 5 dB lower than the existing background noise level. The noise measurements and assessment shall be made in accordance with British Standard 4142, "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To protect the amenity of neighbouring properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall reflect the London Plan Energy Hierarchy and include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services. (Lean)
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP) (Clean)
4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate) (Green)

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from the baseline (step 1). All measures to reduce CO2 emissions shall be clearly detailed, shown on relevant plans and clearly related to the baseline carbon footprint. The development shall then proceed in accordance with the approved assessment.

REASON

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below,

including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF1	
NPPF2	
NPPF4	
NPPF7	
NPPF10	
NPPF12	
LPP 2.5	(2011) London's Sub-Regions
LPP 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 4.7	(2011) Retail and town centre development
LPP 4.12	(2011) Improving opportunities for all
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.21	(2011) Trees and woodland
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R7	Provision of facilities which support arts, cultural and entertainment activities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Councils Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4

The applicant is advised that as regards condition 4, it is recommended that the bricks should be a traditional London stock.

5

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

6

Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

7

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

8

Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

Belmont House (also known as Senator Court) is located towards the northern end of the

Uxbridge town centre and forms a corner plot on the south east side of Belmont Road, to the north east of its junction with Bakers Road which provides access to the Uxbridge Bus and Underground Stations. The site comprises a predominantly four storey office building with roof top plant on a 0.4ha, L-shaped site. The building essentially comprises two buildings either side of a central entrance on Belmont Road. Although the north eastern wing is a storey taller than the southern wing, the site slopes by the equivalent of a floor height from the north east to the south west so that the building maintains the overall impression of a 4 storey block. The building also provides basement parking on two levels with two vehicular accesses, one within the centre of the building on Belmont Road and the other on the south western side elevation of the building, accessed from Bakers Road. The office building has most recently been occupied by two main users, the north eastern wing of the building by the Allied Irish Bank and the south eastern wing by Herbalife on the upper floors and an employment centre on the lower ground floor. There are raised planters containing trees in front of the building on Belmont Road and within the southern corner of the site is a protected Walnut Tree which forms a prominent feature in this part of the town centre.

Immediately adjoining part of the site to the north east is a footpath, beyond which is the Grade II listed Society of Friends Meeting House and a small landscaped garden area. Separating these is Friends Walk, which continues the footpath through to York Road to the north. On the south eastern frontage, the site is also adjoined by a footpath. Beyond this at the eastern end of the site are offices associated with the bus station, while at the western end is an access road, beyond which is a three storey building known as Norwich Union House, which is currently vacant, although previously in use as retail on the ground floor and offices above.

The primary retail area of the town centre adjoins the site to the south west, on the south western side of Bakers Road and the south eastern side of Belmont Road. Secondary retail frontage is located on the opposite side of Belmont Road, to the south west of Redford Way. The edge of the secondary area also corresponds to the eastern edge of the Old Uxbridge/Windsor Street Conservation Area. The site also forms part of an Archaeological Priority Area and the north western part of the site is covered by TPO 189. The site has a PTAL score of 6a.

3.2 Proposed Scheme

This application is a re-submission of the 2012 application. It seeks permission for the refurbishment, alteration and extension of the existing office building. The proposal involves a 4,861sqm increase in the gross internal floor area of the building from 14,648sqm to 19,509sqm (4,901sqm increase in the gross external area of the building from 15,366sqm to 20,267sqm, including car park and plant areas). The main increase would be to the main Class B1 office use, accounting for 4,954sqm, increasing from 8,196sqm to 13,150sqm on the ground and upper floors, with a small increase in the lower ground floor B1/A1/A2/A3 floor space (461sqm to 516sqm) and a small reduction in the size of the plant area (314sqm to 166sqm).

The proposed extensions would mainly square off the existing building and add a new floor to each of the wings of the building. The main areas of extension would be to the recessed office building entrance on Belmont Road, with the building extended out to the back edge of pavement line, which would maintain a staggering of the elevation along Belmont Road. The cut away south eastern corner of the building on Bakers Yard over one of the vehicular access would be infilled and the north western end of the building which currently progressively steps in on the second floor and above would be squared off, with only the new floor set in from the rest of the straightened elevation. The only

other main extension to the building would be the infilling of the recessed frontage of the employment centre.

Internal works to the office space involve the rationalisation of the building and its central core area, making it more compact, together with the provision of a new reception area.

The existing vehicular access onto Belmont Road would be closed to enable an improved pedestrian access and entrance to be created. The existing stepped entrance would be re-placed with a DDA compliant street level access. The re-modelling would involve a re-configuration of the parking on the two basement parking levels, and together with enhanced provision being made for disabled parking spaces, cycling and motorcycle spaces and associated facilities, the overall number of spaces would reduce from 187 to 171. The existing ramped access from Bakers Yard would be retained.

The building facade would be replaced, mainly using brickwork and glazing.

New landscaping would be provided along Belmont Road and a 748sqm brown ecology roofing system would be installed on the roof top.

The application is supported by the following documents:-

Planning, Design and Access Statement, April 2013

This provides an introduction to the development. It advises that the building is showing its age and the development would modernise and extend the office building to attract good quality employment to this prominent Uxbridge Town Centre location. The lower ground floor level fronting Belmont Road would be used interchangeably for Class A1, A2, A3 and B1 uses. The report then advises of the changes that have been made to the scheme since the previous refusal. The site and its surroundings are then described and a site analysis undertaken. From this analysis, constraints and opportunities are identified. Planning policy is then assessed. The Statement then discusses the design process, including energy considerations. Key views are depicted and assessed and the statement goes on to consider access, cycle storage, noise and an energy strategy and concludes that the development represents an appropriate form of development in this location.

Transport Statement, April 2013

This provides a non-technical summary, describes the planning policy context, site and its surroundings. An audit of the existing travel infrastructure is presented and the proposed development described. Travel demand is then assessed, together with development impacts and mitigation. A summary of the conclusions is presented.

Arboricultural Implications Assessment, May 2012

This provides the background to the report and describes relevant legislation. Protected species are then considered, namely bats and nesting birds, with only a feral pigeon nest found. Survey methodology is then described, with 6 trees being surveyed and tree categories identified. The constraints of trees upon the development are assessed.

Acoustic Planning Report, May 2012

The background to the study is provided and the noise survey undertaken described. Results are presented and assessed and conclusions drawn.

Energy Statement, May 2012

This provides an energy assessment of the proposals. It advises that a highly efficient condensing boiler will replace existing boilers, together with a new efficient cooling system. Solar panels would also be installed. Overall, it is estimated that there would be a 45% reduction in carbon dioxide emissions as compared with those from the existing building.

3.3 Relevant Planning History

Comment on Relevant Planning History

This application is a re-submission of an earlier identical scheme (68385/APP/2012/2398) which was refused on 7/12/13 for the following reasons:-

1. The application fails to provide an accurate and robust assessment of the highways impacts that would be associated with the development, including servicing, trip generation, and car park, leading to conditions detrimental to highway and pedestrian safety, and free flow of traffic, as such the proposals are considered to be contrary to the Council's Policy AM7(ii) of the Hillingdon Local Plan: Part 2.

2. The applicant has failed to provide obligations to secure improvements to local transport/highway infrastructure, construction training and the public realm/town centre which are required in association with the development. The proposal therefore conflicts with Policies AM2, AM7 and LE7 of the Hillingdon Local Plan Part 2, the Council's Planning Obligations Supplementary Planning Document and the National Planning Policy Framework.

The only other relevant recent history on this site is the planning permission granted on 20/06/2012 for the 570sqm (GEA) of additional floorspace to be provided on the ground, first and second floor levels, infilling the southern corner of the building above the ramped access on the lower ground level (32891/APP/2012/911).

The recent grant of planning permission on the adjoining site at Norwich Union House is also relevant as this re-development scheme was for a nine storey, primarily residential block (8218/APP/2011/1853).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.E4 (2012) Uxbridge
- PT1.E5 (2012) Town and Local Centres
- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation

PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.C11	(2012) Community Infrastructure Provision
PT1.30	To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
PT1.39	To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

NPPF1

NPPF2

NPPF4

NPPF7

NPPF10

NPPF12

LPP 2.5 (2011) London's Sub-Regions

LPP 4.2 (2011) Offices

LPP 4.3 (2011) Mixed use development and offices

LPP 4.7 (2011) Retail and town centre development

LPP 4.12 (2011) Improving opportunities for all

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.4 (2011) Retrofitting

LPP 5.7 (2011) Renewable energy

LPP 5.11 (2011) Green roofs and development site environs

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.14 (2011) Water quality and wastewater infrastructure

LPP 6.3 (2011) Assessing effects of development on transport capacity

LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure

LPP 6.9 (2011) Cycling

LPP 6.10 (2011) Walking

LPP 6.13 (2011) Parking

LPP 7.1 (2011) Building London's neighbourhoods and communities

LPP 7.2 (2011) An inclusive environment

LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R7	Provision of facilities which support arts, cultural and entertainment activities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces

	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th May 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

62 neighbouring properties have been consulted, the application has been advertised in the local press and 3 notices have been displayed on site. No responses have been received.

TfL:

TfL is concerned with any application which could have an impact on the transport networks. Having reviewed the information, TfL have no problems in principle with this application but have comments to make, namely:-

- 1) The trip rate calculation should have followed TfL Best Practice Guidance and used TRAVL for calculating the trip rates. However, TfL is of the opinion that the conclusions would not be different
- 2) A Travel Plan should have been submitted as part of the application. The Travel Plan would need to be assessed through ATTrBuTE. TfL is content for the Travel Plan to be conditioned if the Borough deems to approve the application.
- 3) Cycling parking will need to be provided at 1 space per 150sqm and controlled storage and showers will need to be provided.
- 4) TfL would recommend that electric vehicle charging points to London Plan Standards be included in the car park
- 5) A Delivery and Servicing Plan will need to be submitted however, TfL is content for the this to be conditioned if the Borough deems to approve the application.
- 6) Due to the proximity of the Bus Station, TfL requests that a Construction Logistic Plan is submitted to the Borough and TfL for approval. TfL is content for the this to be conditioned if the Borough deems to approve the application
- 7) TfL would have expected a Pedestrian Environment Research Survey (PERS) to be undertaken to assess the state of the pedestrian routes to the nearest bus stops. Any improvements included in the conclusions should be delivered under a s106 agreement with the Borough.
- 8) In accordance with London Plan policy 8.3 Community Infrastructure Levy , the Mayor has agreed a CIL Charging Schedule which came into operation on 1 April 2012. It will be paid by most new development in Greater London. Boroughs are arranged into three charging bands with rates of £50 / £35 / £20 per square metre of net increase in floorspace respectively. The proposed development is in the Borough of Hillingdon, where the charge is £35 per square metre.

If the above are included, TfL would have no objection to the application.

LONDON UNDERGROUND LIMITED:

London Underground Infrastructure Protection has no comment to make on this planning application.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: This is large corner building at a prominent location adjacent to the Uxbridge Town Centre Conservation Area and the Friend Meeting House, listed at grade II. Built in the 1980s, the building's facade varies in materials with a mix of glazed panelling, granite stone panels and red brick. The building has a very prominent presence at the entrance of the conservation area and any changes to the facade will have an impact on the setting of the listed building as well as the conservation area.

COMMENTS: The previous application was refused on grounds of incomplete Highways information and Section 106 obligations. These are not conservation matters and should be, therefore, assessed by the appropriate teams.

From a conservation point of view, the comments remain as before:

There have been pre-app discussions re this site. The current scheme is a slight improvement and has considered the concerns raised during the previous discussions.

The scheme is an improvement to the overall appearance of the site in that it creates a focal point to the main elevation facing Belmont Road, thus addressing the street scene appropriately. The proposed materials, i.e. buff coloured bricks, white render and glazing will blend with the street scene and as such would be considered to enhance the appearance of the conservation area and is, therefore, acceptable.

The scheme also proposes extensions, including an increase in height to the elevation facing the listed building. From a conservation point of view, the increase in bulk would be considered marginal and whilst not an improvement, would not be considered detrimental either. The existing landscape buffer between the two sites would also help mitigate the impact of the increase in height. It is, therefore, acceptable.

RECOMMENDATIONS: It is suggested that the bricks should be traditional London stock and a sample of the same should be submitted before works commence on site.

Conclusion: Acceptable. Materials to be conditioned.

HIGHWAY ENGINEER:

The development proposals are for the refurbishment and extension of the existing building to provide up to date office accommodation and interchangeable uses, including A1, A2, A3 and B1 Use Classes at the site. As part of the proposals the existing vehicular access along Belmont Road will be stopped up and access to the car park at the site will be provided (via the existing access) from Baker's Road, which will be controlled by a barrier and number plate recognition system.

Under the proposals the existing car parking provision at the site will be reduced from 187 to 171 parking spaces and will include the provision of 10 disabled parking bays and charging facilities for 12 electric vehicles. In addition, a total of 121 cycle and 4 motor cycle parking spaces will be

provided, secured and under cover. Servicing of the site will be undertaken along Belmont Road with the provision of a loading bay along the highway.

In order to assess the development a Transport Statement (TS) has been submitted, which has reviewed the parking provision within the site and the impact associated with stopping up the existing access along Belmont Road. The TS has demonstrated that based on the existing use at the site, the proposed level of car and cycle parking is acceptable to serve the proposed development.

When considering the traffic impact of the development, a capacity assessment has been undertaken of the priority junction of Belmont Road and Baker's Road. While it is noted that there are errors within the traffic flows provided, it is considered that this will not have a material effect in relation to the assessment. As a result, it has been demonstrated that the junction will operate within capacity in the design year - 2018 in both the AM and PM peak hours.

When considering servicing of the site, it is noted that a loading bay is proposed along Belmont Road. The loading bay will be located adjacent to the site and as a result, will require the reconfiguration of existing parking bays. It is noted that the proposed loading bay will not result in a loss of on street parking.

Therefore, it is considered that the proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, provided that the details below are secured under a suitable planning condition/S106 Agreement.

1 Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time.

2 Details of the proposed loading bay and associated works including reconfiguration of existing car parking bays along Belmont Road shall be submitted and agreed in writing by the LPA before commencement of works at the site. Thereafter, the loading bay and associated works shall be undertaken and completed before first occupation of the site.

3 Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements
 - (2) effective measures for the ongoing monitoring of the Travel Plan
 - (3) a commitment to delivering the Travel Plan objectives
 - (4) effective mechanisms to achieve the objectives of the Travel Plan
- by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

TREES/LANDSCAPE OFFICER:

Landscape Character/Context:

The site is occupied by a 1980's office block, at the junction of Belmont Road and Bakers Yard.

Situated within Uxbridge Town Centre, the site features a number of trees with shrub understorey, some in raised planters, along the front (north-west facing) facade. To the north the visual setting of the building is set off (and partly screened) by the mature trees and shrubs in the small gardens / pocket parks associated with the nearby Friends Meeting House. Selected trees on the site and within Friends Walk Gardens are afforded protection by Tree Preservation Order No. 189. The trees on and close to the site make a significant contribution to the landscape character and visual amenity of this commercial / town centre site. Trees on, and close to, the site should be safeguarded where their quality, value and useful life expectancy merit retention. An arboricultural survey and impact assessment, by Wardell Armstrong has been submitted in support of this application.

Landscape Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

·The Wardell Armstrong Tree Survey identifies and assesses the quality and value of seven trees on, or close to, the site. Their locations are plotted on the accompanying drawing No. ST12890-004 Tree Location and Constraints Plan.

·The only 'A' category (good, with long useful life expectancy) tree is an off-site Sycamore (T7) situated to the north-east of the existing building. This tree will not be directly affected by the proposed development. However, the report notes that it may require pre-emptive pruning to prevent mechanical damage related to the installation of the new cladding (and removal of the old?). (This tree is T9 on the schedule of TPO No. 189).

·The other six trees are situated within the red line of the development, on the Belmont Road frontage. These include 4No. 'B' grade (moderate / medium life expectancy) trees, T1, T2, T3 and T6 and 2No. 'C' grade (poor / short life expectancy) specimens, T4 and T5. (Section 2.2).

·The report notes that trees 2-5 are contemporary with the building and are planted in large raised planters with an under-storey of ornamental shrubs. T6, the protected Walnut, pre-dates the existing building.

·Wardell Armstrong drawing No. ST12890-005 confirms that 3No. 'B' category trees (T1, and 3) and 2No. 'C' grade trees (T4 and 5) will be removed in order to facilitate the proposed development.

·T6, the Walnut (T16 on the TPO), will be retained and safeguarded. The removal and replacement of hard surfacing near the tree (and potential aerial damage) will be undertaken in accordance with an Arboricultural Method Statement which should be conditioned.

·The off-site Sycamore, T7, may require 'access facilitation pruning' which should also be undertaken in accordance with an approved Specification / Method Statement.

·The Design & Access Statement describes the local tree and landscape features in section 3.5 and acknowledges the significance of selected trees and the presence of the tree Preservation Order.

·The site analysis assesses key views in section 3.12, most of which include individual trees or groups. Consideration of the key constraints includes the presence of the TPO and the opportunity to enhance the landscape and the public realm is also acknowledged. The landscape design objectives are set out in section 7.0 of the D&AS.

·Two new semi-mature (30-35cm girth) Lime trees are proposed planted in pits at pavement level. However, the Wardell Armstrong Landscape Masterplan proposes 4No. new trees, in addition to the retained Black Walnut (south-west corner) and the off-site Sycamore, in the Friends Garden to the north-east of the building. Landscape considerations are summarised in section 8.7.

·The application is supported by Wardell Armstrong's Landscape Masterplan, drawing ref. ST12890-101 with indicative planting including 3No. *Tilia cordata* 'Green Spire', and 1No. *Prunus avium* 'Plena', on the Belmont Road frontage. Existing planters will be managed and / or replaced with *Buxus sempervirens* or *Symphoricarpos x chenaultii* 'Hancock'. It is recommended that a substitute species is found for the *Symphoricarpos* which is not considered to be suitable in this location.

- Indicative hard materials have been specified. Samples should be submitted.
- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendations:

- The tree report was undertaken in April 2012 and issued in May 2012. At 4.1.9 it is noted that an update walkover survey should be undertaken prior to the commencement of works, if more than 12 months have elapsed since the date of the survey. The survey should be updated, prior to commencement.
- An Arboricultural Method Statement and Tree Protection details are required to safeguard retained trees T6 and T7.
- The proposed large specimen trees require the best possible planting conditions in order to establish satisfactorily and thrive. The tree pits should be made as large as possible utilising an underground tree root cell system and urban tree soil.
- An alternative (more attractive and sophisticated) ground cover plant should be specified in place of the *Symphoricarpos*.
- Samples of the hard landscape materials should be submitted.
- A landscape management and maintenance plan is required to ensure that soft works area established and maintained in accordance with the design objectives.

No objection subject to the above details and conditions COM6, COM7, COM8, COM9 (parts 1,2,4,5 and 6) and COM10.

ENVIRONMENTAL PROTECTION OFFICER:

Whilst it appears that there is to be little landscaping carried out, and therefore a limited amount of exposed soil accessible to receptors of the site once it is in use, it could have an implication for the construction of the site.

I would advise as a minimum that a condition to ensure garden landscaping soils are not contaminated is included in any permission. The condition should not be discharged until the relevant information, bearing the former use in mind, has been submitted to demonstrate the site is suitable for use.

The following conditions are relevant for this development:

- 1) No contaminated soils shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

Reason

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 2) The rating level of the noise at any neighbouring residential property and emitted from plant and machinery at the development hereby approved shall be at least 5 dB lower than the existing background noise level. The noise measurements and assessment shall be made in accordance with British Standard 4142, "Method for rating industrial noise affecting mixed residential and industrial areas".

Reason

To protect the amenity of neighbouring residential properties

Informative:

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228:1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

SUSTAINABILITY OFFICER:

The submitted energy assessment is lacking sufficient detail and the conclusions of a 45% energy reduction is not possible to validate. It suggests that green measures will achieve a 7% reduction and renewable technologies will achieve 1%. The rest comes from clean measures, which are not set against a baseline, and do not clearly relate to building regulations. As a consequence, the methodology for the reduction is not compliant with Policy 5.2 of the London Plan.

The following condition is therefore necessary:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall reflect the London Plan Energy Hierarchy and include:

1 - the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;

2 - proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services. (Lean)

3 - proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP) (Clean)

4 - proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate) (Green)

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from the baseline (step 1). All measures to reduce CO2 emissions shall be clearly detailed, shown on relevant plans and clearly related to the baseline carbon footprint. The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

ACCESS OFFICER:

Senator Court is a 1980s office block in the heart of Uxbridge Town Centre. The proposal seeks substantial refurbishment of the existing office block, which also proposes 4901 m² of additional floor space, and a new external facade.

A new reception lobby would form level access directly from Belmont Road and revolving doors would be provided with an adjacent pass door which could be used by wheelchair users. A new lift lobby comprising four cars is shown to provide access from a new reception lobby up to the existing ground floor level; this new arrangement would replace the external ramped access from the existing Belmont Road facade.

The basement car park would provide 187 car parking spaces of which 9 would be accessible, which accords with UDP saved policy AM15. All floors, with the exception of the fourth, would feature toilet facilities accessible to wheelchair users.

Recommended Informatives

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
2. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
3. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
4. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: Acceptable

PRINCIPAL FLOOD AND WATER OFFICER:

The site lies in Flood Zone 1 and is mainly a refurbishment of an existing building. However it is important that all developments contribute to reducing the local flood risk from surface water in the area by managing their drainage through the use of Sustainable drainage

The development should also demonstrate the use of methods to minimise the use of potable water, including water saving measures and equipment, water collection facilities to capture excess rainwater.

Recommendations:

I request the following condition:

Prior to commencement, a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- a) provide details of how the surface water strategy will control surface water to the Greenfield runoff rate.
- b) provide details of how the surface water strategy will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- c) provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- d) provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:

- d) incorporate water saving measures and equipment.
- e) provide details of water collection facilities to capture excess rainwater;
- f) provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

S106 OFFICER:

Proposed Heads of Terms:

1. Highways: in line with the SPD a s 278/38 agreement may be required to address any and all highways works associated with this proposal. Please liaise with highways in the first instance.
2. Travel Plan: in line with the SPD and given the scale of the proposal it is likely that a Travel Plan should be required.
3. Public Realm: in line with the SPD and given the location and scale of the proposal it is considered that a contribution in the sum of £50,000 is secured for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.
4. Construction Training: in line with the SPD either a financial contribution or an in-kind scheme delivered during the construction phase of the development should be secured. In either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + 6,244m²/7, 500m² x £71,675 = total contribution.
5. Project Management and Monitoring Fee : in line with the SPD a financial contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This proposal mainly involves refurbishing and extending an office building with a small area of interchangeable town centre uses sited within a town centre location. As such, there is no objection in principle to the development, subject to normal development control criteria.

7.02 Density of the proposed development

Not applicable to the proposed development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The proposal is located within an Archaeological Priority Area. English Heritage (Archaeology) have been consulted and no comments have been received. Given the built-up nature of the site, with existing basement levels and the limited extent of the underground works proposed, it is unlikely that any archaeological remains would be affected.

As regards the Old Uxbridge Conservation Area which adjoins the site on the opposite side of Belmont Road, diagonally opposite its junction with Bakers Yard, it is considered that the proposed extensions would not significantly increase the overall bulk of the building and would not appear unduly conspicuous within the street scene, extending beyond the existing elevations of the building. The other alterations to the building, including the new brickwork would modernise and improve the building's appearance.

In terms of the Grade II listed Society of Friends Meeting House building and a small landscaped garden area in the front of the building which adds to the building's setting, the proposal would infill the recessed upper floors of the building and add a new top floor (albeit this would be set in), with an overall increase in the buildings height on this boundary. There is landscaping along this boundary which helps to mitigate the impact and the Council's Urban Design/Conservation Officer advises that the new relationship is acceptable.

On this basis, the Council's Urban Design/Conservation Officer raises no objections to the scheme, subject to materials being conditioned.

7.04 Airport safeguarding

No safeguarding objections have been raised.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt.

7.07 Impact on the character & appearance of the area

This is a town centre location which is characterised by many tall commercial buildings, including the 9 storey Travelodge building and adjacent office buildings of similar height. This site is located towards the edge of the town centre, close to traditional residential areas and the two to four storey buildings on the opposite side of Belmont Road.

The proposal mainly involves infill extensions to the existing bulk of the building and the new top floors of the building would mainly be recessed from the sides of the building, with the new plant level above being stepped in again. The resultant building would not appear unduly conspicuous within the street scene and respect the general massing and height of town centre buildings, following the pattern whereby the taller buildings within the middle of the town centre step down towards the edges. The use of materials would assist in this process, with the the main built elements of the re-clad building being in brickwork with the recessed upper floors being mainly glazed to re-enforce their subordinancy. The new entrance on Belmont Road would also assist with the breaking up of the mass of the building by being finished in contrasting light coloured panels and glazing.

The new extension to the entrance on Belmont Road would maintain the existing staggering of the building elevation along this road frontage and provide more of a focal feature. The scheme would improve and modernise the appearance of this building which now does appear somewhat dated. The Council's Urban Design/Conservation Officer does not raise any objection to the scheme, subject to materials being conditioned.

The proposal is therefore considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The vast majority of the upper floors of the two to four storied properties on the opposite side of Belmont Road are in commercial use. However, there are one or two residential flats which are currently the nearest residential properties to Belmont House. However, as the proposed works would not result in the building being sited any closer to these units than the existing building, it is considered that the impact of the proposal on these units would be acceptable in terms of dominance and loss of privacy.

As regards loss of sunlight, it is only the listed Society of Friends Meeting House building to the north of the site that would experience additional overshadowing during the afternoon. However, this building provides a community use and it is likely that existing vegetation along the shared boundary would already account for much of the overshadowing. As such, the scheme is considered acceptable.

Permission has been approved to redevelop the adjoining Norwich Union House to provide a nine storey, primarily residential block (8218/APP/2011/1853). Whilst the existing building on the adjoining site does not constrain development at Belmont House, the proposed scheme would introduce residential flats with habitable rooms facing the application site. This proposal would also bring the corner of Belmont House closer to the proposed residential units. However, the relationship with the proposed adjoining redevelopment at Norwich Union House is considered acceptable and this relationship was also previously approved last year with the granting of permission for the three storey extension on this corner of the building (32891/APP/2012/911).

As such, the scheme complies with Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The development would involve an overall 4,861sqm increase in the gross internal floor area of the building from 14,648sqm to 19,509sqm, and a reduction in basement parking from 187 to 171 spaces.

The existing building currently has an excess of off-street parking. For the existing floor space, the Mayor's car parking standards stipulate a maximum total car parking provision of 96 car parking spaces, whereas 187 spaces are provided, an excess of 91 spaces. This compares to cycle parking whereby 182 spaces are required but no cycle parking spaces are currently provided on site. As regards the proposal, the Mayor's maximum car parking standards range from 142 to 153 spaces being required, dependent upon the final floor space usage, which still equates to an over provision ranging from 18 to 29 spaces. As regards cycle parking, the Mayor's standards require between 162 and 193 spaces

whereas 121 spaces are proposed. The proposal would therefore reduce the amount of over provision of car parking at the site and with 121 cycle spaces being proposed, would significantly improve upon the current situation. Furthermore, cycle parking would be monitored as part of the Travel Plan. On this basis, no objections are raised to the proposal.

The Council's Highway Engineer advises that the Transport Statement submitted with the application demonstrates that the proposed level of car and cycle parking is acceptable to serve the proposed development. Further, a capacity assessment has been submitted to assess the junction of Belmont Road and Baker's Road, given that the the basement parking would now only be served from the access from Baker's Yard. Although TfL advise that the modelling was not carried out in accordance with TfL Best Practice Guidance, they do not raise object to the results. The Council's Highway Engineer advises that the junction will operate within capacity until at least 2018 in both the AM and PM peak hours.

A loading bay is also proposed on Belmont Road adjacent to the site to service the proposal. This will require the reconfiguration of the existing parking bays, but no on street parking spaces would be lost.

TfL also advise of the need for a Travel Plan, controlled cycle storage and showers, electric vehicle charging points to London Plan Standards, a Delivery and Servicing Plan, a Construction Logistic Plan and a Pedestrian Environment Research Survey (PERS). These have been condition or form a heads of term within the S106 Agreement with the exception of the Pedestrian Environment Research Survey (PERS). It is considered that this is not justified as the scheme already improves the pedestrian environment.

Therefore, it is considered that the proposals would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, Part 2, provided that the details are secured under a suitable planning condition/S106 Agreement.

7.11 Urban design, access and security

Relevant planning considerations have been dealt with elsewhere in this report. As regards security, it is considered that this could be dealt with by condition.

7.12 Disabled access

This proposal would include a new reception lobby that would provide level access directly from Belmont Road. Revolving doors would be provided with an adjacent pass door shown on the plan. A new lift lobby comprising four cars is shown to provide access from a new reception lobby up to the existing ground floor level, replacing the external ramped access from the existing Belmont Road facade. Furthermore, 12 accessible parking bays are shown in the basement level plan, which is considered to be acceptable given the use class of the building. All floors, with the exception of the fourth, would feature toilet facilities accessible to wheelchair users.

The Council's Access Officer advises that the proposal would afford significantly improved accessibility and is acceptable, subject to the incorporation of informatives.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it

is appropriate.

The Council's Tree/Landscape Officer advises that there are a number of trees along the Belmont Road frontage, including those in raised planters which are under-planted with shrubs. To the north the visual setting of the building is set off and also partly screened by the mature trees and shrubs in the small gardens / pocket parks associated with the adjoining Society of Friends Meeting House. The trees on and close to the site make a significant contribution to the landscape character and visual amenity of this commercial town centre site and should be safeguarded where their quality, value and useful life expectancy merit retention. The tree most valued for its amenity value is a Common Walnut on the corner of Belmont Road and Bakers Road. This tree is protected by TPO No. 189 (T16 on the schedule).

The Council's Tree Officer advises that the proposal is generally acceptable, including the proposed alterations to the building in the north-west corner close to the Walnut tree, which with suitable protection, would not be harmful to the tree. The area of brown roof is also welcomed. The Officer does make a number of recommendations, including the need to up-date the tree report with a walkover survey as it was originally undertaken in April 2012, an Arboricultural Method Statement and Tree Protection details are also required to safeguard retained trees T6 and T7, the proposed large specimen trees require the best possible planting conditions in order to establish satisfactorily and thrive, an alternative ground cover plant should be specified in place of the Symphoricarpos, samples of the hard landscape materials should be submitted and a landscape management and maintenance plan is required.

The Tree /Landscape Officer advises that subject to conditions, the scheme is acceptable and accords with Policy BE38 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.15 Sustainable waste management

The proposals would not alter the existing bin collection strategy. A new 15sqm refuse and recycling store would be created at lower ground floor level to the rear of the A1/A2/A3/B1 floor space which would accommodate 4 x 1100l waste and 4 x 1,100l mixed recycling eurobins. This would have level access from the adjoining floor space. Bins would be placed at the pavement edge on collection days. No objections have been raised to this arrangement.

7.16 Renewable energy / Sustainability

An energy assessment has been submitted which advises that a modern high efficiency boiler and new cooling systems would be provided, together with solar panels and it is estimated that these measures would provide a 45% reduction in carbon emissions as compared to the existing building.

The Council's Sustainability Officer advises that the assessment is not sufficiently robust to demonstrate that these efficiencies would be achievable, so that any permission should be conditioned to ensure that a revised energy assessment is submitted. The recommended condition has been added.

7.17 Flooding or Drainage Issues

The Council's Flood and Drainage Officer advises that although the site comprises of existing hardstanding that will not change with the expansion of the building, the refurbishment and extension work will involve alterations to the drainage of the site and any opportunities should be taken to control surface water, particularly from a site of this size. Also, this is a water stressed area, and has a particularly high water consumption rate. Opportunities should also be taken to re-use water and further reduce flood risk. A

condition is recommended.

7.18 Noise or Air Quality Issues

A noise report has been submitted with the application. The Council's Environmental Protection Officer advises of the need for a condition restricting the noise level from plant at the site. This has been conditioned.

7.19 Comments on Public Consultations

No responses to the public consultation on this application have been received.

7.20 Planning obligations

Policy LE7 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) is concerned with securing planning benefits related to the scale and type of commercial development. The policy is supported by more specific supplementary planning guidance.

The Council's S106 Officer advises that the following would be required to mitigate the impact of the development:

1. Highways: in line with the SPD a s 278/38 agreement may be required to address any and all highways works associated with this proposal. Please liaise with highways in the first instance.
2. Travel Plan: in line with the SPD and given the scale of the proposal it is likely that a Travel Plan should be required.
3. Public Realm: in line with the SPD and given the location and scale of the proposal it is considered that a contribution in the sum of £50,000 is secured for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.
4. Construction Training: in line with the SPD either a financial contribution or an in-kind scheme delivered during the construction phase of the development should be secured. In either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost
+ 6,244m²/7, 500m² x £71,675 = total contribution.
5. Project Management and Monitoring Fee : in line with the SPD a financial contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

7.21 Expediency of enforcement action

The site does not raise any enforcement issues.

7.22 Other Issues

The Council's Environmental Protection Officer advises that soil brought onto the site in connection with the landscaping should be free from contamination to safeguard future employees at the site. This has been conditioned.

There are no other material planning considerations raised by this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware

of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

The extensions to the building are considered acceptable and they would not adversely affect neighbouring property. Other alteration and refurbishment works would modernise and improve the appearance of the building. The Highway Engineer advises that the scheme is now acceptable in terms of highway safety. Adequate provision has also been made for the trees which surround the site, including a protected Walnut and access arrangements to the building would be improved. Furthermore, the scheme is also considered to make an adequate contribution towards energy efficiency and carbon reduction and a commensurate package of S106 contributions would mitigate the impacts of the development.

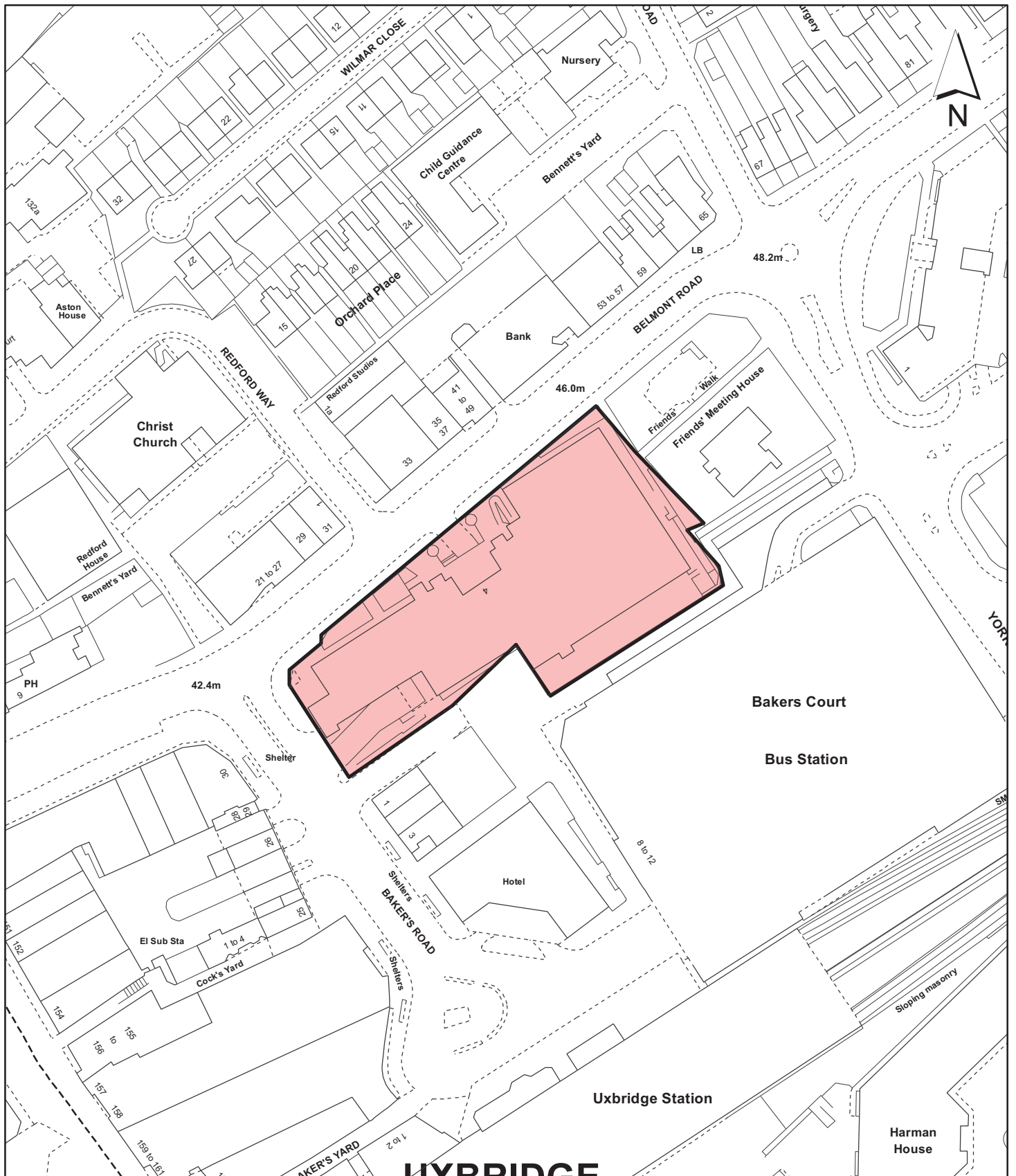
The scheme is recommended for approval.



11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Senator Court Belmont Road Uxbridge</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">68385/APP/2013/902</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">Major Applications</p>	<p>Date</p> <p align="center">May 2013</p>	

Agenda Item 9

Report of the Head of Planning, Sport and Green Spaces

- Address** FORMER RAF UXBRIDGE HILLINGDON ROAD UXBRIDGE
- Development:** Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of the new ' Spine Road' of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).
- LBH Ref Nos:** 585/APP/2013/759
- Drawing Nos:**
- 5105977/UXB/SR/1301 Rev A01 - Spine Road Street Lighting Layout Sheet 1 of 2
 - 5105977/UXB/SR/0142 - Spine Road Long Sections Sheet 1 of 2
 - 2152-SP-PP-01 - Spine Road Swale Planting Plan
 - 5105977/UXB/SR/0143 - Spine Road Long Sections Sheet 2 of 2
 - 5105977/UXB/SA/0120 Rev A03 - Southern Access Swept Path Analysis
 - 5105977/UXB/SR/0121 - Site Location Plan
 - 5105977/UXB/SR/1302 Rev A03 - Spine Road Street Lighting Layout Sheet 2 of 2
 - 5105977/UXB/SR/0141 Rev A02 - Spine Road Typical Cross Section
 - 5105977/UXB/SR/0115 Rev A08 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 2152-SP-LA03 Rev I - Spine Road
 - 5105977/UXB/SR/0114 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0103 Rev A15 - Spine Road General Arrangement Sheet 2 of 2
 - 5105977/UXB/SR/0102 Rev A15 - Spine Road General Arrangement Sheet 1 of 2
 - 5105977/UXB/SR/0126 Rev A06- Alignments and Contours Sheet 5 of 10
 - 5105977/UXB/SR/0125 Rev A05 - Alignments and Contours Sheet 4 of 10
 - 5105977/UXB/SR/0118 Rev A08 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0117 Rev A08 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0116 Rev A08 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 2152-SP-LA02 Rev H - Spine Road Surface Treatments
 - 5105977/UXB/SR/0120 Rev A04 - Spine Road Swept Path Analysis Sheet 10 of 10
 - 5105977/UXB/SR/0119 Rev A05 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0122 Rev A07 - Alignments and Contours Sheet 1 of 10
 - 5105977/UXB/SR/0112 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0111 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0113 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
 - 5105977/UXB/SR/0124 Rev A04 - Alignments and Contours Sheet 3 of 10

Date Plans Received: 27/03/2013

Date(s) of Amendment(s): 02/06/2013

Date Application Valid: 27/03/2013

27/03/2013

1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the creation of a portion of the main Spine Road through the St Andrews Park Development (former RAF Uxbridge).

The application site forms part of St Andrews Park Development, for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

Access was approved at the outline stage. This included the creation of a main Spine Road, which provides access from the Chippendale Way Roundabout to the northwest of the site to the junction between Hillingdon Road and the Greenway to the south.

A new signalised junction (known as the central access) will be provided off Hillingdon Road into the site between phases 3 and 4 of the development. It is important to recognise that this application relates to the reserved matters only. Details relating to signals and junction improvements are dealt with in detail through the S106 legal agreement (off site highway works) and condition 8 of the consent, which also control what must be completed before the road can be used.

This application is for the southern section of the spine road, which proposes to connect from the northern boundary of Hillingdon Road / Greenway Junction improvements (the reserved matters for this junction itself has already been approved under application reference 585/APP/2012/1976) to the boundary of the new central access into the site. The application site does not include the section of spine road running through the town centre extension (Phases 4 & 7), as this will be designed alongside the reserved matters applications for these phases.

The design of the spine road consists of a main vehicular carriageway measuring 6.1 metres in width with a pedestrian pavement on either side. The outline consent approved the creation of a drainage 'swale' running along the western side of the spine road in front of the three storey town houses. A pavement is proposed between the front of these dwellings and the swale, although this third pavement does not form part of the current application and was approved under application reference 585/APP/2013/722.

The spine road and swale have been designed in accordance with the parameter plans and design code approved at outline stage. The proposed layout has been reviewed by the

Highways Officer who has raised no objection to the proposal in terms of highway and pedestrian safety. The proposed swale would offer an acceptable Sustainable Urban Drainage (SUDS) design which would meet the required Greenfield run-off rate approved in the detailed drainage strategy. The materials selected and proposed landscaping would have a positive impact on the character and appearance of the surrounding area, in accordance with the vision of the approved design code. Therefore, it is recommended that the application be approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers listed below and shall thereafter be retained/maintained for as long as the development remains in existence.

5105977/UXB/SR/0121 - Site Location Plan
5105977/UXB/SR/0102 Rev A15 - Spine Road General Arrangement Sheet 1 of 2
5105977/UXB/SR/0103 Rev A15 - Spine Road General Arrangement Sheet 2 of 2
5105977/UXB/SR/0111 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
5105977/UXB/SR/0112 Rev A07 - Spine Road Swept Path Analysis Sheet 2 of 10
5105977/UXB/SR/0113 Rev A07 - Spine Road Swept Path Analysis Sheet 3 of 10
5105977/UXB/SR/0114 Rev A07 - Spine Road Swept Path Analysis Sheet 4 of 10
5105977/UXB/SR/0115 Rev A08 - Spine Road Swept Path Analysis Sheet 5 of 10
5105977/UXB/SR/0116 Rev A08 - Spine Road Swept Path Analysis Sheet 6 of 10
5105977/UXB/SR/0117 Rev A08 - Spine Road Swept Path Analysis Sheet 7 of 10
5105977/UXB/SR/0118 Rev A08 - Spine Road Swept Path Analysis Sheet 8 of 10
5105977/UXB/SR/0119 Rev A05 - Spine Road Swept Path Analysis Sheet 9 of 10
5105977/UXB/SR/0120 Rev A04 - Spine Road Swept Path Analysis Sheet 10 of 10
5105977/UXB/SR/0122 Rev A07 - Alignments and Contours Sheet 1 of 5
5105977/UXB/SR/0123 Rev A05 - Alignments and Contours Sheet 2 of 5
5105977/UXB/SR/0124 Rev A04 - Alignments and Contours Sheet 3 of 5
5105977/UXB/SR/0125 Rev A05 - Alignments and Contours Sheet 4 of 5
5105977/UXB/SR/0126 Rev A06 - Alignments and Contours Sheet 5 of 5
5105977/UXB/SR/0141 Rev A02 - Spine Road Typical Cross Section
5105977/UXB/SR/0142 - Spine Road Long Sections Sheet 1 of 2
5105977/UXB/SR/0143 - Spine Road Long Sections Sheet 2 of 2
5105977/UXB/SR/1301 Rev A01 - Spine Road Street Lighting Layout Sheet 1 of 2
5105977/UXB/SR/1302 Rev A03 - Spine Road Street Lighting Layout Sheet 2 of 2
5105977/UXB/SA/0120 Rev A03 - Southern Access Swept Path Analysis
2152-SP-PP-01 - Spine Road Swale Planting Plan
2152-SP-LA02 Rev H - Spine Road Surface Treatments
2152-SP-LA03 Rev I - Spine Road Surface Treatments

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

INFORMATIVES

1

You are advised that in addition to the reserved matters approval, technical approval under Section 38 is required prior to commencement of road construction.

2 **11** **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

3 **159** **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

The site consists of 1.8 hectare, roughly L-shaped plot of land, which covers the areas where the southern section of the new spine road will be developed within the application site. Previously contained within the application site were sections of vacant buildings, which formed part of the former RAF Uxbridge Base. These buildings were approved for demolition as part of the outline consent and the majority have been subsequently demolished. The site is now largely open and landscaped space, with trees of differing species and height within the route of the spine road and also adjacent the route.

The application only relates to the spine road, beyond it (and not forming part of this application) will be two or three storey residential dwellings, with a new public square, GP Surgery and retail units. The road will also be boarded by the new district park to the east of the T-junction.

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the creation of the main Spine Road through the St Andrews Park Development (former RAF Uxbridge) as part of the infrastructure phase of the development.

The section of Spine Road being considered runs from the boundary line of the Hillingdon Road / Greenway Junction to the boundary of the new central access into the site. The application site does not include the section of spine road running through the town centre extension (through phases 4 & 7), as this will be designed alongside the reserved matters applications for these phases.

The design of the spine road consists of a main vehicular carriageway measuring 6.1

metres in width with a pedestrian pavements on either side. The vehicle carriageway would be black tarmac with the pavements finished using tegula setts. The kerbs would be conservation style kerbs, with drainage gulleys provided through the kerbs to ensure the flow surface water from the highway into the swale.

The swale would be set to the west of the spine road and would provide surface water drainage for the surrounding residential catchments and as well as the spine road. The swale would have a 1 in 3 gradient on the sides of the drain, which would be soft landscaped with small trees and planting. The swales would feed into a series of private drains and would be fed into the River Pinn in the district park.

The link road which connects the spine road to the proposed central access would have a kerb build out on the southern side of the street, which could provide on-street parking facilities at a later time.

3.3 Relevant Planning History

585/APP/2009/2752 R A F Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
 - a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
 - b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
 - c) Creation of a three-form entry primary school of 2 storeys;
 - d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
 - e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq.m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
 - f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:
 - a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
 - b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
 - c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
 - d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
 - e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
 - f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
 - g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

Decision: 18-01-2012 Approved

585/APP/2012/3093 Former Raf Uxbridge Hillingdon Road Uxbridge

Application to discharge Condition 8 (traffic and parking arrangements, delivery and servicing, construction details and surfacing) for Infrastructure Phase, comprising detailed design of new vehicular and pedestrian access configuration to the southern entrance of the former RAF Uxbridge Site, at the junction with Hillingdon Road and The Greenway of planning permission ref 585/APP/2009/2752 dated 18/01/2012 for the redevelopment of former RAF Uxbridge.

Decision: 16-01-2013 Approved

585/APP/2013/905 Former Raf Uxbridge Hillingdon Road Uxbridge

Application to discharge Condition 68 (Drainage) for Infrastructure Phase, comprising detailed design of the new 'Spine Road' and the new signalised junction with Hillingdon Road of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).

Decision:

Comment on Relevant Planning History

Planning permission was approved on 18th January 2012 under application reference 585/APP/2009/2752 for the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
 - a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
 - b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
 - c. Creation of a three-form entry primary school of 2 storeys;
 - d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
 - e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
 - f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.
2. In addition to the above, full planning permission for:
 - a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
 - b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
 - c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
 - d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
 - e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
 - f. Change of use of the Grade II listed former cinema building to provide 600sq m Class

D1/2 use (no building works proposed);
g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval the applicant has discharged a number of the pre commencement and other conditions attached to the permission relating to the application site.

4. Planning Policies and Standards

Since the approval of the outline consent, the London Plan (July 2011) has been adopted. This would not impact the determination of the current application.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OL5 Development proposals adjacent to the Green Belt
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 6.10 (2011) Walking
- LPP 6.7 (2011) Better Streets and Surface Transport
- LPP 7.16 (2011) Green Belt

- LPP 7.2 (2011) An inclusive environment
LPP 7.4 (2011) Local character
LPP 7.5 (2011) Public realm

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **1st May 2013**
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

141 neighbouring occupiers were notified by way of letter on 9th April 2013, the application was advertised in the local press on 10th April 2013 and three site notices were erected on 12th April.

No consultation responses have been received.

THAMES WATER

The reserved matters application does not affect Thames Water and as such we have no observations to make.

ENVIRONMENT AGENCY

The Environment Agency have reviewed the drainage details for the Spine Road under application reference 585/APP/2013/905, which approved the drainage layout for the Spine Road and they have raised no objection to the proposed development.

Internal Consultees

HIGHWAYS OFFICER

This reserved matters application seeks approval for the detailed design of a substantial length of the main spine road that will eventually run from the Chippendale Roundabout to the Hillingdon Road/ The Greenway junction. The length under consideration is from a point just north of its junction with the new central access link off Hillingdon Road to a cut off point north of the Hillingdon Road/ The Greenway junction. It includes the new central access link road, excluding the new signal junction on Hillingdon Road which would be the subject of a separate application.

The short length of spine road from the southern cut off point to the Greenway junction has already been approved under a separate application.

The horizontal alignment of the spine road accords with that approved at outline. Condition 8 of the outline consent required the removal (and relocation elsewhere) of private residential parking on the spine road which is to be adopted under Section 38 of the Highways Act, 1980. The carriageway width has been widened from 6.0 to 6.1 metres to enable, if required, the introduction of a future parking management scheme which with parked cars would still allow a lorry and car to pass each other. Waiting restrictions comprising a combination of single and double yellow lines are to be introduced on both sides of the road including on the central access link road.

The spine road is designed as a 20 mph road with speed tables. Auto tracks for refuse lorries have been provided. The road drainage is to discharge into swales which are to remain private and the Council's interest in this respect will be protected under a legal agreement.

The outline plans for the central access link road indicated parking lay-bys on both sides of the road. The ones on the north side have been deleted because of the impact on the adjoining mature trees.

The lay by on the south side is to be retained and adopted.

An informative is required advising the applicant that in addition to the reserved matters approval, technical approval under Section 38 is required prior to commencement of road construction. Subject to the informative no objections are raised on highway grounds.

FLOODWATER MANAGEMENT OFFICER

The Spine Road drawings and the Spine Road Surface Water Catchments have been reviewed and are in accordance with the drainage strategy and drainage layouts for the neighbouring residential catchments. No objection.

TREES AND LANDSCAPING OFFICER

Landmark Trees have produced an Arboricultural Method Statement intended to minimise damage to trees during the construction of the spine road and associated pavements and areas of build up.

The report describes the pre-development site preparation, tree protection barriers, pre-development site inspection protocol and the development phase. Which are acceptable.

Among the specific landscape objectives of this soft-engineering design is the intention to utilise low-maintenance grass mixes, with seasonal highlights provided by swathes of naturalised native bulbs. Shrub and herbaceous perennial planting will be used to provide seasonal visual interest and encourage biodiversity; multi-stemmed native trees (species of Alder and Birch, planted at 250-300cm height) will provide landscape structure and a visual buffer between the houses and the road. All of the planting has been selected to withstand all weather conditions to which it will be subjected. The detail of the swales reflects the outcome of pre-application discussion between Allen Pyke Associates and Hillingdon officers.

Therefore, No objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The erection of the spine road and swale was approved as part of the outline consent for the redevelopment of St Andrews Park. The road and swale are proposed in accordance with the approved parameter plan and drainage strategy and no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

The proposed development is within the height parameters approved at outline stage to which National Air Traffic Services raised no objection. Therefore, the proposed development is considered to have an acceptable impact in terms of airport safeguarding. The proposals accord with relevant conditions on the outline permission.

7.05 Impact on the green belt

The development would not encroach onto the green belt land to the west and the development is considered not to cause harm to its setting. Therefore, the development is considered to comply with Policy OL5 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

The Spine Road will form the primary vehicle and pedestrian route from north to south through the St Andrews Park development. The materials selected for highway are in

keeping with the prominence of this route with conservation kerbs and tequila sets to provide an enhanced pedestrian environment. The swale would provide an area of soft landscaping which will be maintained as part of the responsibilities of the estate management company. It is, therefore, considered that the design and appearance of the spine road would have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

As the application is for the development of a highway and swale, the proposed development would cause no significant harm to residential amenity of the future occupiers of the neighbouring residential dwellings in terms of loss of light, loss of outlook or sense of dominance. Therefore, the development is in accordance with Policy BE20 & BE21 of the Hillingdon Local Plan.

The development would include the erection of various streetlights along the spine road. However, these have been design to ensure no unacceptable light spill into the dwellings lining the spine road and would be in keeping with the lighting provided on any residential street. Therefore, the development is considered to comply with Policy OE1 of the Hillingdon Local Plan.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

TRAFFIC IMPACT

The applicant has been in extensive pre-application discussions with regards to highways safety, given the linear nature and length of the spine road. The result of the pre-application discussions have resulted in the creation of a spine road with speed tables at a number of key junctions which will act as traffic calming measures. Furthermore, the spine road will be limited to 20 mph to ensure a greater level of pedestrian and highway safety. The Highways Officer have reviewed the final design, including the access points into the smaller residential side streets and is satisfied that the development will ensure the protection of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan.

CAR PARKING

At the outline stage Condition 8 of the outline consent was amended to require plans to show no parking being provided on the spine road. This was due to concerns about private residential parking being provided on an adopted road, as was originally envisaged by the masterplan. The current proposal has no residential parking on the spine road. A small section of kerb build out has been provided on the southern side of the link road at the request of parking services, in order to provide a potential position for future pay and display parking within the site. The width of the vehicle carriageway has also been increased to 6.1 metres to allow for future on-street parking if required. The Highways Officer has reviewed the kerb build out and width of carriageway and considers the arrangements suitable for potential future parking at the site.

PEDESTRIAN SAFETY AND MOVEMENT

The proposed development has included three pavements within the design of the spine road to allow for the maximum separation of pedestrians and cars. At 2.0 metres the width of the pedestrian footways are considered acceptable and suitable crossing points have been provided at the junctions. The highways officer has reviewed this arrangement and raised no objection. Therefore, the development is considered to comply with Policy AM8 of the Hillingdon Local Plan.

7.11 Urban design, access and security

The design of the highway and swale are in accordance with the Design Code approved at Outline Stage and are considered acceptable in terms of Urban Design.

7.12 Disabled access

The vehicle carriageway is 2 metres in width and would allow two wheelchair users to pass simultaneously. The design of the road has been undertaken to be DDA compliant and tactile paving would be provided at pedestrian crossing point for blind users of the road. Street furniture has been kept to a minimum along the pedestrian footways. Therefore, the development is considered to comply with the Hillingdon Design and Accessibility Statement Accessible Hillingdon and Policy 7.2 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The location of the proposed spine road and swale will require the removal of a number of trees from the site. The Trees and Landscaping Officer has reviewed the proposal and none of these trees would be considered as having a high landscape importance. Therefore no objection is raised to their removal or the proposed tree protection measures for the retained trees in close proximity of the spine road. The Trees and Landscaping Officer has reviewed the proposed landscaping for the swale and finds the planting selection acceptable for the use within a swale. Therefore, the development is considered to comply with Policy BE38 of the Hillingdon Local Plan.

In relation to the central access link road, parking will be on the southern side of the road so that significant trees to the north are retained. The Council's Highways Engineer is fully satisfied that this proposed arrangement is acceptable in highways and parking terms and officers are of the view that the retention of these trees which will significantly enhance the landscape appearance of the development is important.

7.15 Sustainable waste management

The Highways Officer has reviewed the proposed layout and the associated tracking and considers that the kerb radii would be acceptable to allow refuse vehicles to enter and exit the residential side streets. Therefore, no objection is raised in this regard.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The outline consent for the development approved the creation of a green swale to the west of the spine road, which would provide surface water drainage for the highway and neighbouring residential catchments. The swale will remain in the private ownership of the St Andrews Park Estate Management Company and the S106 for the outline consent requires a SUDS plan for the management of the swale to be provided to the Council for approval, prior to the commencement of works. Furthermore, the S106 also requires an Estate Management Plan to be submitted to the Council for its approval prior to the occupation of any dwelling. The Council has approved the SUDS management plan and is in the process of agreeing the responsibilities of the estate management company. These two documents require the applicant to maintain the swale in good working order, therefore, no objection has been raised to the highways drainage being fed into the privately owned swale.

The Floodwater Management Officer has reviewed the proposed drainage and finds that the swale and associated SUDS would provide an acceptable capacity and greenfield runoff rate and would not increase flood risk in the surrounding area. Therefore, the application

is considered to comply with Policy OE7 of the Hillingdon Local Plan and Policy 5.12 of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

Not applicable to the current application.

7.19 Comments on Public Consultations

No further comments with regard to the public consultation.

7.20 Planning obligations

None required.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The spine road and swale have been designed in accordance with the parameter plan and design code approved at outline stage. The layout has been reviewed by the Highways Officer who have raised no objection to the proposal in terms of highway and pedestrian safety. The proposed swale would offer an acceptable SUDS design, which would meet the required greenfield run-off rate approved in the detailed drainage strategy. The

materials selected and proposed landscaping would have a positive impact on the character and appearance of the surrounding area, in accordance with the vision of the approved design code. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010).

Contact Officer: Alex Smith

Telephone No: 01895 250230

Report of the Head of Planning, Sport and Green Spaces

Address FORMER RAF UXBRIDGE HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of the new ' Spine Road' of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).

LBH Ref Nos: 585/APP/2013/759

Drawing Nos: 5105977/UXB/SR/1301 Rev A01 - Spine Road Street Lighting Layout Sheet 1 of 2
5105977/UXB/SR/0142 - Spine Road Long Sections Sheet 1 of 1
2152-SP-PP-01 - Spine Road Swale Planting Plan
5105977/UXB/SR/0143 - Spine Road Long Sections Sheet 2 of 2
5105977/UXB/SA/0120 Rev A03 - Southern Access Swept Path Analysis
5105977/UXB/SR/0121 - Site Location Plan
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5105977/UXB/SR/0141 Rev A02 - Spine Road Typical Cross Section
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5105977/UXB/SR/0114 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
5105977/UXB/SR/0103 Rev A15 - Spine Road General Arrangement Sheet 2 of 2
5105977/UXB/SR/0102 Rev A15 - Spine Road General Arrangement Sheet 1 of 2
5105977/UXB/SR/0126 Rev A06- Alignments and Contours Sheet 5 of 10
5105977/UXB/SR/0125 Rev A05 - Alignments and Contours Sheet 4 of 10
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5105977/UXB/SR/0122 Rev A07 - Alignments and Contours Sheet 1 of 10
5105977/UXB/SR/0112 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
5105977/UXB/SR/0111 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
5105977/UXB/SR/0113 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
5105977/UXB/SR/0124 Rev A04 - Alignments and Contours Sheet 3 of 10

Date Plans Received: 27/03/2013

Date(s) of Amendment(s): 02/06/2013

Date Application Valid: 27/03/2013

27/03/2013

1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the creation of a portion of the main Spine Road through the St Andrews Park Development (former RAF Uxbridge).

The application site forms part of St Andrews Park Development, for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

Access was approved at the outline stage. This included the creation of a main Spine Road, which provides access from the Chippendale Way Roundabout to the northwest of the site to the junction between Hillingdon Road and the Greenway to the south.

A new signalised junction (known as the central access) will be provided off Hillingdon Road into the site between phases 3 and 4 of the development. It is important to recognise that this application relates to the reserved matters only. Details relating to signals and junction improvements are dealt with in detail through the S106 legal agreement (off site highway works) and condition 8 of the consent, which also control what must be completed before the road can be used.

This application is for the southern section of the spine road, which proposes to connect from the northern boundary of Hillingdon Road / Greenway Junction improvements (the reserved matters for this junction itself has already been approved under application reference 585/APP/2012/1976) to the boundary of the new central access into the site. The application site does not include the section of spine road running through the town centre extension (Phases 4 & 7), as this will be designed alongside the reserved matters applications for these phases.

The design of the spine road consists of a main vehicular carriageway measuring 6.1 metres in width with a pedestrian pavement on either side. The outline consent approved the creation of a drainage 'swale' running along the western side of the spine road in front of the three storey town houses. A pavement is proposed between the front of these dwellings and the swale, although this third pavement does not form part of the current application and was approved under application reference 585/APP/2013/722.

The spine road and swale have been designed in accordance with the parameter plans and design code approved at outline stage. The proposed layout has been reviewed by the

Highways Officer who has raised no objection to the proposal in terms of highway and pedestrian safety. The proposed swale would offer an acceptable Sustainable Urban Drainage (SUDS) design which would meet the required Greenfield run-off rate approved in the detailed drainage strategy. The materials selected and proposed landscaping would have a positive impact on the character and appearance of the surrounding area, in accordance with the vision of the approved design code. Therefore, it is recommended that the application be approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers listed below and shall thereafter be retained/maintained for as long as the development remains in existence.

5105977/UXB/SR/0121 - Site Location Plan
5105977/UXB/SR/0102 Rev A15 - Spine Road General Arrangement Sheet 1 of 2
5105977/UXB/SR/0103 Rev A15 - Spine Road General Arrangement Sheet 2 of 2
5105977/UXB/SR/0111 Rev A07 - Spine Road Swept Path Analysis Sheet 1 of 10
5105977/UXB/SR/0112 Rev A07 - Spine Road Swept Path Analysis Sheet 2 of 10
5105977/UXB/SR/0113 Rev A07 - Spine Road Swept Path Analysis Sheet 3 of 10
5105977/UXB/SR/0114 Rev A07 - Spine Road Swept Path Analysis Sheet 4 of 10
5105977/UXB/SR/0115 Rev A08 - Spine Road Swept Path Analysis Sheet 5 of 10
5105977/UXB/SR/0116 Rev A08 - Spine Road Swept Path Analysis Sheet 6 of 10
5105977/UXB/SR/0117 Rev A08 - Spine Road Swept Path Analysis Sheet 7 of 10
5105977/UXB/SR/0118 Rev A08 - Spine Road Swept Path Analysis Sheet 8 of 10
5105977/UXB/SR/0119 Rev A05 - Spine Road Swept Path Analysis Sheet 9 of 10
5105977/UXB/SR/0120 Rev A04 - Spine Road Swept Path Analysis Sheet 10 of 10
5105977/UXB/SR/0122 Rev A07 - Alignments and Contours Sheet 1 of 5
5105977/UXB/SR/0123 Rev A05 - Alignments and Contours Sheet 2 of 5
5105977/UXB/SR/0124 Rev A04 - Alignments and Contours Sheet 3 of 5
5105977/UXB/SR/0125 Rev A05 - Alignments and Contours Sheet 4 of 5
5105977/UXB/SR/0126 Rev A06 - Alignments and Contours Sheet 5 of 5
5105977/UXB/SR/0141 Rev A02 - Spine Road Typical Cross Section
5105977/UXB/SR/0142 - Spine Road Long Sections Sheet 1 of 2
5105977/UXB/SR/0143 - Spine Road Long Sections Sheet 2 of 2
5105977/UXB/SR/1301 Rev A01 - Spine Road Street Lighting Layout Sheet 1 of 2
5105977/UXB/SR/1302 Rev A03 - Spine Road Street Lighting Layout Sheet 2 of 2
5105977/UXB/SA/0120 Rev A03 - Southern Access Swept Path Analysis
2152-SP-PP-01 - Spine Road Swale Planting Plan
2152-SP-LA02 Rev H - Spine Road Surface Treatments
2152-SP-LA03 Rev I - Spine Road Surface Treatments

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

INFORMATIVES

1

You are advised that in addition to the reserved matters approval, technical approval under Section 38 is required prior to commencement of road construction.

2 **11** **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

3 **159** **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

The site consists of 1.8 hectare, roughly L-shaped plot of land, which covers the areas where the southern section of the new spine road will be developed within the application site. Previously contained within the application site were sections of vacant buildings, which formed part of the former RAF Uxbridge Base. These buildings were approved for demolition as part of the outline consent and the majority have been subsequently demolished. The site is now largely open and landscaped space, with trees of differing species and height within the route of the spine road and also adjacent the route.

The application only relates to the spine road, beyond it (and not forming part of this application) will be two or three storey residential dwellings, with a new public square, GP Surgery and retail units. The road will also be boarded by the new district park to the east of the T-junction.

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the creation of the main Spine Road through the St Andrews Park Development (former RAF Uxbridge) as part of the infrastructure phase of the development.

The section of Spine Road being considered runs from the boundary line of the Hillingdon Road / Greenway Junction to the boundary of the new central access into the site. The application site does not include the section of spine road running through the town centre extension (through phases 4 & 7), as this will be designed alongside the reserved matters applications for these phases.

The design of the spine road consists of a main vehicular carriageway measuring 6.1

metres in width with a pedestrian pavements on either side. The vehicle carriageway would be black tarmac with the pavements finished using tegula setts. The kerbs would be conservation style kerbs, with drainage gulleys provided through the kerbs to ensure the flow surface water from the highway into the swale.

The swale would be set to the west of the spine road and would provide surface water drainage for the surrounding residential catchments and as well as the spine road. The swale would have a 1 in 3 gradient on the sides of the drain, which would be soft landscaped with small trees and planting. The swales would feed into a series of private drains and would be fed into the River Pinn in the district park.

The link road which connects the spine road to the proposed central access would have a kerb build out on the southern side of the street, which could provide on-street parking facilities at a later time.

3.3 Relevant Planning History

585/APP/2009/2752 R A F Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
 - a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
 - b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
 - c) Creation of a three-form entry primary school of 2 storeys;
 - d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
 - e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
 - f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GPs surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:
 - a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
 - b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
 - c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
 - d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
 - e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
 - f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
 - g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

Decision: 18-01-2012 Approved

585/APP/2012/3093 Former Raf Uxbridge Hillingdon Road Uxbridge

Application to discharge Condition 8 (traffic and parking arrangements, delivery and servicing, construction details and surfacing) for Infrastructure Phase, comprising detailed design of new vehicular and pedestrian access configuration to the southern entrance of the former RAF Uxbridge Site, at the junction with Hillingdon Road and The Greenway of planning permission ref 585/APP/2009/2752 dated 18/01/2012 for the redevelopment of former RAF Uxbridge.

Decision: 16-01-2013 Approved

585/APP/2013/905 Former Raf Uxbridge Hillingdon Road Uxbridge

Application to discharge Condition 68 (Drainage) for Infrastructure Phase, comprising detailed design of the new 'Spine Road' and the new signalised junction with Hillingdon Road of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).

Decision:

Comment on Relevant Planning History

Planning permission was approved on 18th January 2012 under application reference 585/APP/2009/2752 for the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
 - a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
 - b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
 - c. Creation of a three-form entry primary school of 2 storeys;
 - d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
 - e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
 - f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.
2. In addition to the above, full planning permission for:
 - a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
 - b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
 - c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
 - d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
 - e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
 - f. Change of use of the Grade II listed former cinema building to provide 600sq m Class

D1/2 use (no building works proposed);
g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval the applicant has discharged a number of the pre commencement and other conditions attached to the permission relating to the application site.

4. Planning Policies and Standards

Since the approval of the outline consent, the London Plan (July 2011) has been adopted. This would not impact the determination of the current application.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OL5 Development proposals adjacent to the Green Belt
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 6.10 (2011) Walking
- LPP 6.7 (2011) Better Streets and Surface Transport
- LPP 7.16 (2011) Green Belt

- LPP 7.2 (2011) An inclusive environment
LPP 7.4 (2011) Local character
LPP 7.5 (2011) Public realm

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **1st May 2013**
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

141 neighbouring occupiers were notified by way of letter on 9th April 2013, the application was advertised in the local press on 10th April 2013 and three site notices were erected on 12th April.

No consultation responses have been received.

THAMES WATER

The reserved matters application does not affect Thames Water and as such we have no observations to make.

ENVIRONMENT AGENCY

The Environment Agency have reviewed the drainage details for the Spine Road under application reference 585/APP/2013/905, which approved the drainage layout for the Spine Road and they have raised no objection to the proposed development.

Internal Consultees

HIGHWAYS OFFICER

This reserved matters application seeks approval for the detailed design of a substantial length of the main spine road that will eventually run from the Chippendale Roundabout to the Hillingdon Road/ The Greenway junction. The length under consideration is from a point just north of its junction with the new central access link off Hillingdon Road to a cut off point north of the Hillingdon Road/ The Greenway junction. It includes the new central access link road, excluding the new signal junction on Hillingdon Road which would be the subject of a separate application.

The short length of spine road from the southern cut off point to the Greenway junction has already been approved under a separate application.

The horizontal alignment of the spine road accords with that approved at outline. Condition 8 of the outline consent required the removal (and relocation elsewhere) of private residential parking on the spine road which is to be adopted under Section 38 of the Highways Act, 1980. The carriageway width has been widened from 6.0 to 6.1 metres to enable, if required, the introduction of a future parking management scheme which with parked cars would still allow a lorry and car to pass each other. Waiting restrictions comprising a combination of single and double yellow lines are to be introduced on both sides of the road including on the central access link road.

The spine road is designed as a 20 mph road with speed tables. Auto tracks for refuse lorries have been provided. The road drainage is to discharge into swales which are to remain private and the Council's interest in this respect will be protected under a legal agreement.

The outline plans for the central access link road indicated parking lay-bys on both sides of the road. The ones on the north side have been deleted because of the impact on the adjoining mature trees.

The lay by on the south side is to be retained and adopted.

An informative is required advising the applicant that in addition to the reserved matters approval, technical approval under Section 38 is required prior to commencement of road construction. Subject to the informative no objections are raised on highway grounds.

FLOODWATER MANAGEMENT OFFICER

The Spine Road drawings and the Spine Road Surface Water Catchments have been reviewed and are in accordance with the drainage strategy and drainage layouts for the neighbouring residential catchments. No objection.

TREES AND LANDSCAPING OFFICER

Landmark Trees have produced an Arboricultural Method Statement intended to minimise damage to trees during the construction of the spine road and associated pavements and areas of build up.

The report describes the pre-development site preparation, tree protection barriers, pre-development site inspection protocol and the development phase. Which are acceptable.

Among the specific landscape objectives of this soft-engineering design is the intention to utilise low-maintenance grass mixes, with seasonal highlights provided by swathes of naturalised native bulbs. Shrub and herbaceous perennial planting will be used to provide seasonal visual interest and encourage biodiversity; multi-stemmed native trees (species of Alder and Birch, planted at 250-300cm height) will provide landscape structure and a visual buffer between the houses and the road. All of the planting has been selected to withstand all weather conditions to which it will be subjected. The detail of the swales reflects the outcome of pre-application discussion between Allen Pyke Associates and Hillingdon officers.

Therefore, No objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The erection of the spine road and swale was approved as part of the outline consent for the redevelopment of St Andrews Park. The road and swale are proposed in accordance with the approved parameter plan and drainage strategy and no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

The proposed development is within the height parameters approved at outline stage to which National Air Traffic Services raised no objection. Therefore, the proposed development is considered to have an acceptable impact in terms of airport safeguarding. The proposals accord with relevant conditions on the outline permission.

7.05 Impact on the green belt

The development would not encroach onto the green belt land to the west and the development is considered not to cause harm to its setting. Therefore, the development is considered to comply with Policy OL5 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

The Spine Road will form the primary vehicle and pedestrian route from north to south through the St Andrews Park development. The materials selected for highway are in

keeping with the prominence of this route with conservation kerbs and tequila sets to provide an enhanced pedestrian environment. The swale would provide an area of soft landscaping which will be maintained as part of the responsibilities of the estate management company. It is, therefore, considered that the design and appearance of the spine road would have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

As the application is for the development of a highway and swale, the proposed development would cause no significant harm to residential amenity of the future occupiers of the neighbouring residential dwellings in terms of loss of light, loss of outlook or sense of dominance. Therefore, the development is in accordance with Policy BE20 & BE21 of the Hillingdon Local Plan.

The development would include the erection of various streetlights along the spine road. However, these have been design to ensure no unacceptable light spill into the dwellings lining the spine road and would be in keeping with the lighting provided on any residential street. Therefore, the development is considered to comply with Policy OE1 of the Hillingdon Local Plan.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

TRAFFIC IMPACT

The applicant has been in extensive pre-application discussions with regards to highways safety, given the linear nature and length of the spine road. The result of the pre-application discussions have resulted in the creation of a spine road with speed tables at a number of key junctions which will act as traffic calming measures. Furthermore, the spine road will be limited to 20 mph to ensure a greater level of pedestrian and highway safety. The Highways Officer have reviewed the final design, including the access points into the smaller residential side streets and is satisfied that the development will ensure the protection of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan.

CAR PARKING

At the outline stage Condition 8 of the outline consent was amended to require plans to show no parking being provided on the spine road. This was due to concerns about private residential parking being provided on an adopted road, as was originally envisaged by the masterplan. The current proposal has no residential parking on the spine road. A small section of kerb build out has been provided on the southern side of the link road at the request of parking services, in order to provide a potential position for future pay and display parking within the site. The width of the vehicle carriageway has also been increased to 6.1 metres to allow for future on-street parking if required. The Highways Officer has reviewed the kerb build out and width of carriageway and considers the arrangements suitable for potential future parking at the site.

PEDESTRIAN SAFETY AND MOVEMENT

The proposed development has included three pavements within the design of the spine road to allow for the maximum separation of pedestrians and cars. At 2.0 metres the width of the pedestrian footways are considered acceptable and suitable crossing points have been provided at the junctions. The highways officer has reviewed this arrangement and raised no objection. Therefore, the development is considered to comply with Policy AM8 of the Hillingdon Local Plan.

7.11 Urban design, access and security

The design of the highway and swale are in accordance with the Design Code approved at Outline Stage and are considered acceptable in terms of Urban Design.

7.12 Disabled access

The vehicle carriageway is 2 metres in width and would allow two wheelchair users to pass simultaneously. The design of the road has been undertaken to be DDA compliant and tactile paving would be provided at pedestrian crossing point for blind users of the road. Street furniture has been kept to a minimum along the pedestrian footways. Therefore, the development is considered to comply with the Hillingdon Design and Accessibility Statement Accessible Hillingdon and Policy 7.2 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The location of the proposed spine road and swale will require the removal of a number of trees from the site. The Trees and Landscaping Officer has reviewed the proposal and none of these trees would be considered as having a high landscape importance. Therefore no objection is raised to their removal or the proposed tree protection measures for the retained trees in close proximity of the spine road. The Trees and Landscaping Officer has reviewed the proposed landscaping for the swale and finds the planting selection acceptable for the use within a swale. Therefore, the development is considered to comply with Policy BE38 of the Hillingdon Local Plan.

In relation to the central access link road, parking will be on the southern side of the road so that significant trees to the north are retained. The Council's Highways Engineer is fully satisfied that this proposed arrangement is acceptable in highways and parking terms and officers are of the view that the retention of these trees which will significantly enhance the landscape appearance of the development is important.

7.15 Sustainable waste management

The Highways Officer has reviewed the proposed layout and the associated tracking and considers that the kerb radii would be acceptable to allow refuse vehicles to enter and exit the residential side streets. Therefore, no objection is raised in this regard.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The outline consent for the development approved the creation of a green swale to the west of the spine road, which would provide surface water drainage for the highway and neighbouring residential catchments. The swale will remain in the private ownership of the St Andrews Park Estate Management Company and the S106 for the outline consent requires a SUDS plan for the management of the swale to be provided to the Council for approval, prior to the commencement of works. Furthermore, the S106 also requires an Estate Management Plan to be submitted to the Council for its approval prior to the occupation of any dwelling. The Council has approved the SUDS management plan and is in the process of agreeing the responsibilities of the estate management company. These two documents require the applicant to maintain the swale in good working order, therefore, no objection has been raised to the highways drainage being fed into the privately owned swale.

The Floodwater Management Officer has reviewed the proposed drainage and finds that the swale and associated SUDS would provide an acceptable capacity and greenfield runoff rate and would not increase flood risk in the surrounding area. Therefore, the application

is considered to comply with Policy OE7 of the Hillingdon Local Plan and Policy 5.12 of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

Not applicable to the current application.

7.19 Comments on Public Consultations

No further comments with regard to the public consultation.

7.20 Planning obligations

None required.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The spine road and swale have been designed in accordance with the parameter plan and design code approved at outline stage. The layout has been reviewed by the Highways Officer who have raised no objection to the proposal in terms of highway and pedestrian safety. The proposed swale would offer an acceptable SUDS design, which would meet the required greenfield run-off rate approved in the detailed drainage strategy. The

materials selected and proposed landscaping would have a positive impact on the character and appearance of the surrounding area, in accordance with the vision of the approved design code. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010).

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Uxbridge
Hillingdon Road
Uxbridge**

Planning Application Ref:

585/APP/2013/759

Planning Committee

Major Applications

Scale

1:4,000

Date

**May
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

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Plans for Major Applications Planning Committee

25th June 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address QUEENS WALK RESOURCE CENTRE QUEENS WALK RUISLIP

Development: Refurbishment and re-cladding of existing building including erection of a new entrance lobby and erection of new single storey 400sqm building to provide a educational and well-being facility (Use Class D1), access safety measues, including existing barrier arm, alterations to existing pedestrian gate and canopy (amended plan)

LBH Ref Nos: 12059/APP/2012/2570

Date Plans Received: 19/10/2012 **Date(s) of Amendment(s):** 07/06/2013
Date Application Valid: 19/10/2012 16/04/2013
19/10/2012

NOTES

The Contractor must verify all dimensions at the time of construction. Any discrepancy must be reported to the Contract Administrator immediately. Any variation to the Contract Administrator must be approved in writing. DO NOT SCALE FROM THIS DRAWING.

Rev	Revision notes	Issued	Date
B	INDICATIVE FOOTBALL PITCHES SHOWN AS PER CURRENT ENGLAND REQUIREMENTS	MM	12/04/13
A	SITE BOUNDARY APPLICABLE TO INCLUDE ACCESS ROAD	SA	08/11/13



HILLINGDON
LONDON GROUP

CORPORATE LANDS GROUP
4th/11, CIVIC CENTRE, URBROOK, WOODLEY, URB 10W
TEL: 01895 200 111
FAX: 01895 277 224

PROJECT		QUEENS WALK RESOURCE CENTRE & WREN	
CLIENT		QUEENS WALK, RUISLIP, HA4 0LR	
DRAWING NO.		SITE LOCATION PLAN	
DATE	CHECKED BY	DATE	ISSUED BY
11/25/09	DB	12/12/12	DB
PROJECT NO.			2012/D92/01
SHEET NO.			B



NOTES

The Contractor must verify all dimensions of the site before starting work. Any discrepancies must be reported to the Consultant immediately. The Contractor shall be responsible for any inaccuracies that may arise from the information provided. DO NOT SCALE FROM THIS DRAWING.

DATE	MM	DD	YY
12/06/13	12	06	13
BY	DR	NO	13
15/01/13	15	01	13
BY	DR	NO	13
15/01/13	15	01	13
BY	DR	NO	13
15/01/13	15	01	13
BY	DR	NO	13

HILLINGDON
LONDON

COMPASSAT LANDSCAPE GROUP
4th FLOOR, ONE CENTRE, WATKINS, WOODSIDE, URB 11W
TEL: 01895 205 111
FAX: 01895 277 224

PROJECT		QUEENS WALK RESOURCE & WREN CENTRE
LOCATION		QUEENS WALK, HM4 0LR
DRAWING NO.		EXISTING SITE PLAN
DATE	BY	NO.
15/01/13	SA	15/08/12
DRAWING NO.		2012/D92/02
SCALE		C



NOTES

The Contractor must verify all dimensions at the site before starting work. All dimensions are given in millimetres unless otherwise stated. Any dimensions that do not agree with the information shown on this drawing are to be taken as correct. DO NOT SCALE FROM THIS DRAWING.

NOTE:

Contractor to allow for 3nos rubber speed bumps and new 5nos signs on sign posts. Locations to be agreed. Submit designs for client approval.

Rev	Description	Issue	Date
D	Drawn and Placed in Wren Centre layout	MM	16-04-13
C	Amendments to boundary and location of signs	SA	25-01-13
B	Final design of signs and locations	SA	25-11-12
A	Location of Electronic Barrier added	SA	19-11-12



HILLINGDON
LONDON

COMPOSITE LANDSCAPE GROUP
4th/11, QWC CENTRE, WRENWOOD, WOODLESEA, LEES 19W
TEL: 01935 200 111
FAX: 01935 277 224

PROJECT
QUEEN'S WALK RESOURCE AND WREN CENTRE
QUEEN'S WALK, HA4 0LR

PROPOSED SITE PLAN

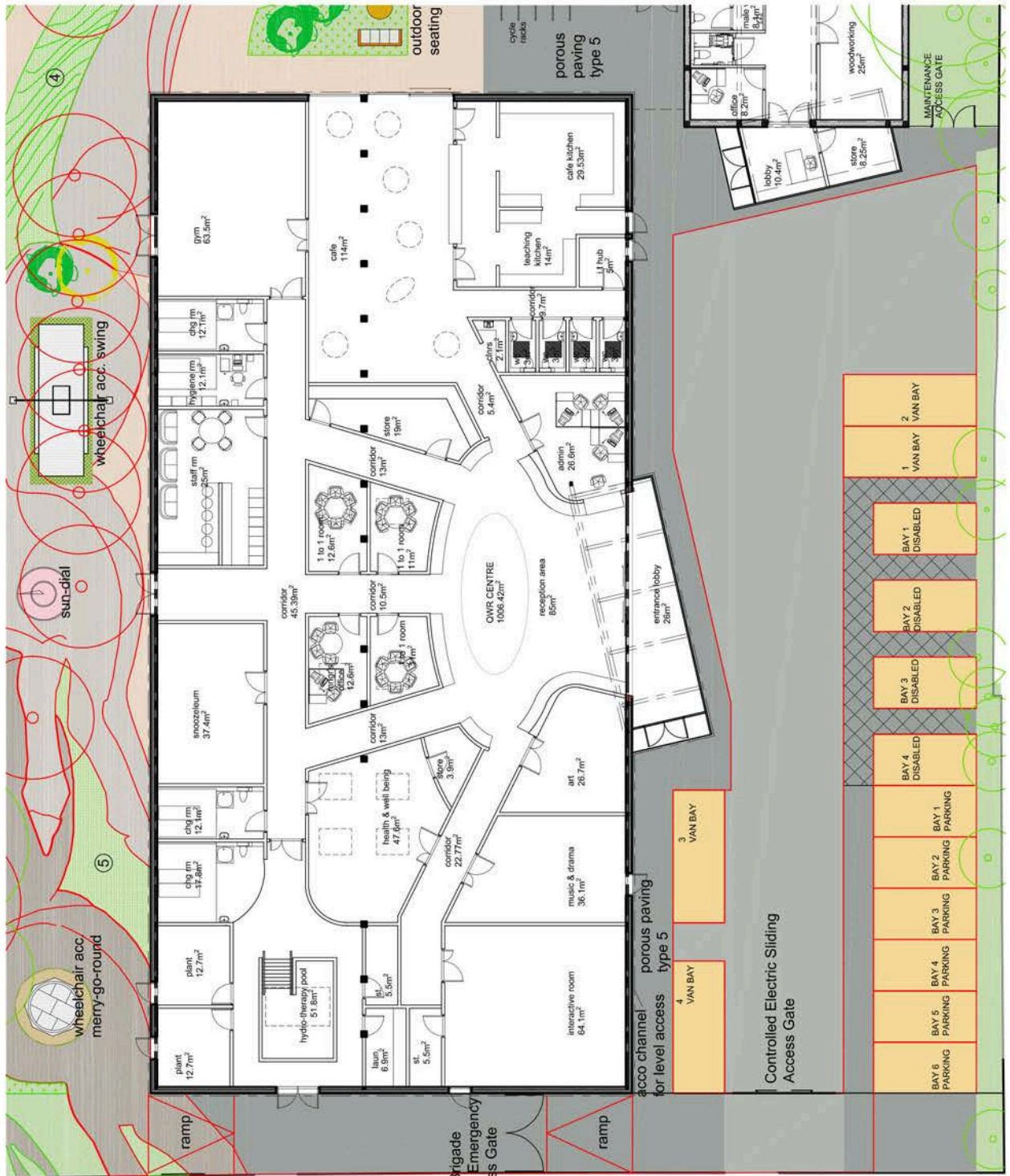
DATE	2008/12
CHECKED BY	SA
DATE	2012/D92/03
DATE	D



NOTES

The Contractor must verify all dimensions at the site before starting work. All dimensions are given in millimetres unless otherwise stated. Any discrepancy must be reported to the Contract Administrator immediately. DO NOT SCALE FROM THIS DRAWING.

KEY PLAN



Fire Brigade Only Emergency Access Gate

access channel for level access porous paving type 5

Controlled Electric Sliding Access Gate

1 VAN BAY

2 VAN BAY

3 VAN BAY

- BAY 1 DISABLED
- BAY 2 DISABLED
- BAY 3 DISABLED
- BAY 4 DISABLED
- BAY 5 PARKING
- BAY 6 PARKING

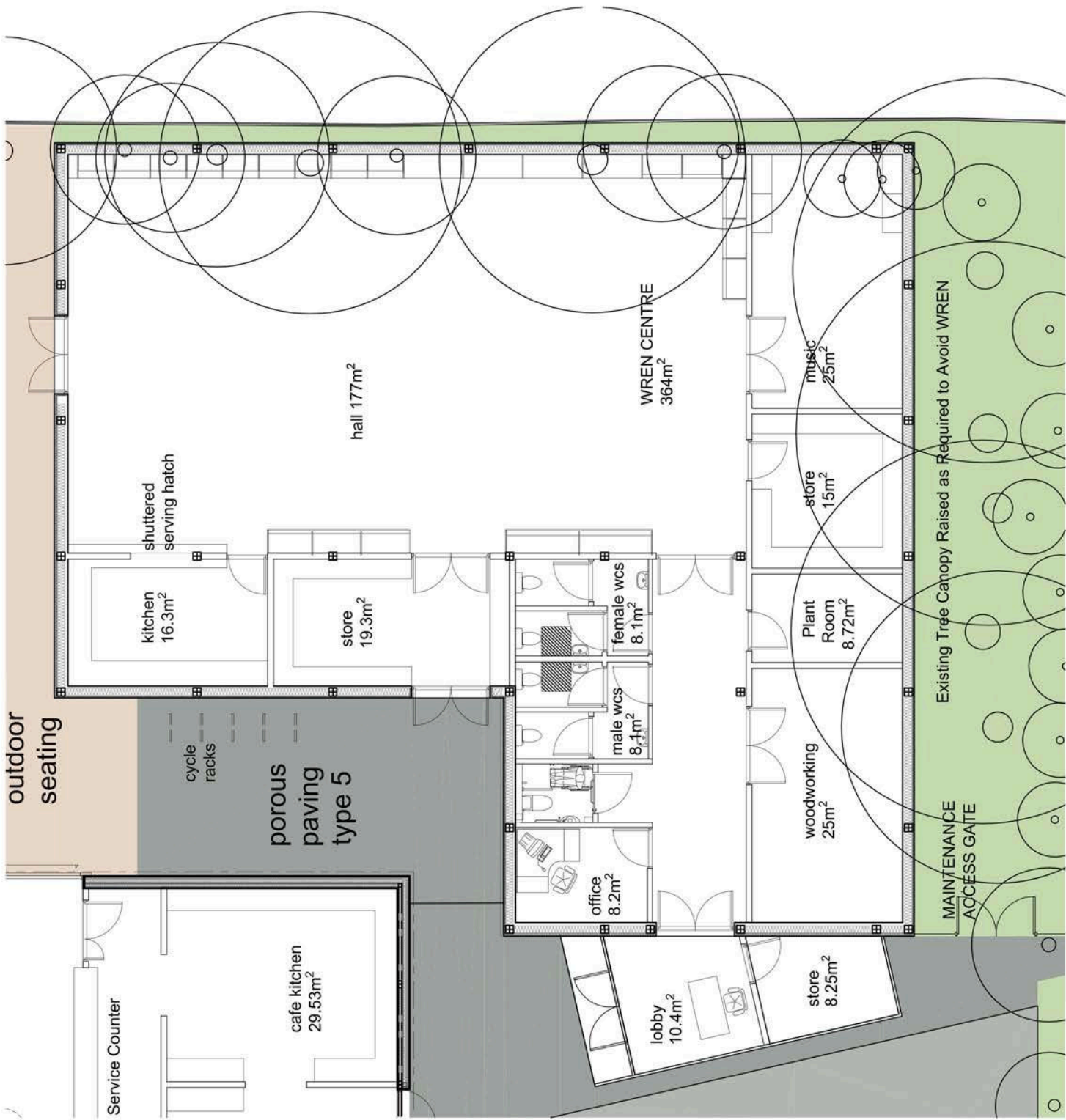


Revision number	Revision date	Author	Date
A	13/01/13	DB	13/01/13
<p>HILLINGDON LONDON</p> <p>CORPORATE LANDSCAPE GROUP 4th/11, QWC CENTRE, WAREHOSE, WOODLEA, URB 198 TEL: 01895 200 111 FAX: 01895 277 224</p>			
<p>PROPOSED GROUND FLOOR PLAN-QWR/C</p>			
Project No	1200@A3	Drawn by	SA
Checked by	DB	Date	08/08/12
Scale			A

NOTES

The Contractor must verify all dimensions at the site before starting work. Any discrepancy must be reported to the Contract Administrator immediately. Any dimensions shown on this drawing are for information only and do not constitute a contract. DO NOT SCALE FROM THIS DRAWING.

KEY PLAN



Rev	Revision notes	Issue	Date
B	Issue room and plan in Wren Centre landscape	AM	14-04-13
A	Wren Centre (proposed) to be replaced by Wren Centre	DB	14-04-13
A	Location of southern boundary lines	DB	14-04-13

HILLINGDON
LONDON

CORPORATE LANDS GROUP
4th/11, CIVIC CENTRE, WAREHOUSES, WOODSIDE, URBAN 19W
TEL: 01895 200 111
FAX: 01895 277 224

PROJECT
QUEENS WALK RESOURCE AND WREN CENTRE
QUEENS WALK, RUISLIP, HA 0LR

PROPOSED GROUND FLOOR PLAN-WREN

NO	DATE	BY	FOR
1100	@A3	SA	DB
DATE OF ISSUE			08/08/12

2012/D92/05

B

NOTES

The Contractor must verify all dimensions at the site before starting work. Any discrepancy must be reported to the Contract Administrator immediately. All dimensions are to the face of the work unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.

Emergency
Pedestrian
Access Only



EXTENT OF LAND TO BE INCORPORATED INTO QWR SITE FROM DEANSFIELD PRIMARY SCHOOL - 563 SQ.M.

NEW PARK RAILINGS TO MATCH EXISTING

NEW TIMBER PANEL FENCE 1.8M HIGH WITH 300MM TRELLIS PANEL ABOVE

Rev	Description	Issue	Date
A	ISSUE TO BE REVIEWED AND NEW PLANNING APPLICATION	DB	13 JUN 13
B	ISSUE TO BE REVIEWED AND NEW PLANNING APPLICATION	DB	13 JUN 13

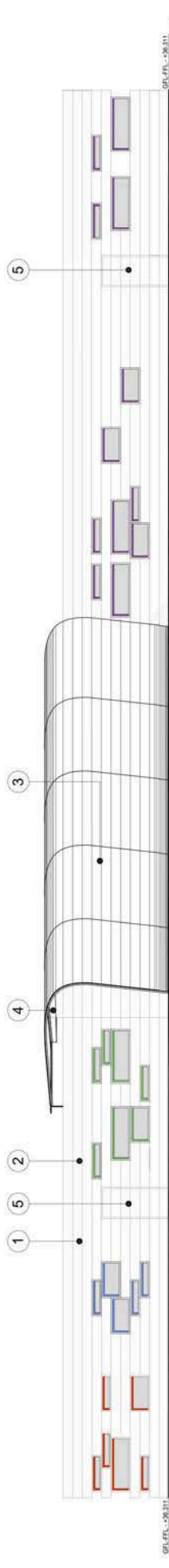
HILLINGDON
LONDON

CORPORATE LANDSCAPE GROUP
4th/11, CIVIC CENTRE, WYBRIDGE, WOODLEA, DERBYShire, LE19 1WQ
Tel: 01930 200 111
Fax: 01930 277 224

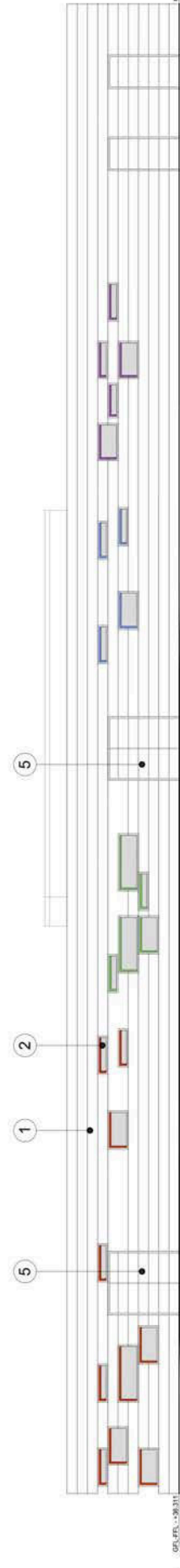
PROJECT
QUEENS WALK RESOURCE AND WREN CENTRE
QUEENS WALK, RUISLIP, HA 0LR

PROPOSED ROOF PLAN

NO. 1250/A3	ISSUED BY SA	DATE 08/08/12	SCALE A
PROJECT NO. 2012/D92/14			REV. A



QWRC ELEVATION
A-FRONT (NORTH WEST)



QWRC ELEVATION C-Rear
(SOUTH EAST)

1. Rockpanel Wood Cladding Panels
2. Velfac Composite Aluminium and Timber Windows
3. Translucent Polycarbonate Panels
4. Timber Glulam Beam
5. Velfac 200 Series Glass Doors - Horizontal manifestation as required.

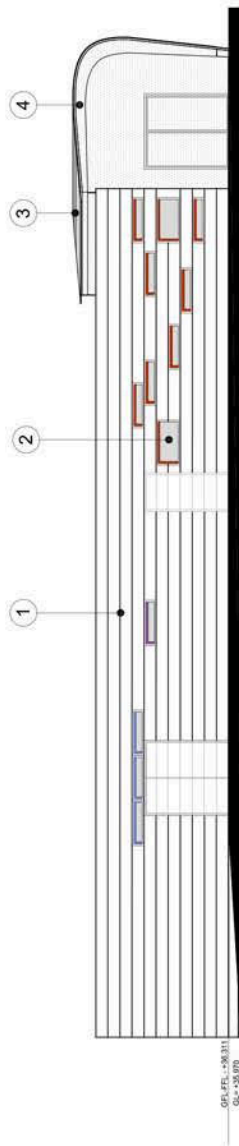
PROJECT	QUEENS WALK RESOURCE & WREN CENTRE QUEENS WALK, RUISLIP, HA4 0LR	
DESCRIPTION	PROPOSED FRONT & REAR ELEVATIONS QUEENS WALK RESOURCE CENTRE	
SCALE	DRAWN BY	DATE
1:100@A2	SA	03/10/12
DRAWING NO.	CHECKED BY	REV
2012/D92/06		B

Rev	Revision notes	Installs	Date	Rev	Date
B	No Velfac door removed on level elevation near grid line 16	db	1/12		
A	Velfac door removed on rear elevation near grid line 16	db	1/12		
	Velfac row 5 added to doors				

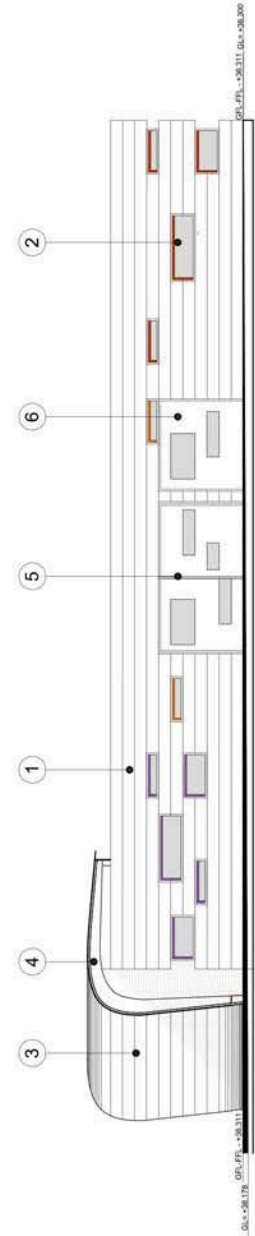
HILLINGDON
LONDON

CONSULTANT LANDSCAPE ARCHITECTS

48/711, CIVIC CENTRE, HILLINGDON, MIDDLESEX, UB8 3JH
Tel: 01885 295 111
Fax: 01885 277 224



QWRC ELEVATION D (LHS)
From Front (NORTH EAST)



QWRC ELEVATION B (LHS)
From Front (SOUTH WEST)

1. Rockpanel Wood Cladding Panels
2. Velfac Composite Aluminium and Timber Windows
3. Translucent Polycarbonate Panels
4. Timber Glulam Beam
5. Velfac Sliding Doors with Translucent Manifestation
6. Velfac Fixed Glazed Panel with Translucent Manifestation

PROJECT	QUEENS WALK RESOURCE & WREN CENTRE QUEENS WALK, RUISLIP, HA4 0LR
DESCRIPTION	PROPOSED SIDE ELEVATIONS QUEENS WALK RESOURCE CENTRE
SCALE	1:100@A2
DRAWN BY	SA
CHECKED BY	
DATE	03/10/12
REV	A
2012/D/92/07	

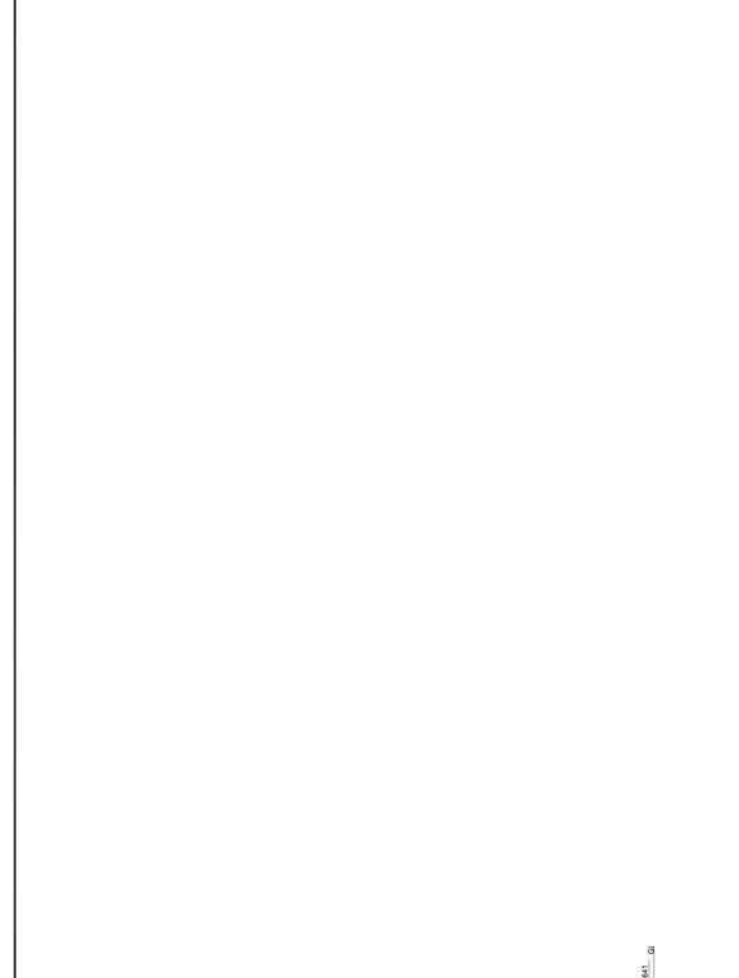
Rev	Date	By	Check	Notes
A	01/13	cb		Book West Elevation Velfac fixed glazed panel added (panel)
				Revision notes
				Initials Date

NOTES

The Contractor must verify all dimensions at the site before setting out.
 Be prepared to make any necessary adjustments to the drawings to reflect any site conditions.
 DO NOT SCALE FROM THIS DRAWING

HILLINGDON
LONDON

ASSOCIATE LANDSCAPE GROUP
 48/71, CIVIC CENTRE, HILLINGDON, BOLTON, LANCASHIRE, ENGLAND
 Tel: 01885 295 111
 Fax: 01885 277 224



WREN SIDE ELEVATION (LHS From Rear) (NORTH EAST)



WREN REAR ELEVATION B (SOUTH WEST)

1. Rockpanel Wood Cladding Panels
2. Velfac Composite Aluminium and Timber Windows
3. Translucent Polycarbonate Panels
4. Timber Glulam Beam
5. 1 hour fire door faced with Rockpanel Wood

PROJECT		QUEENS WALK RESOURCE & WREN CENTRE
DESCRIPTION		QUEENS WALK, RUISLIP, HA4 0LR
DRAWING NO.		2012/D92/08
SCALE	DRAWN BY	CHECKED BY
1:100@A2	SA	
DATE	DATE	DATE
03/10/12		
REV	REV	
A	A	

Rev	Revised	By	Date	Notes
A			01/13	Door door revised to match plan. Fire door note added. A. Provisional dimensions for (B&S).

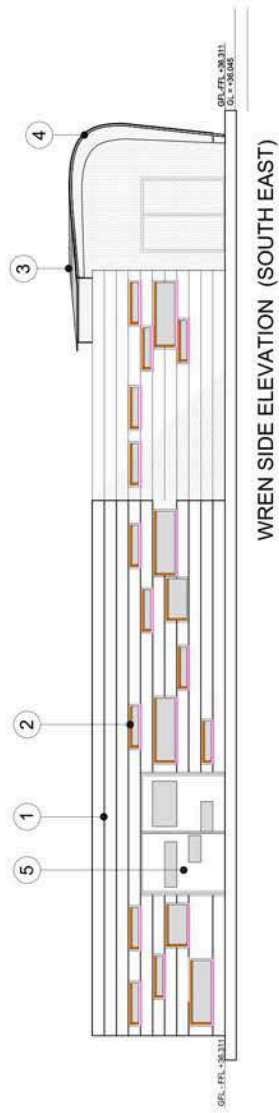
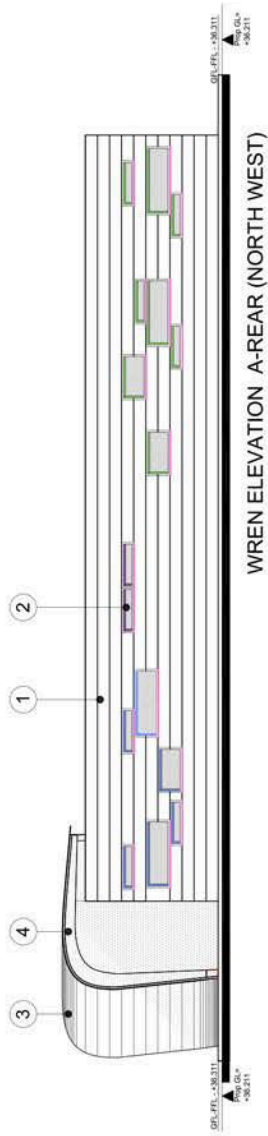
NOTES

The Contractor must verify all dimensions at the site before setting out.
 A. Provisional dimensions for (B&S).
 DO NOT SCALE FROM THIS DRAWING

DOING DOOR REVISION TO MATCH PLAN. FIRE DOOR NOTE ADDED.
 A. PROVISIONAL DIMENSIONS FOR (B&S).

HILLINGDON LONDON

RESIDENTIAL LANDLORD GROUP
 48/71, CIVIC CENTRE, HILLINGDON, HENLEY, (M5) 11UR
 Tel: 01895 295 111
 Fax: 01895 277 224



1. Rockpanel Wood Cladding Panels
2. Velfac Composite Aluminium and Timber Windows
3. Translucent Polycarbonate Panels
4. Timber Glulam Beam
5. Velfac Sliding Doors with Manifestation

PROJECT		QUEENS WALK RESOURCE & WREN CENTRE	
DESCRIPTION		QUEENS WALK, RUISLIP, HA4 0LR	
DRAWING NO.		2012/D92/09	
SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A2	SA		03/10/12

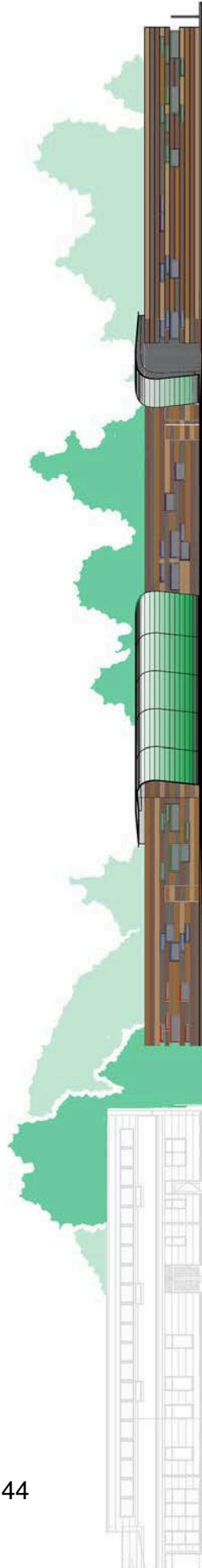
Rev	Revision notes	Installs	Date	Rev	Installs	Date
-		-	-	-	-	-


NOTES

The Contractor must verify all dimensions at the site before setting out. For resources to be used on site, they must be checked and approved by the Client. Any discrepancies must be reported to the Client immediately. DO NOT SCALE FROM THIS DRAWING.

HILLINGDON
LONDON

ASSOCIATE LANDSCAPE GROUP
140/141, CIVIC CENTRE, RUISLIP, MIDDLESEX, UB8 3UF
Tel: 01885 295 111
Fax: 01885 277 224





HILLINGDON

 LONDON

 CORPORATE LANDSCAPE GROUP

 4th/11, CIVIC CENTRE, UXBROOKE, MIDDLESEX, URB 11W

 Tel: 01895 250 111

 Fax: 01895 277 224

NOTES

The Contractor must notify the Designer of any discrepancies or errors in the drawings, or any other matters, as soon as they are identified. Any discrepancies or errors must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-		-	-
-		-	-
-		-	-
-		-	-

PROJECT QUEENS WALK RESOURCE & WREN CENTRE QUEENS WALK, RUISLIP, HA4 0UR		DATE 03/10/12
DESCRIPTION PROPOSED FRONT CONTEXT ELEVATION QUEENS WALK RESOURCE CENTRE		CHECKED BY SA
SCALE 1:200@A2	DRAWN BY SA	DATE 03/10/12
DRAWING NO. 2012/D92/11		REV.



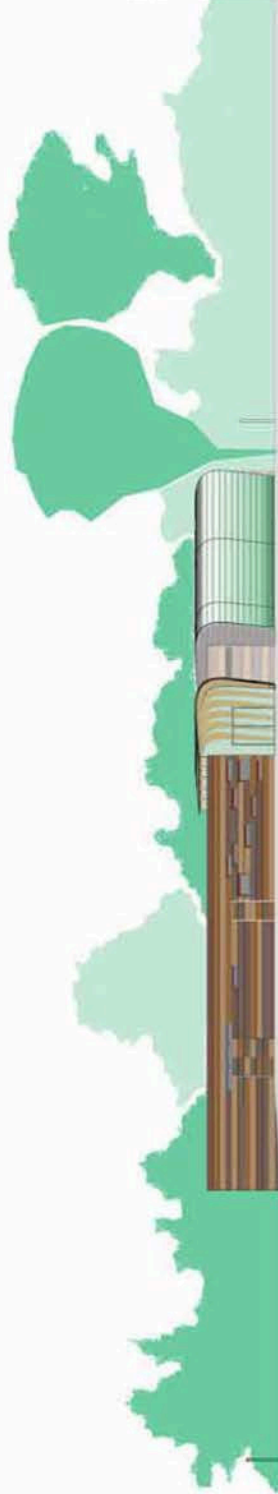
CONTRACT NUMBER: 08/09
 49/11, ONE CENTRE, VENTURE, HILLINGDON, MK9 1PR
 Tel: 01835 233 111
 Fax: 01835 237 234

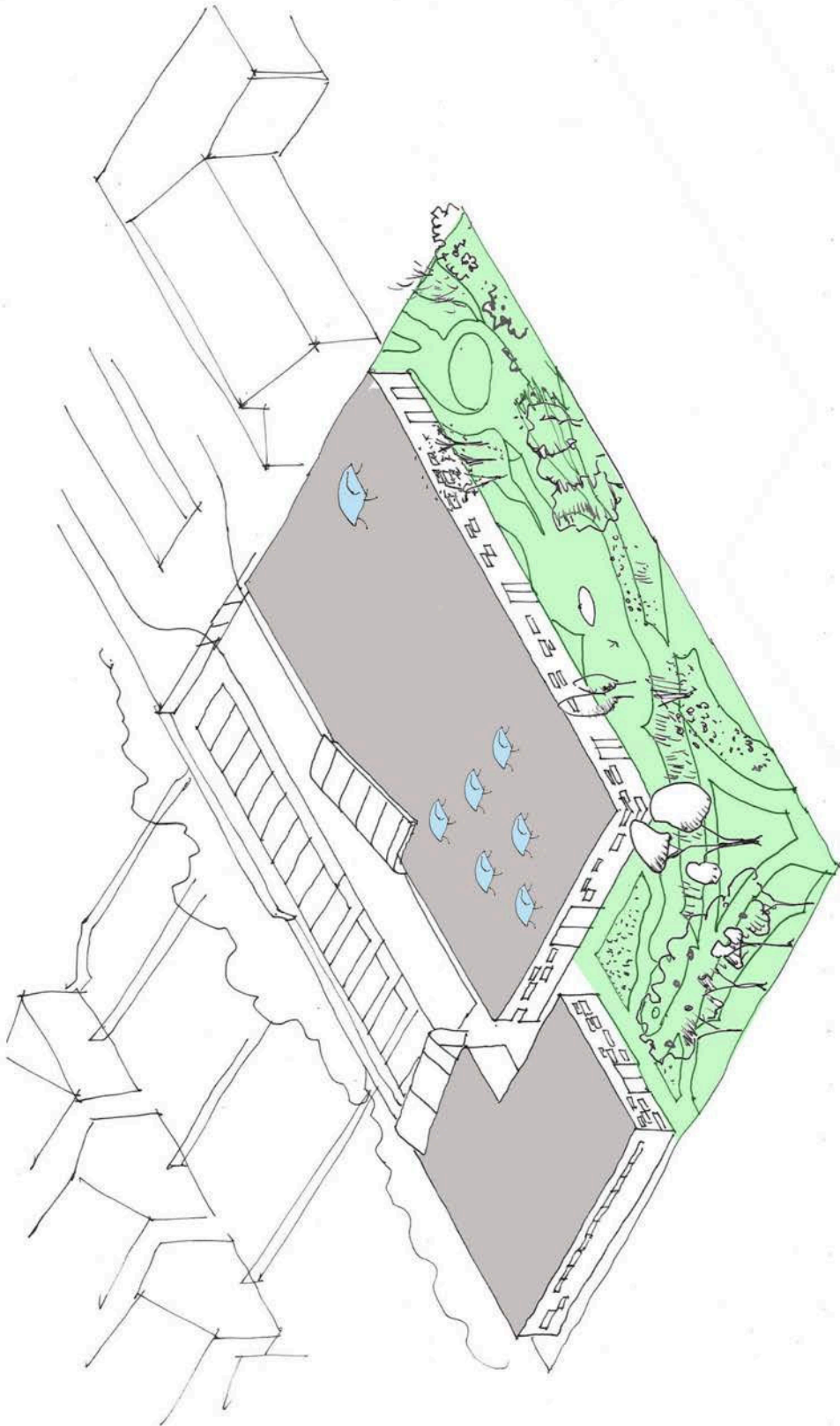
NOTES

The Contractor shall verify all dimensions at the site before setting out. No responsibility is accepted for any errors or omissions in the information provided. (DO NOT SCALE FROM THIS DRAWING)

Revisions	Revisions notes	MM	DD	YY	Revisions notes	MM	DD	YY
A	Additional trees shown	MM	16	04				

PROJECT QUEENS WALK RESOURCE & WREN CENTRE QUEENS WALK, RUISLIP, HAM GLR		DATE 03/10/12	
DESCRIPTION PROPOSED SIDE CONTEXT ELEVATION QUEENS WALK RESOURCE CENTRE		SCALE 1:200@A2	DESIGNED BY SA
DRAWING NO. 2012/D92/12		REV. A	





PROJECT		QUEENS WALK RESOURCE & WREN CENTRE	
DESCRIPTION		QUEENS WALK RESOURCE CENTRE	
SCALE	DRAWN BY	CHECKED BY	DATE
NTS@A2	SA		03/10/12
DRAWING NO.			REV
			2012/D92/18

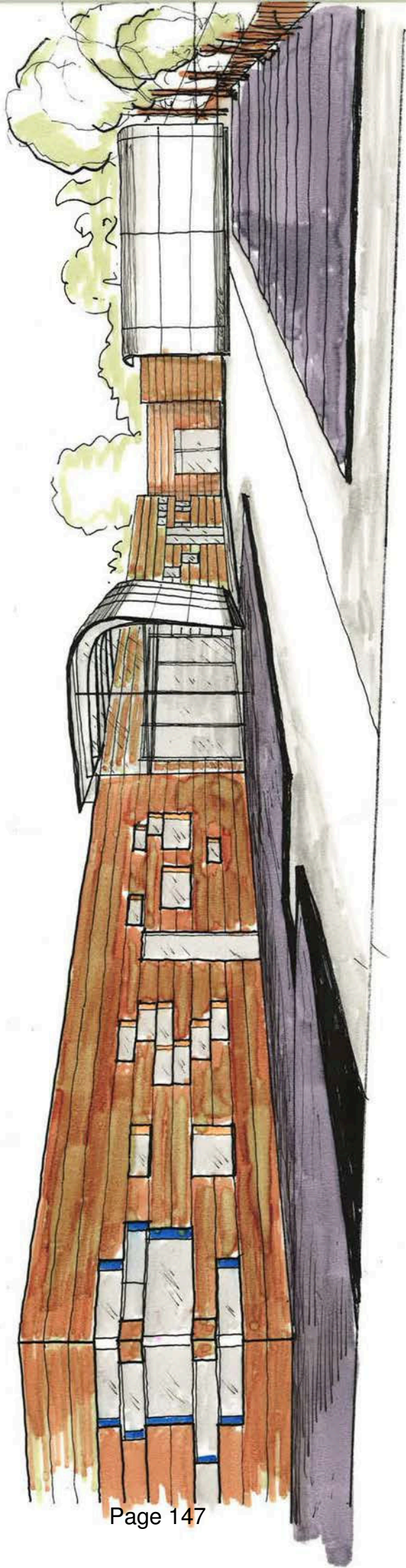
NOTES					
<p>The Contractor must notify all associates of this before starting all construction work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.</p> <p>DO NOT SCALE FROM THIS DRAWING</p>					
Rev	Revised notes	Initials	Date	Rev	Date
-		-	-	-	-
	Revision notes	Initials	Date		

HILLINGDON
LONDON

CORPORATE LANDSIDE GROUP

4N/11, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 3JW

Tel: 01895 235 111
Fax: 01895 277 224



NOTES

The Contractor shall be responsible for the accuracy of the drawings and shall be responsible for any discrepancies between the drawings and the site conditions. Any discrepancies shall be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date	Rev	Revision notes	Initials	Date

PROJECT: QUEENS WALK RESOURCE & WREN CENTRE QUEENS WALK, RUISLIP, HA4 0UR		DATE: 03/10/12
DESCRIPTION: PERSPECTIVE QUEENS WALK RESOURCE CENTRE		CHECKED BY:
SCALE: NTS@A2	DRAWN BY: SA	DATE: 03/10/12
DRAWING NO: 2012/D92/19		REV:

HILLINGDON
LONDON
CORPORATE LANDLORDS GROUP
4th/11, CIVIC CENTRE, UPPERSOPE, WINDLESEX, UB8 3JW
Tel: 01895 250 111
Fax: 01895 277 224

NOTES
 The Contractor must verify all dimensions at the site before starting work. Any minor variations to the dimensions shown on this drawing must be reported to the Client immediately. Any major variations must be reported to the Client immediately and approved in writing.
 DO NOT SCALE FROM THIS DRAWING

LEGEND - EXTERNAL FINISHES

- porous paving type 1 - "Congrave" or equal approved colour fbc
- porous paving type 2 - "Core grave" or equal approved - colour fbc - horse 1
- porous paving type 3 - "Congrave" or equal approved - colour fbc - horse 2
- porous paving type 4 - "Congrave" or equal approved - colour fbc
- porous paving type 5 - "Congrave" or equal approved - colour fbc
- Tarmac: Dry porous asphalt system with Masterfint - Colour fbc - Road surface
- Tarmac: Dry porous asphalt system with Masterfint - Colour fbc - Parking bays surface
- Grates
- Existing Trees
- Removed Trees
- New Semi-Mature Trees
- New Beech or Chitalpa Hedge with Fruit Trees Interspersed
- New Ornamental Trees

Item	Revision codes	Issue	Date
D	Store room and Plant in Wren Centre swapped	MM	16-04-13
C	Trees to be removed added to the drawing	SA	26-11-12
B	Trees to be removed added to the drawing	SA	26-11-12
A	Location of Electronic Barrier added	SA	19-11-12

HILLINGDON
 LONDON

CONTRACT LANDSCAPE GROUP
 THE GARDENS, 200 111
 QUEENSWAY, WOODLEIGH, MIDDLESEX, UB8 3PW
 TEL: 01895 200 111
 FAX: 01895 277 224

PROJECT
QUEEN'S WALK RESOURCE AND WREN CENTRE
 QUEEN'S WALK, HA4 0LR

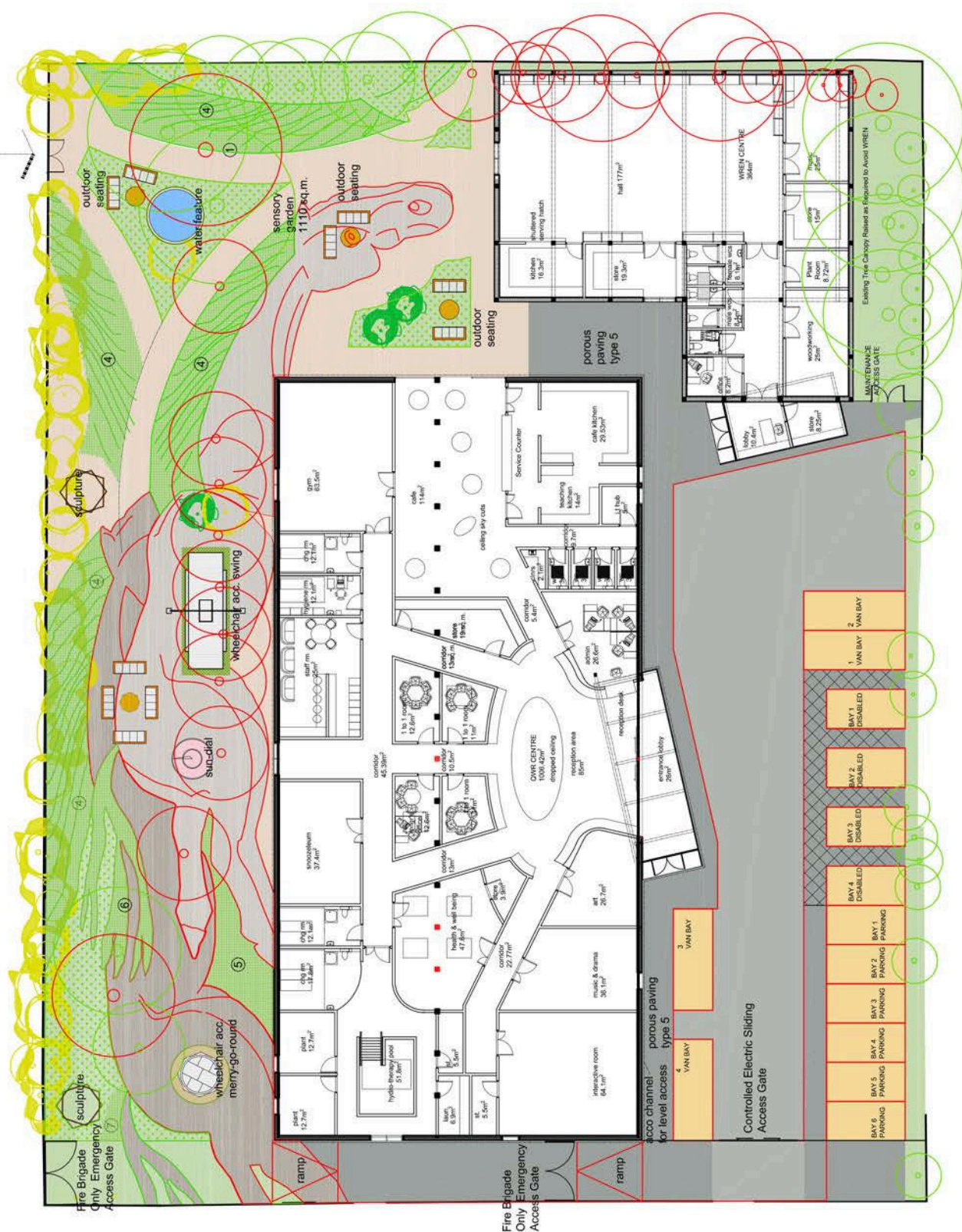
PROPOSED LANDSCAPE PLAN

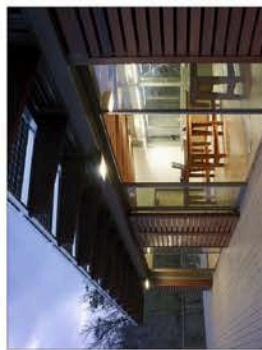
DATE: 2008/12
 DRAWN BY: SA
 CHECKED BY: SA
 PROJECT NO: 1250/A3

2012/D92/13

D

Emergency Pedestrian Access Only

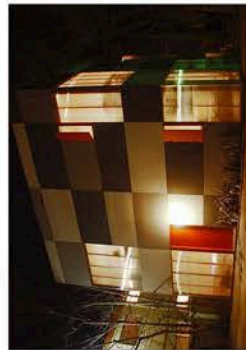




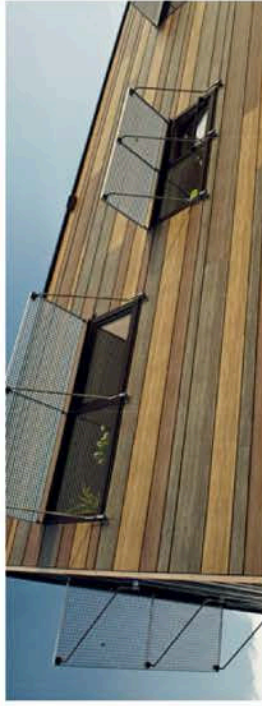
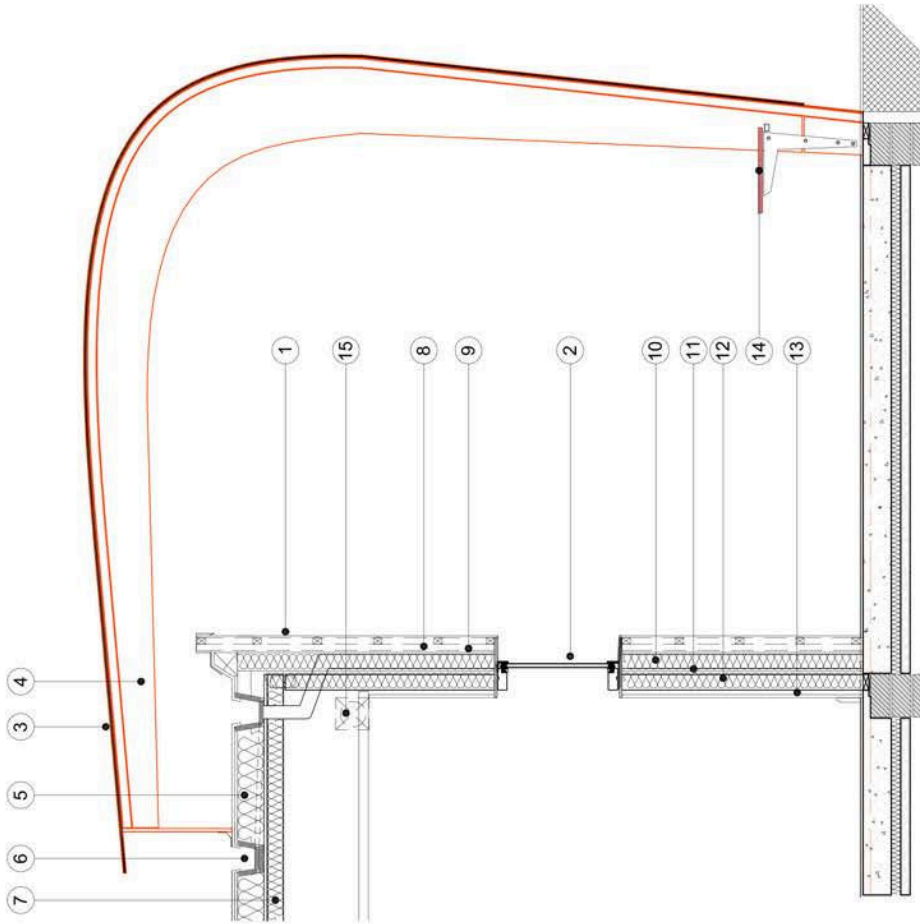
Precedent for use of timber frame with clear polycarbonate panels



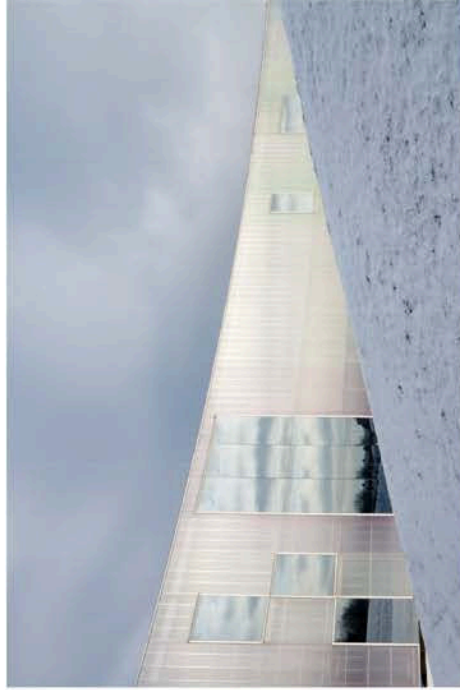
Precedent for use of timber cladding with clear polycarbonate wall panels



Precedent for polycarbonate panels back-lit at night



Precedent for use of Rockpanel Wood Cladding - Dutch School by Sebastien Robben



Precedent for use of polycarbonate cladding panels - Laban Centre by Herzog de Meuron

HILLINGDON
LONDON

CONSULTANT LANDSCAPE GROUP
ARCHITECTS, INTERIORS, URBAN DESIGN

48/71, CIVIC CENTRE, HILLINGDON, URBAN
Tel: 01895 295 111
Fax: 01895 277 224

NOTES

The Contractor must verify all dimensions at the site before setting out. For reference to the drawings, any discrepancy must be reported to the Consultant immediately. Any discrepancies must be reported to the Consultant immediately. Any discrepancies must be reported to the Consultant immediately.

DO NOT SCALE FROM THIS DRAWING

Rev	Revised notes	Install	Date	Rev	Date	Installs	Date
A	Sheet scales and revised. Note 14 added.	cb	jun 13	-	-	-	-

1. Rockpanel Wood Cladding Panels
2. Vellac Composite Aluminium and Timber Windows - u-value of 1.2W/m² K at centre of pane
3. Translucent Polycarbonate Panels
4. Timber Glulam Beam
5. New roof Insulation - Celotex EL3000-140mm
6. New insulated gutter
7. New ceiling insulation between roof beams - Celotex EL3000 - 50mm
8. Ventilated cavity behind Rockpanel rainscreen cladding panels

9. Breather Membrane
10. New wall insulation- Celotex FR4000-100mm
11. 18mm WBP Ply
12. New wall insulation-Celotex FR4000 -85mm hat framing
13. 15mm high impact Gyproc Wall board on
14. In built oak bench (continuous) with LED lights to canopy concealed in bench.
15. Motorized blinds and housing concealed in ceiling. (to Int Active Rm, Music & Drama, Art, Snoozeaum, Admin & Wren Office). Floor to ceiling in height.

PROJECT	QUEENS WALK RESOURCE AND WREN CENTRE QUEENS WALK, RUISLIP HA4 0LR
DESCRIPTION	PROPOSED SECTION AND MATERIALS
SCALE	1:20 @ A2
DRAWN BY	SA
CHECKED BY	SA
DATE	03/10/12
REV	A
2012/D92/10	

NOTES
 The Contractor must verify all dimensions at the site before starting work.
 All dimensions are to the centre of the element unless otherwise stated.
 All dimensions are to the centre of the element unless otherwise stated.
 DO NOT SCALE FROM THIS DRAWING

LEGEND - EXTERNAL FINISHES

- porous paving type 1 - "Crepepaper" or equal approved colour fbc
- porous paving type 2 - "Cone paper" or equal approved - colour fbc
- porous paving type 3 - "Crepepaper" or equal approved - colour fbc
- porous paving type 4 - "Crepepaper" or equal approved - colour fbc
- porous paving type 5 - "Crepepaper" or equal approved - colour fbc
- Tarmac Dry porous asphalt system with Mastertite - Colour fbc - Road surfacing
- Tarmac Dry porous asphalt system with Mastertite - Colour fbc - Parking bays surface



HILLINGDON
 LONDON
 CORPORATE LANDSCAPING GROUP
 48/1/A, DVC CENTRE, URBROOK, MIDDLESEX, UB8 1YW
 TEL: 01895 200 111
 FAX: 01895 277 224

PROJECIT
 QUEENS WALK RESOURCE & WREN CENTRE
 QUEENS WALK, RUISLIP, HA0 4LR

CONTRACT NO.
 VEHICLE TRACKING DIAGRAM-MINIBUS

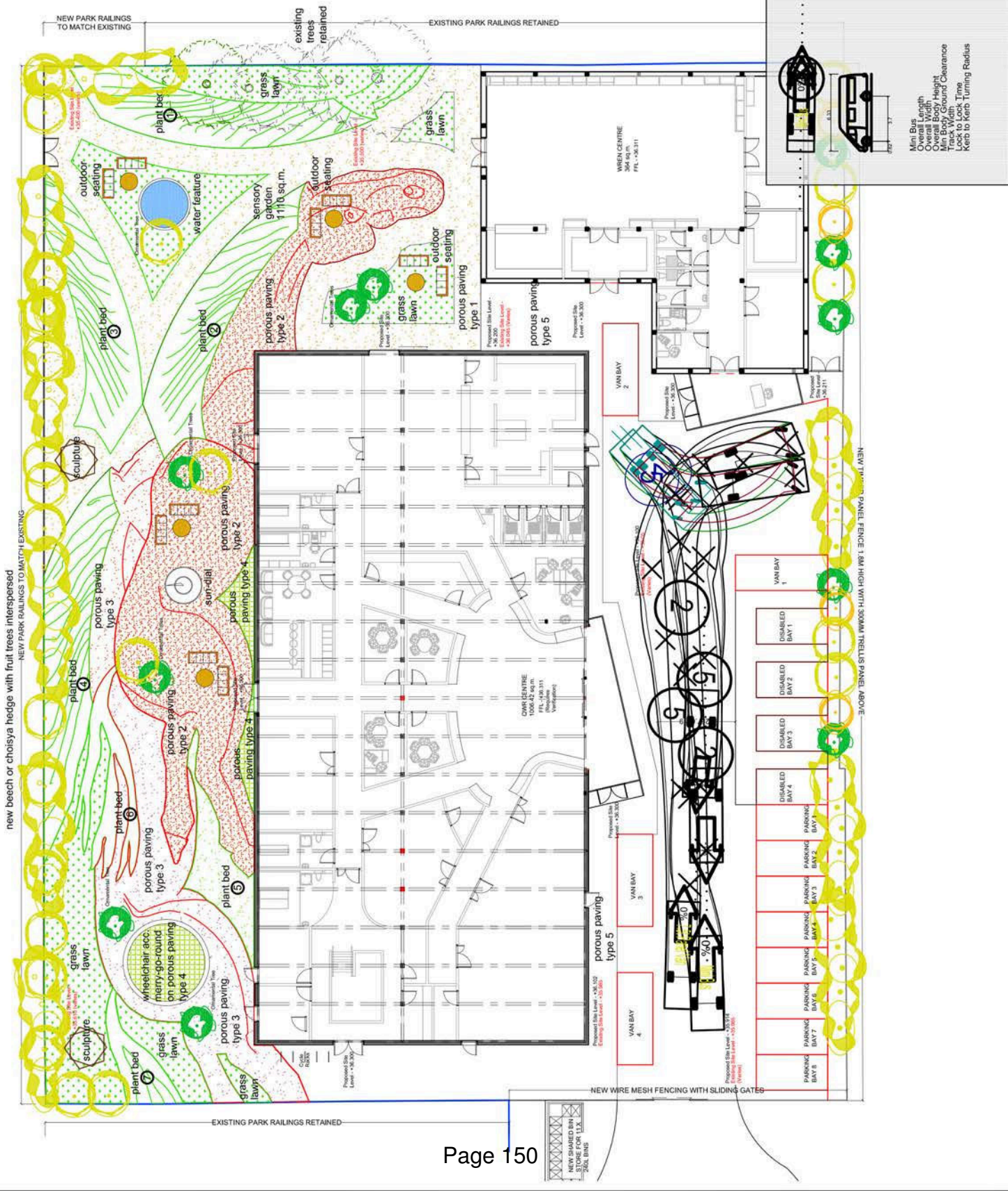
DATE
 27/09/12

SCALE
 1:250@A3

DESIGNED BY
 SA

CHECKED BY
 DB

2012/D92/21



NOTES

The Contractor must verify all dimensions at the site before starting work. All dimensions are given in millimetres unless otherwise stated. Any dimensions that are shown in red are to be confirmed by the Contractor before starting work. Any dimensions that are shown in green are to be confirmed by the Contractor before starting work.

DO NOT SCALE FROM THIS DRAWING

LEGEND - EXTERNAL FINISHES

- porous paving type 1 - "Coregravel" or equal approved colour bc.
- porous paving type 2 - "Core gravel" or equal approved colour bc - horse 1
- porous paving type 3 - "Coregravel" or equal approved colour bc - horse 2
- porous paving type 4 - "Coregravel" or equal approved colour bc
- porous paving type 5 - "Coregravel" or equal approved colour bc - walking zone paving
- Tarmac Dry porous asphalt system with listerite - Colour bc - Road surface
- Tarmac Dry porous asphalt - Colour bc - Parking bays surface
- Grass
- Existing Trees
- Removed Trees
- New Semi-Mature Trees
- New Bleed or Chozoya Hedge with Fruit Trees interspersed.
- New Ornamental Trees
- Planting level reference, refer to landscape planting schedule

HILLINGDON
LONDON

CORPORATE LANDSCAPE GROUP
4th/11, ONE CENTRE, WAREHOSE, WOODLEIGH, URB 19B 19W
Tel: 01895 200 111
Fax: 01895 277 224

PROJECT
QUEENS WALK RESOURCE & WREN CENTRE
QUEENS WALK, RUISLIP, HA0 4LR















DATE
27/09/12

2012/D92/21



NOTES
 The Contractor must verify all dimensions at the site before starting work.
 All dimensions are to the face of the work unless otherwise stated.
 All dimensions are to be confirmed with the relevant authority.
 DO NOT SCALE FROM THIS DRAWING

LEGEND - EXTERNAL FINISHES

-  porous paving type 1 - Conglomerate or equal approved colour tbc.
-  porous paving type 2 - "Core grave" or equal approved - colour tbc - horse 1
-  porous paving type 3 - approved - colour tbc - horse 2
-  porous paving type 4 - "Cove" or equal approved - colour tbc
-  porous paving type 5 - "Cove" or equal approved - colour tbc - walking zone paving
-  Tarmac Dry porous asphalt system with Masterfint - Colour tbc - Road surface
-  Tarmac Dry porous asphalt system with Masterfint - Colour tbc - Parking bays surface
-  Grass
-  Existing Trees
-  Removed Trees
-  New Semi-Mature Trees
-  New Beech or Chestnut Hedge with Fruit Trees Interspersed.
-  New Ornamental Trees
-  Planting bed reference, refer to landscape planting schedule

Rev	Revision notes	Issue	Date
A	Tracking updated to on site cost and landscape layout	08	12/12/19



HILLINGDON
 LONDON
 CORPORATE LANDSCAPES GROUP
 4th/11, ONE CENTRE, WAREHOUSES, WOODLEIGH, URBAN 19W
 TEL: 01895 200 111
 FAX: 01895 277 224

PROJECT		QUEENS WALK RESOURCE & WREN CENTRE QUEENS WALK, RUISLIP, HA0 4LR	
CONTRACT NO.		VEHICLE TRACKING DIAGRAM - PANEL VAN	
ISSUED BY	DATE	ISSUED BY	DATE
1-250@A3	DB	27/09/12	
DRAWING NO.		2012/D92/20	
SCALE		A	

7.5t Panel Van
 Overall Length 2.212m
 Overall Width 1.842m
 Overall Height 0.316m
 Min Body Ground Clearance 1.065m
 Track Width 1.70m
 Wheelbase 2.70m
 Kerb to Kerb Turning Radius 7.400m



NOTES

The Contractor must verify all dimensions at the site before starting work. Any discrepancies must be reported to the Contract Administrator immediately. All dimensions are to the centre of the element unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.

LEGEND - EXTERNAL FINISHES

- porous paving type 1 - Conglomerate or equal approved colour tbc.
- porous paving type 2 - 'Core grave' or equal approved - colour tbc - horse 1
- porous paving type 3 - approved - colour tbc - horse 2
- porous paving type 4 - 'Core grave' or equal approved - colour tbc
- porous paving type 5 - 'Core grave' or equal approved - colour tbc - walking zone paving
- Tarmac Dry porous asphalt system with Masterfint - Colour tbc - Road surface
- Tarmac Dry porous asphalt system with Masterfint - Colour tbc - Parking bays surface
- Grass
- Existing Trees
- Removed Trees
- New Semi-Mature Trees
- New Beech or Chionya Hedge with Fruit Trees Interspersed.
- New Ornamental Trees

Planting bid reference, refer to landscape planting schedule

HILLINGDON
LONDON

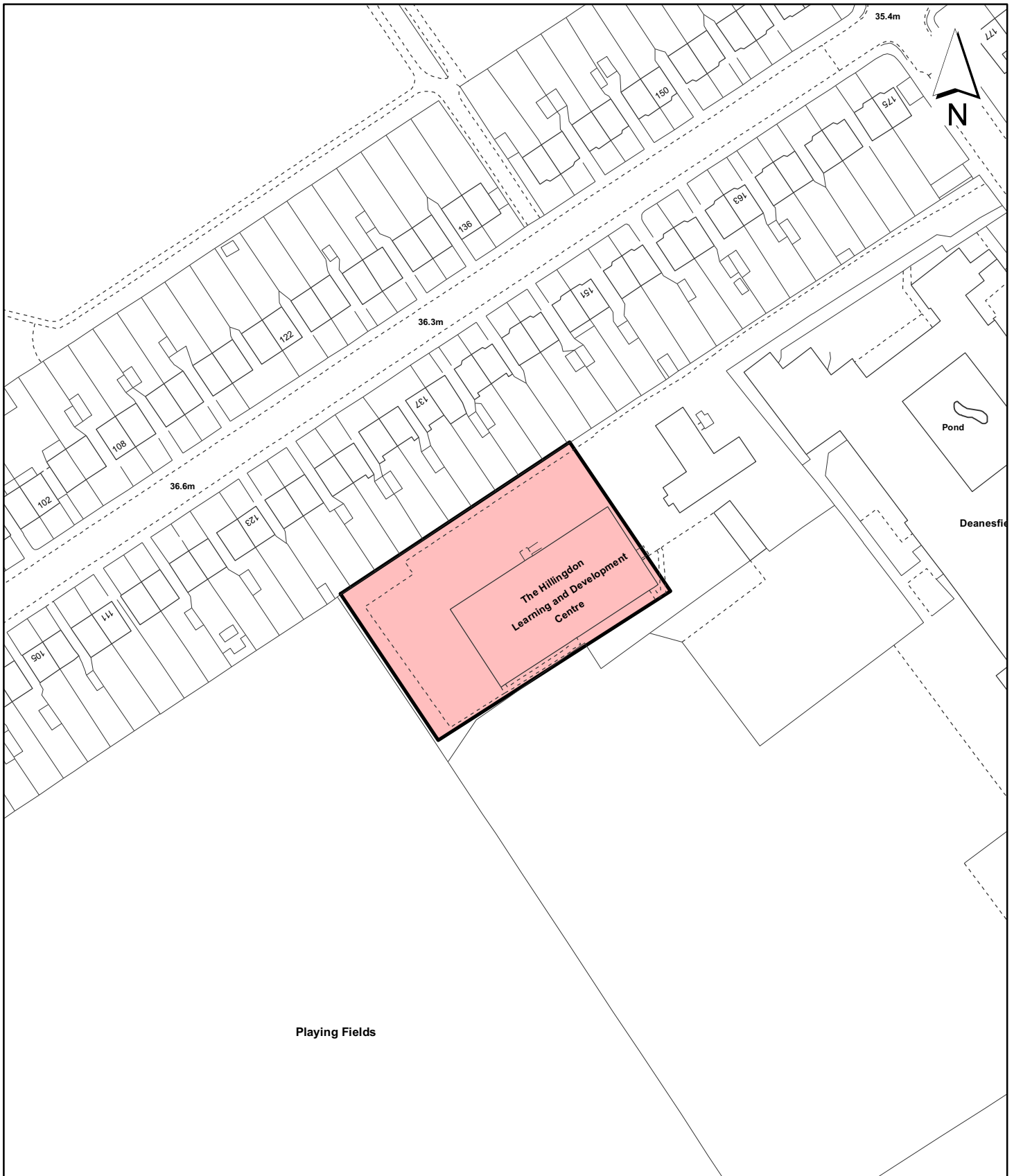
CORPORATE LANDSCAPE GROUP
4th/11, ONE CENTRE, WAREHOSE, WOODLEIGH, MIDDLESEX, UB8 3YW
Tel: 01895 200 111
Fax: 01895 277 224

PROJECT: QUEENS WALK RESOURCE & WREN CENTRE
QUEENS WALK, RUISLIP, HA0 4LR


DATE: 27/09/12

2012/D92/20





Notes

 Site boundary

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Site Address

**Queens Walk Resource Centre
Queens Walk
Ruislip**

Planning Application Ref:
12059/APP/2012/2570

Planning Committee
Major Applications

Scale
1:1,250

Date
May 2013

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WILLIAM BYRD PRIMARY SCHOOL VICTORIA LANE HARLINGTON

Development: Installation of single storey (temporary) mobile classroom.

LBH Ref Nos: 11327/APP/2013/1209

Date Plans Received: 13/05/2013

Date(s) of Amendment(s):

Date Application Valid: 16/05/2013

Safety first. Second nature.

The applicant/contractor must ensure that all work is carried out in accordance with the relevant legislation and standards. The contractor must ensure that all work is carried out in accordance with the relevant legislation and standards.

The applicant/contractor must ensure that all work is carried out in accordance with the relevant legislation and standards.

NO.	DESCRIPTION	DATE	BY	STATUS
1	Issue and dimensions agreed. Revised the drawing.			
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PRECONSTRUCTION

imace
15 CHANCERY SQUARE, LONDON, EC2M 3AB
www.imacegroup.com

**LONDON BOROUGH OF HILLINGDON
PHASE 3 TEMPORARY EXPANSION
WILLIAM BYRD PRIMARY SCHOOL
EXISTING SITE PLAN**

PROJECT NO: 27066
DATE: 05/02/13

PROJECT CODE: 8358 - A - PLN - SIT - XX - 101
LEVEL: XX
SCALE: 1:500

1 of 1 @ A1 | P 2

UNRESTRICTED

Key:

- Site subject of the application
- Adjoining land in same ownership
- Planning application site area: 1010 m²



Safety first. Second nature.

Safety, Health and Environment Information

The applicant/contractor/contractors (tasks associated with this type of work are noted as:

CONSTRUCTION

OPERATION AND MAINTENANCE

DECOMMISSION/DEMOLITION

NOTE: TO BE BUILT IN CONJUNCTION WITH PHS REGISTER

Key:

- Site subject of the application
- Adjoining land in same ownership
- Planning application site area 10.0 m2.



NO.	DESCRIPTION	DATE	BY
1	Issue and approval of the plan		
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PRECONSTRUCTION

CLIENT: **HILLINGDON**

imace
150 Moorfields, London, EC2M 6FB
www.imacegroup.com

PROJECT NO: **LONDON BOROUGH OF HILLINGDON PHASE 3 TEMPORARY EXPANSION WILLIAM BYRD PRIMARY SCHOOL**

DRAWING TITLE: **SITEPLAN PROPOSED**

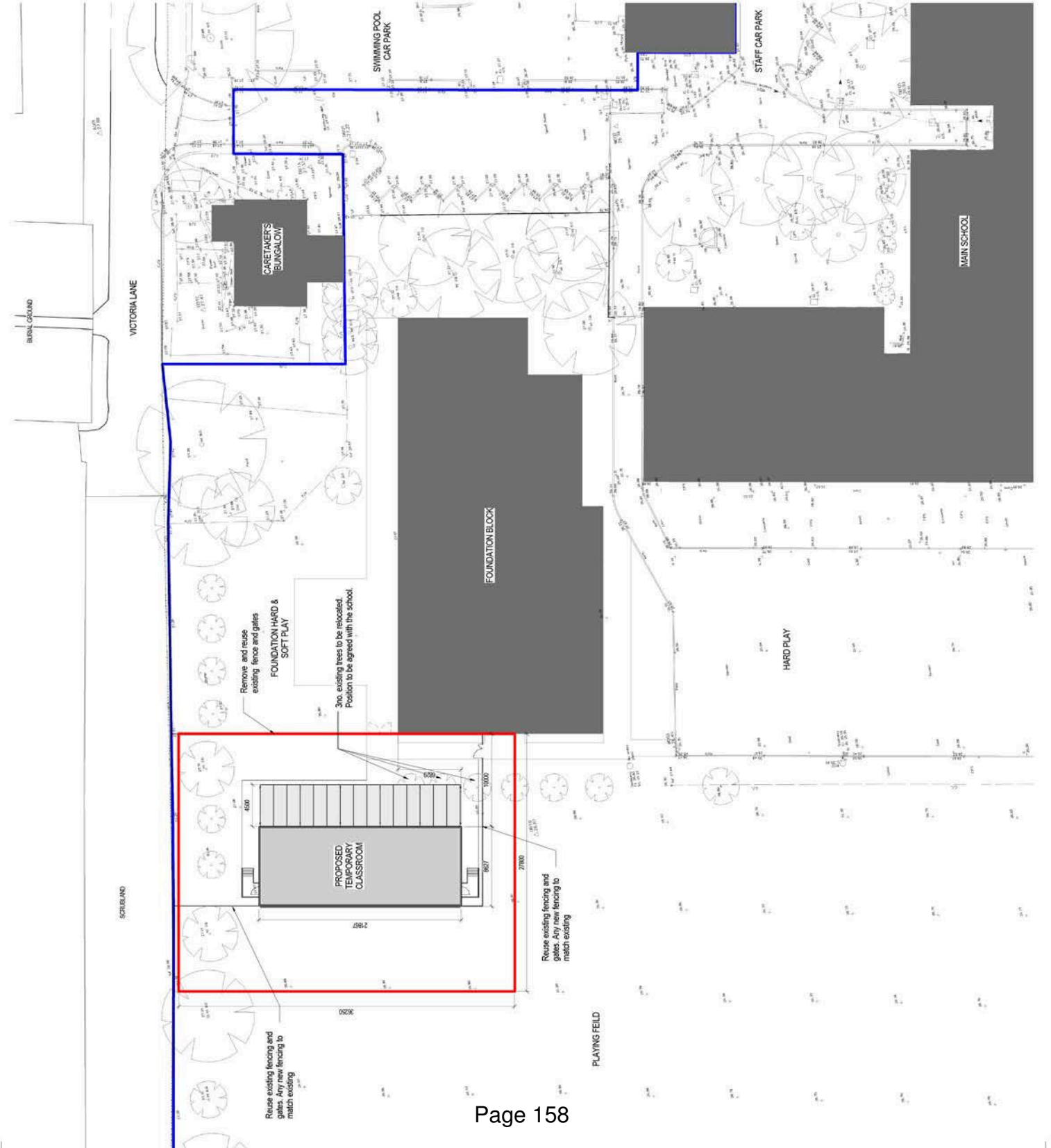
PROJECT NO	DRAWN BY	DATE
27066	PJTS	04/25/13
CHECKED BY	DATE	
PROJECT CODE	ISSUE TYPE	LEVEL
8358 - A - PLN - SIT	SIT	XX - 110
SHEET NO	SCALE	INFO SHEET SIZE
1 of 1	1:500	@A1 P 3

INFORMATION HANDLING CLASSIFICATION: **UNRESTRICTED**

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Key:

- Site subject of the application
 - Adjoining land in same ownership
- Planning application site area: 1010m²



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Safety first. Second nature.

Safety, Health and Environment Information
The applicant/contractor must be associated with this type of work as noted as:

CONSTRUCTION	
D	CONSTRUCTION
CI	OPERATION AND MAINTENANCE
D	OPERATION AND MAINTENANCE
CI	OPERATION AND MAINTENANCE
D	DISMANTLING/DEMOLITION
CI	DISMANTLING/DEMOLITION

NOTE: TO BE FULFILLED IN CONNECTION WITH PERMITS REGISTER

REV	DATE	DESCRIPTION	BY	CHKD
0	08/08/23	Issue and dimensions, subject to approval	PL/TS	PL/TS
1	15/08/23	Issue for planning	PL/TS	PL/TS
2	15/08/23	Issue for construction	PL/TS	PL/TS
3	15/08/23	Issue for construction	PL/TS	PL/TS

PRECONSTRUCTION
CLIENT



LONDON BOROUGH OF HILLINGDON
PHASE 3 TEMPORARY EXPANSION
WILLIAM BYRD PRIMARY SCHOOL

DRAWING TITLE
SITEPLAN
PROPOSED

PROJECT NO	27066	DRAWN BY	PJTS	DATE	04/23/13
CHECKED BY		DATE			
PROJECT CODE	8358 - A - PLN - SIT - XX - 111	ISSUE TYPE	1	LEVEL	1
SHEET NO.	1 of 1	SCALE	1:200	DRG. SHEET SIZE	A1
INFORMATION HANDLING COLLECTION					

UNRESTRICTED

C:\BMAP\2006-2008\A PLN\23\111\01\Siteplan_Plan_SIT.dwg 14/08/23

PROVISIONAL FINISHES
 NOT TO BE PROCEEDED WITHOUT PERMISSION
 FROM THE ARCHITECT. CONTRACTOR TO VERIFY
 ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

Safety first. Second nature.

Safety, Health and Environment Information
 The appropriate unusual hazards (risks associated with this type of work are noted as:

CONSTRUCTION	
D	
CI	
OPERATION AND MAINTENANCE	
D	
CI	
DISMANTLING/DEMOLITION	
D	
CI	

NOTE: TO BE USED IN CONNECTION WITH RISK REGISTER
 Note that level and dimensions are indicative and may be subject to minor change further to discussions with modular plant suppliers.
 Refer to employers requirements for all detail of proposed finishes.
 Schedule or drawing in summary of risks only.

1	20-05-13	Revised floor plan with new WC's & lift shaft	PJTS
2	22-05-13	Revised floor plan with new WC's & lift shaft	PJTS
3	22-05-13	Revised floor plan with new WC's & lift shaft	PJTS
4	22-05-13	Revised floor plan with new WC's & lift shaft	PJTS
5	22-05-13	Revised floor plan with new WC's & lift shaft	PJTS
6	22-05-13	Revised floor plan with new WC's & lift shaft	PJTS
7	22-05-13	Revised floor plan with new WC's & lift shaft	PJTS

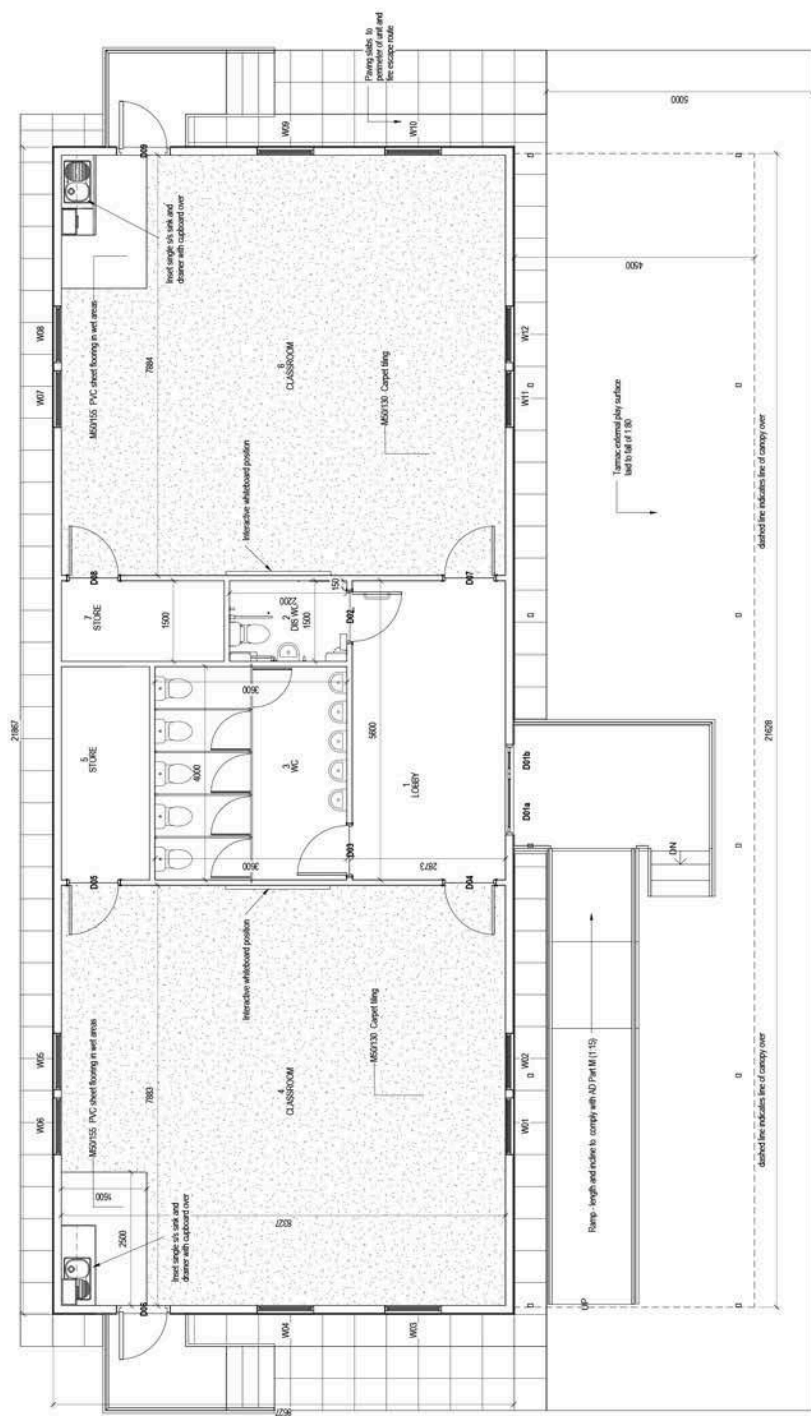
PROJECT STATUS: PRECONSTRUCTION
 CLIENT: HILLINGDON



PROJECT NO: 8358 - A - PLN - GEN - 00 - 115
 DRAWING NO: 1 of 1
 SCALE: @A1 P 3
 INFORMATION HANDLING CLASSIFICATION: UNRESTRICTED

LONDON BOROUGH OF HILLINGDON
 WILLIAM BYRD PRIMARY SCHOOL
 PHASE 3 TEMPORARY EXPANSION
 DRAWING TITLE: TEMPORARY CLASSROOM
 GROUND FLOOR PLAN

PROJECT NO	27066	DRAWN BY	PJTS	DATE	04/24/13
CHECKED BY		APPROVED BY		DATE	
PROJECT CODE	8358 - A - PLN - GEN - 00 - 115	WORK TYPE		LEVEL	
SHEET NO	1 of 1	SCALE	@A1	PAGE	3
INFORMATION HANDLING CLASSIFICATION	UNRESTRICTED				



Number	Name	Wall Finish	Floor Finish	Ceiling Finish	Area	Perimeter
1	LOBBY	Eggshell paint on plasterboard	Vinyl sheet	Regular mineral tiles in exposed 600x600 grid	16.09 m ²	16846.19
2	DIS WC	Eggshell paint on MR plasterboard & Trovex splashbacks	Vinyl sheet	Regular MR mineral tiles in exposed 600x600 grid	3.30 m ²	7400.00
3	WC	Eggshell paint on MR plasterboard & Trovex splashbacks	Vinyl sheet	Regular MR mineral tiles in exposed 600x600 grid	14.40 m ²	16200.00
4	CLASSROOM	Eggshell paint on plasterboard	Carpet tiling & vinyl sheet	Regular mineral tiles in exposed 600x600 grid	65.65 m ²	32421.00
5	STORE	Eggshell paint on plasterboard	Vinyl sheet	Regular mineral tiles in exposed 600x600 grid	6.62 m ²	11307.81
6	CLASSROOM	Eggshell paint on plasterboard	Carpet tiling & vinyl sheet	Regular mineral tiles in exposed 600x600 grid	65.65 m ²	32421.00
7	STORE	Eggshell paint on plasterboard	Vinyl sheet	Regular mineral tiles in exposed 600x600 grid	4.58 m ²	9107.81
Grand total:					7	176.28 m ²

PROCESSED BY THE DESIGN TEAM TO BE APPROVED WITHOUT FURTHER PERMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

Safety first. Second nature.

Safety, Health and Environment Information
The applicant/contractor/natural risks associated with this type of work are noted as:

CONSTRUCTION	
D	CONSTRUCTION
CM	OPERATION AND MAINTENANCE
D	OPERATION AND MAINTENANCE
CM	OPERATION AND MAINTENANCE
D	DEMANTLING/DEMOLITION
CM	DEMANTLING/DEMOLITION

NOTE: TO BE BUILT IN CONJUNCTION WITH FIRST FLOOR

REV	DATE	DESCRIPTION	BY	CHKD
0		Initial release based on Rev. No. 11/24/2024		
1	11/24/2024	Revised for client approval		
2	11/24/2024	Final release to client		

PROJECT STATUS: PRECONSTRUCTION

CLIENT: HILLINGDON

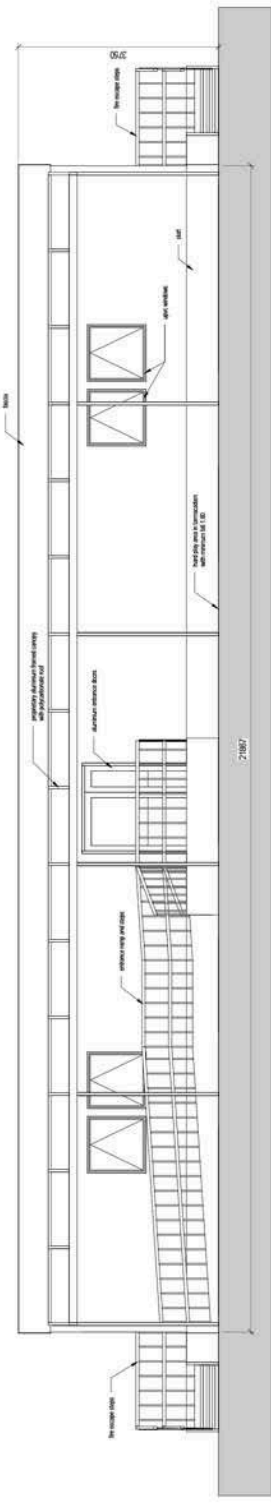


LONDON BOROUGH OF HILLINGDON
WILLIAM BYRD PRIMARY SCHOOL
PHASE 3 TEMPORARY EXPANSION

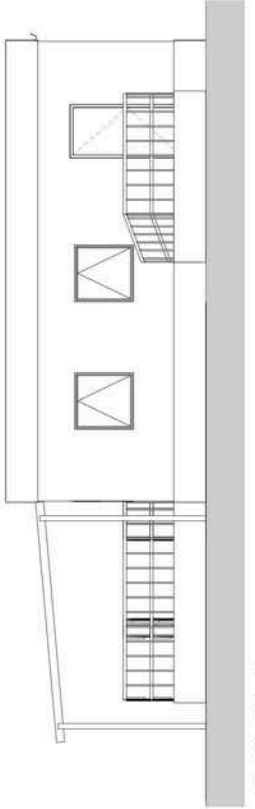
TEMPORARY CLASSROOM
EXTERNAL ELEVATIONS

PROJECT NO	27066	DRAWN BY	PJTS	DATE	04/29/13
CHECKED BY		DATE			
PROJECT CODE	8358 - A - ELE - GEN - ZZ - 117	USER TYPE	LEVEL	ORIG. NO.	
SHEET NO.	1 of 1	SCALE	@A1	P	2

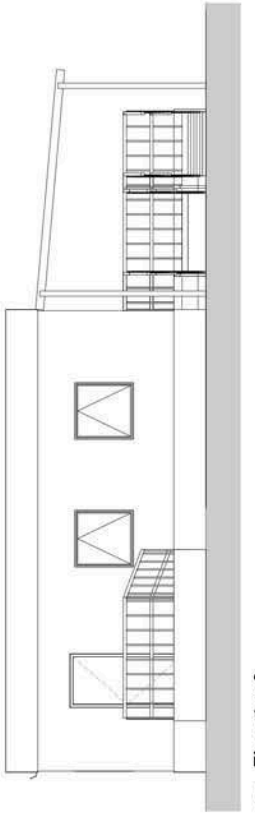
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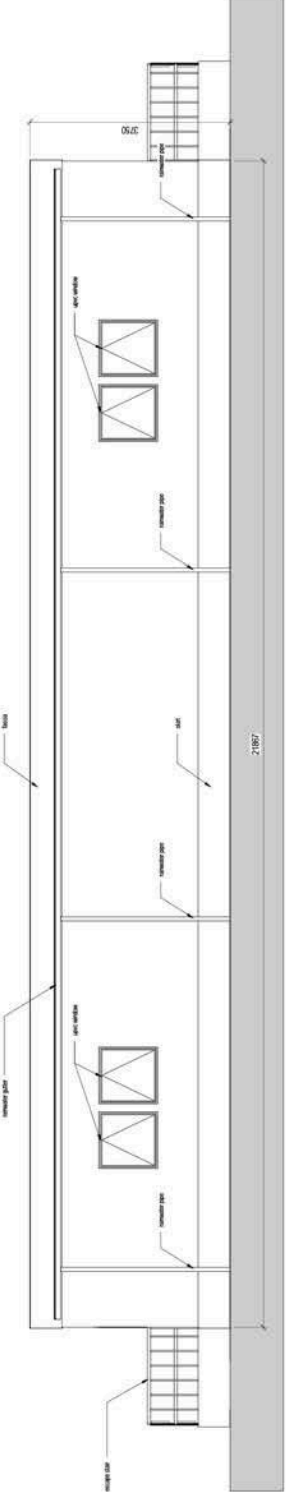
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2 Elevation 2
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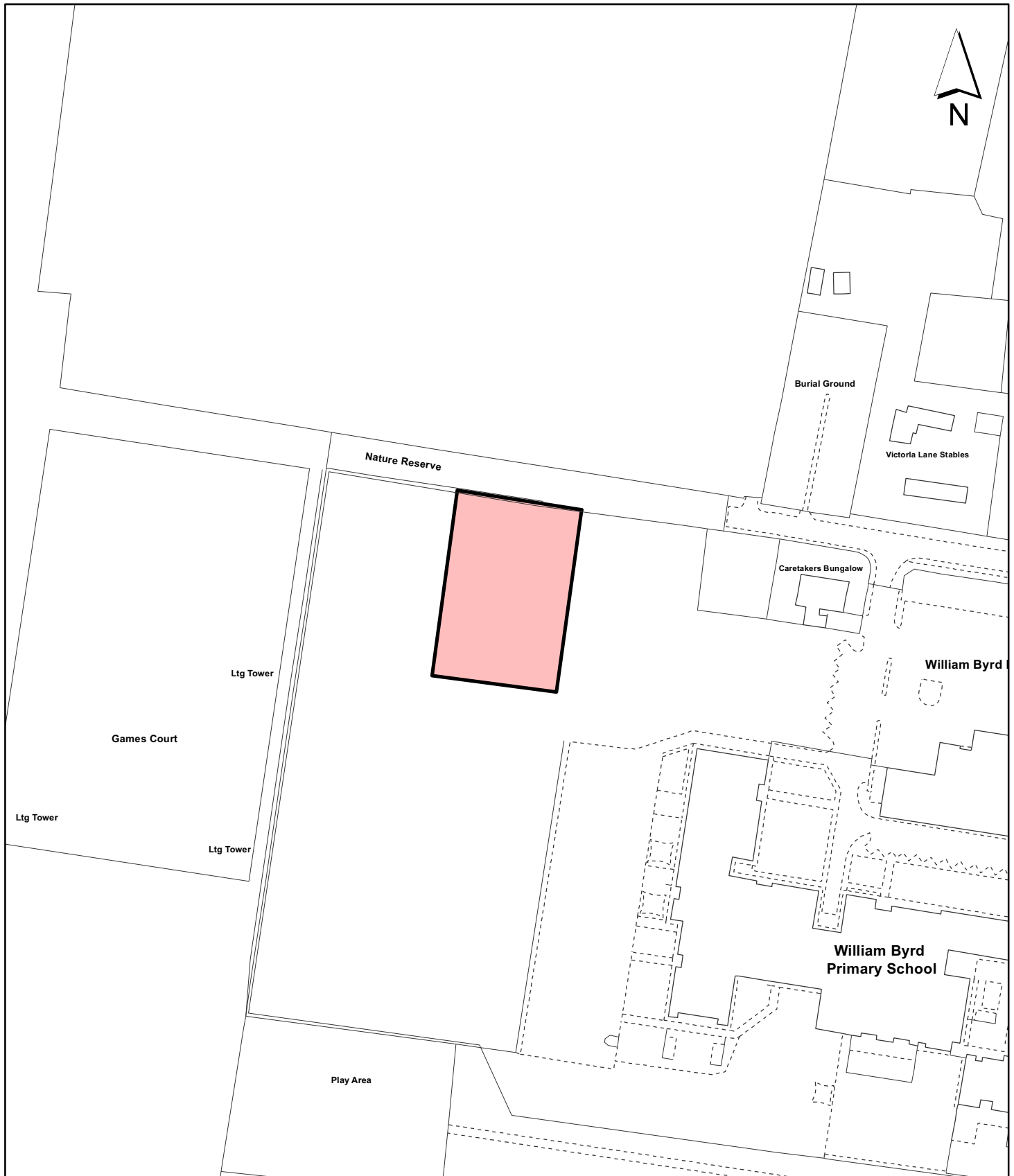
3 Elevation 3
1:50



4 Elevation 4
1:50

EXTERNAL FINISH TO BUILDING:

CLADDING AND COVERBOARDS	GRP NATURAL STONE AGGREGATE FINISH COLOUR - MONTELLA GREEN
ROOF FASCIAS	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - EBONY (BLACK)
WINDOWS	ALUMINIUM FRAMES - P.C. WHITE.
DOORS	ALUMINIUM PC WHITE.
GUTTERS AND DOWNPIPES	UPVC - COLOUR BLACK.
PERIMETER SKIRT	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - EBONY (BLACK)



Notes

 Site boundary

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Site Address

**William Byrd Primary School
Victoria Lane
Harlington**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

11327/APP/2013/1209

Scale

1:1,250

Planning Committee

Major Applications

Date

**June
2013**



HILLINGDON
LONDON

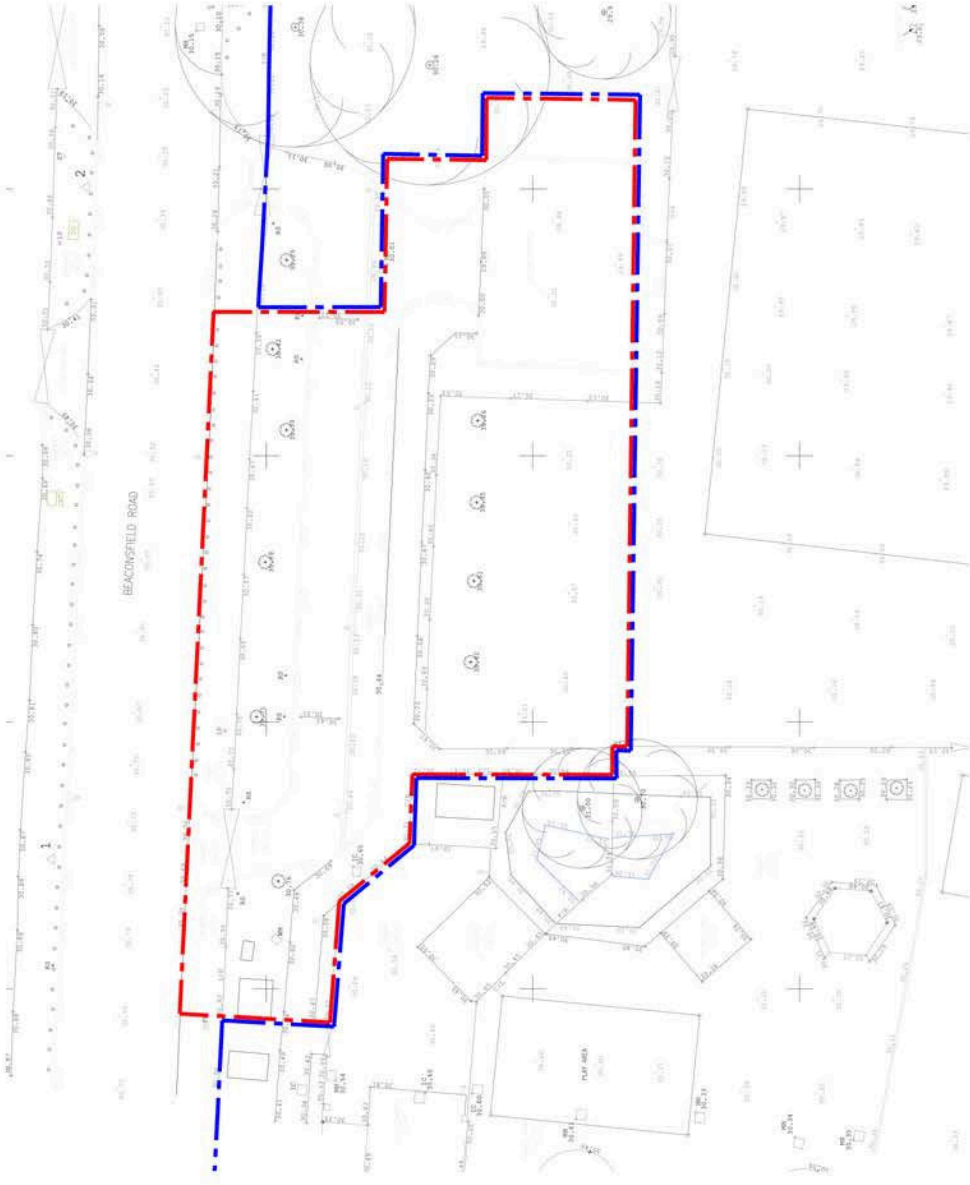
Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJOINING GURU NANAK SIKH ACADEMY BEACONSFIELD ROAD
HAYES MIDDLESEX

Development: Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development (Amended Plan).

LBH Ref Nos: 4450/APP/2013/1227

Date Plans Received:	13/05/2013	Date(s) of Amendment(s):	13/06/2013
Date Application Valid:	28/05/2013		21/05/2013
			28/06/2013
			28/05/2013



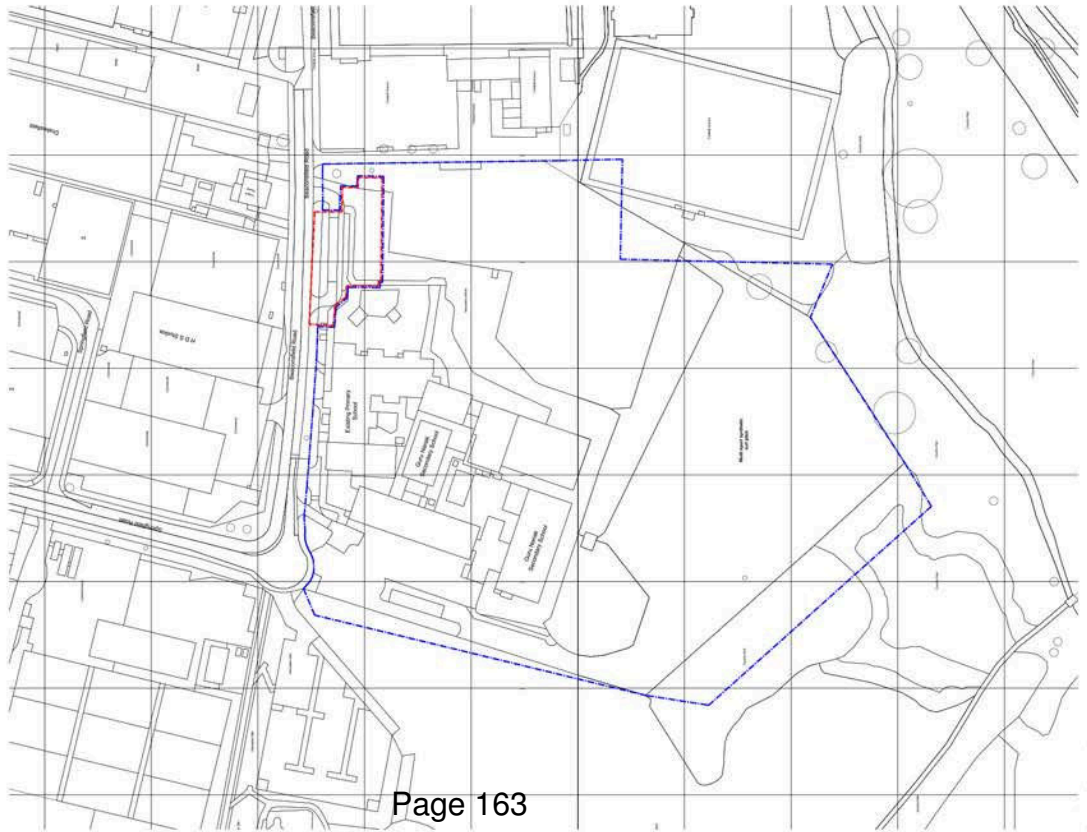
Existing site plan
1:200

A 1306/13. Probation plans and fence position adjacent to retained existing tree provided to full comments from Hatfield Council Planning Committee on 28/01/2014.

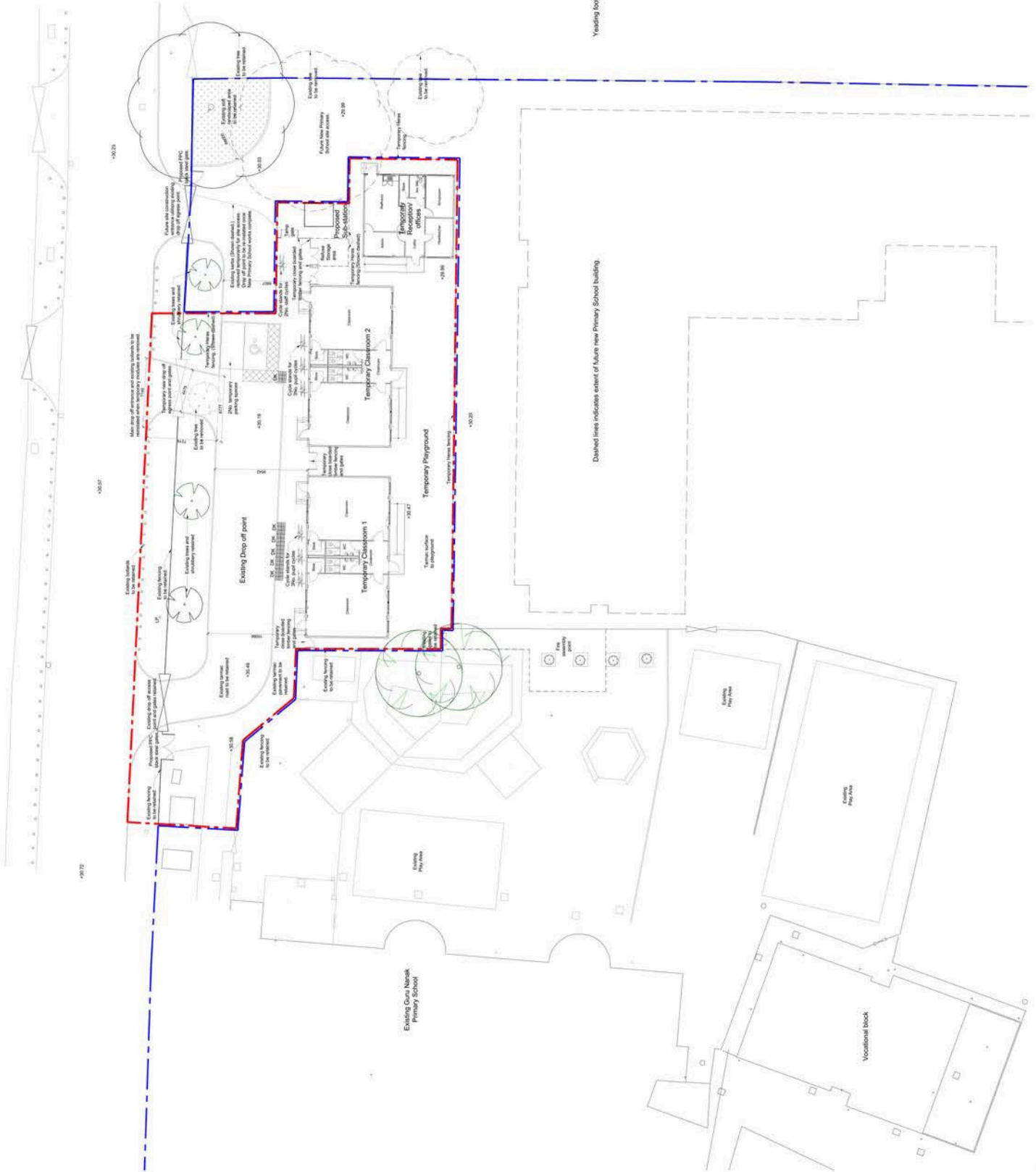
client	Hatfield Primary School
project	Replacement Primary School
drawing	Site Location Plan
drawing number	1306/130 (B A1)
revision	01/13/14 - P050
drawn by	ML
checked by	ML
date	10/02/14
coll reference	

bluesky
architects

Baldry 100 Kings Reach, Two Storey, Stockport, SK4 2JG
 Tel: 0161 475 1000
 Fax: 0161 477 7008
 www.blueskyarchitect.co.uk



Location plan
1:1250



Existing bus route

Dashed line indicates statute of future new Primary School building.



C. 11/05/13 Production plans and have position adjusted to raised level to meet requirements from Highways Council. All WC placed in accordance with the requirements from Highways Council. All WC placed in accordance with the requirements from Highways Council.

B. 20/05/13 6 cycle racks added to location as requested by Highways Council. 6 cycle racks added to location as requested by Highways Council.

A. 21/05/13 Dimensions for new access road added as requested by Highways Council. Dimensions for new access road added as requested by Highways Council.

External Accessible WC located as recommended by LHM.

Planning

no. 1011 10/11/13

client: Macclesfield Primary School

project: Macclesfield Primary School

drawing number: 1/200 (P.A)

revision: 01

scale: 1:200 (P.A)

drawn by: J.S.

checked by: J.S.

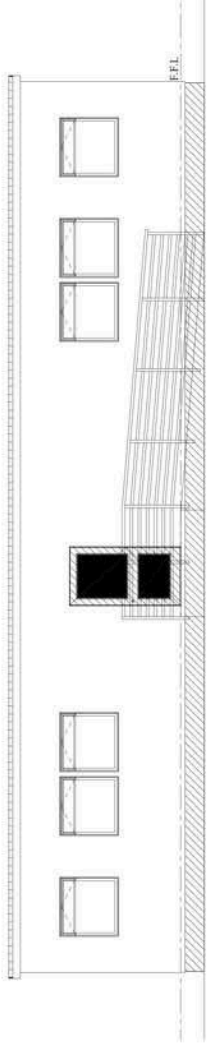
date: 10/11/13

cell reference:

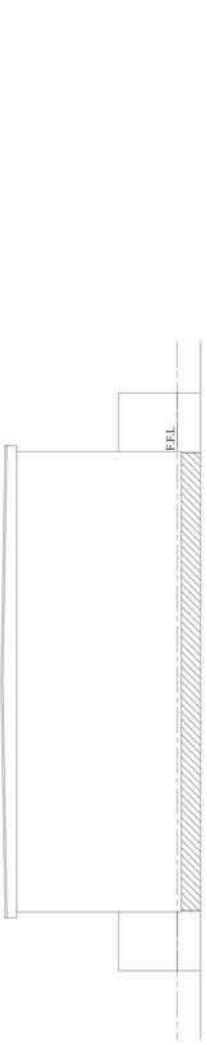
bluesky
architects

Bluesky 100, Kings Reach, The Street, Stockport, SK4 2JG
 T: 0161 2777000
 F: 0161 2777008
 W: www.blueskyarchitects.co.uk

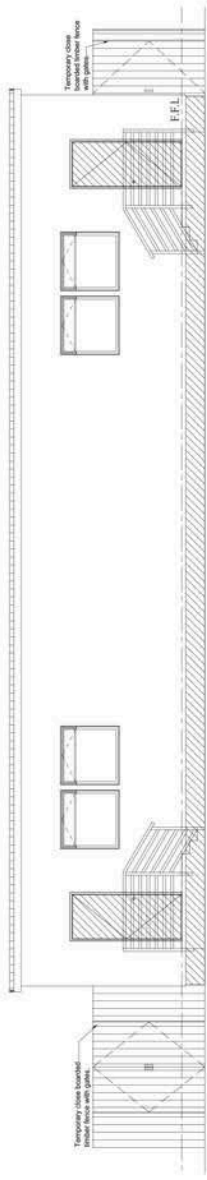
Proposed site plan
1:200



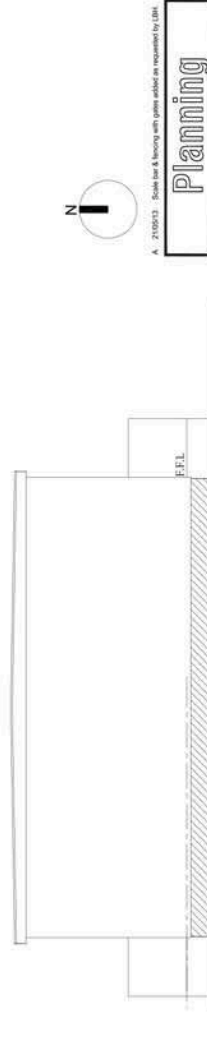
Elevation A



Elevation B



Elevation C



Elevation D

EXTERNAL FINISHES

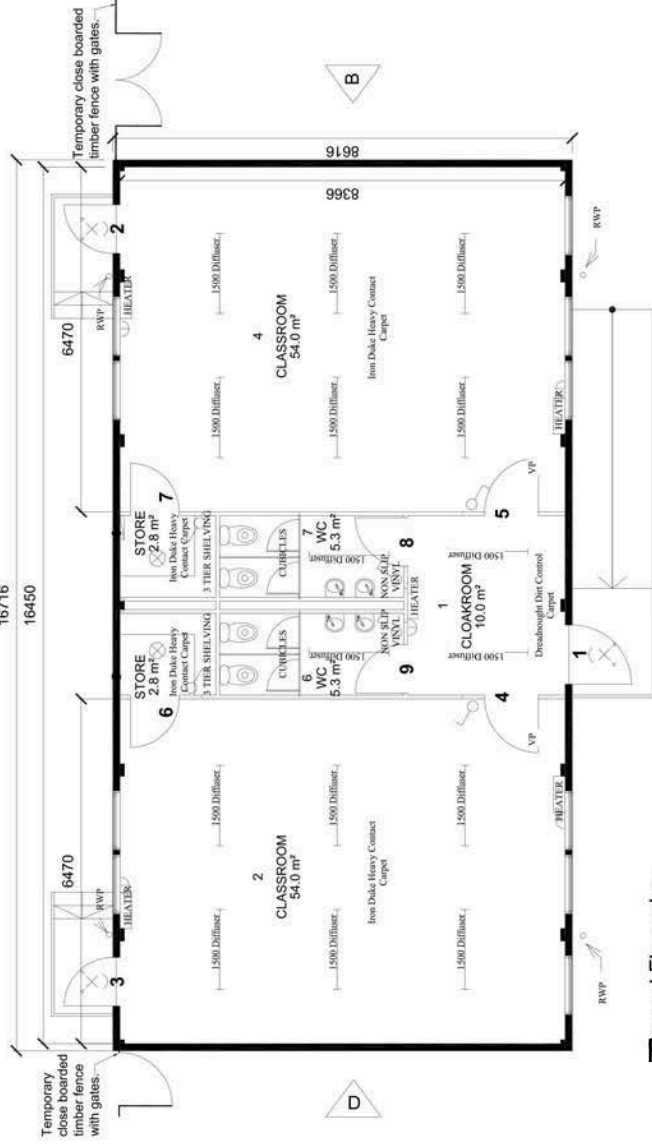
- PLASTISOL COATED STEEL CLADDING
COLOUR - MUSHROOM.
- PLASTISOL COATED STEEL FASCIA
COLOUR - BLACK
- PREFORMED PLASTIC COATED STEEL ROOF DECK
COLOUR - MUSHROOM.
- DOUBLE GLAZED UPVC WINDOWS (complete with Floor Glass)
COLOUR - WHITE.
- 2XG & FLYWOOD 'FLUSH' DOORS WITH PAINTED
FINISH COLOUR - DARK GREY DOORS/WHITE FRAMES.

Planning

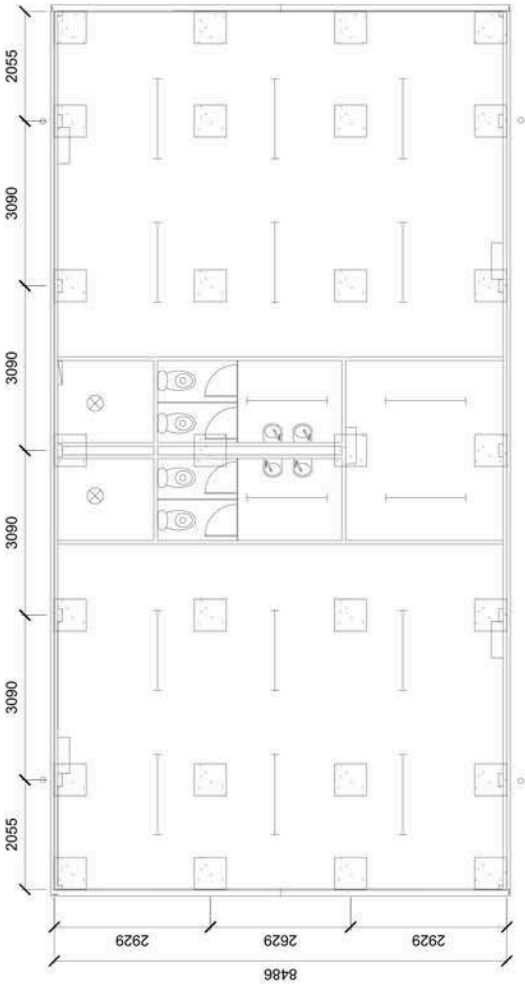
Project: Narasole Primary School
 Client: Narasole Primary School
 Drawing: Temporary Classroom 1
 Drawing Number: P0135 - P105
 Revision: A
 Date: 10/05/13
 Scale: 1:50 @ A1
 Drawn by: RSB
 Checked by: JRM
 Date released:

bluesky
architects

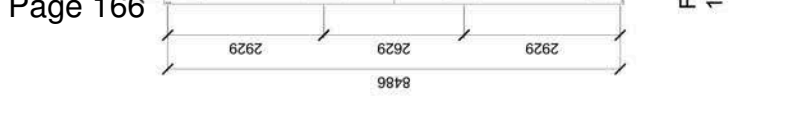
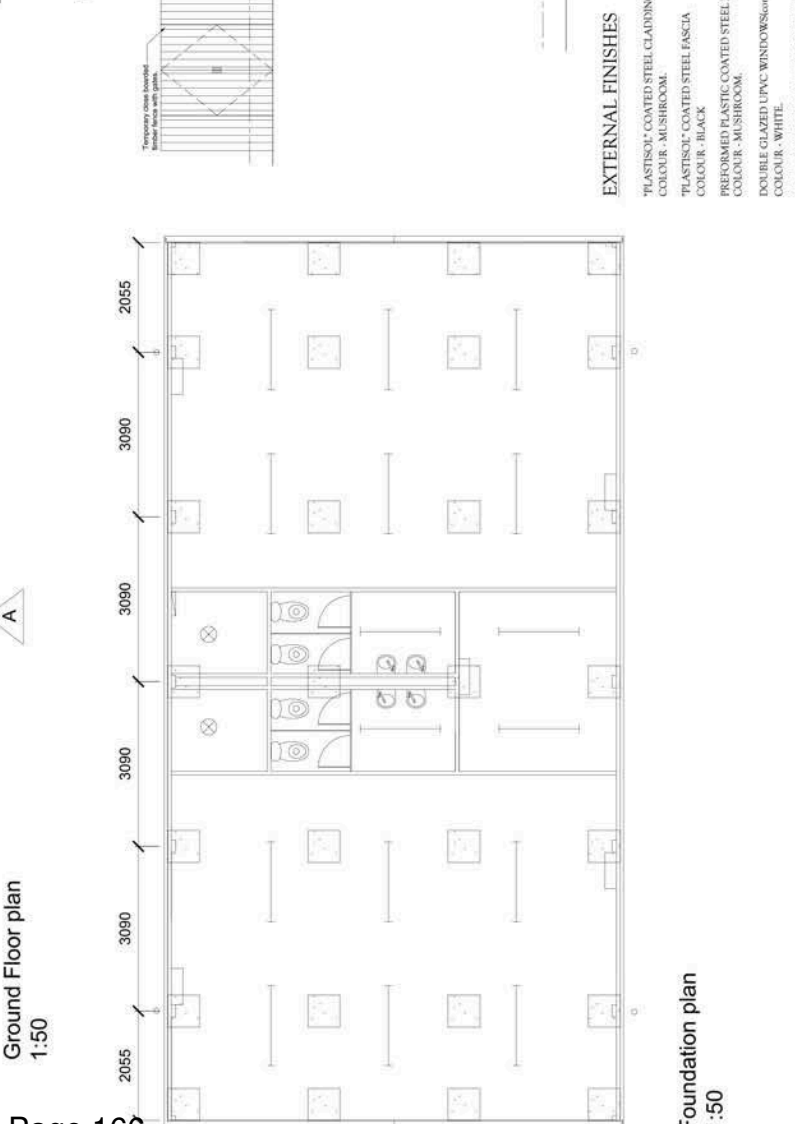
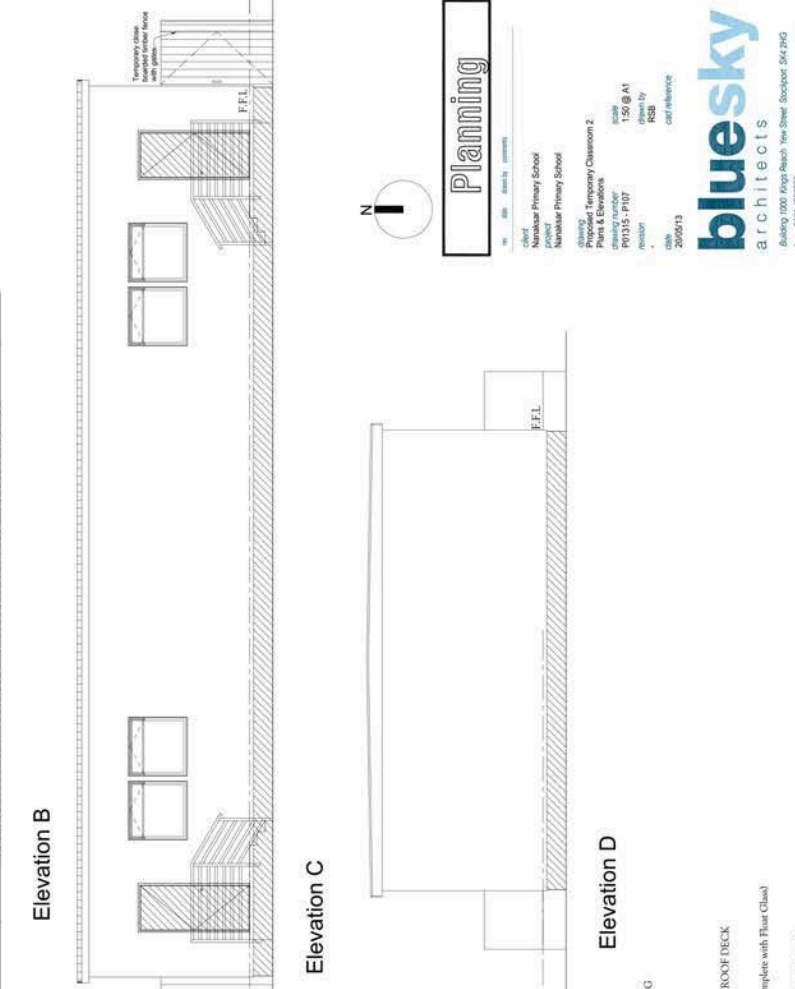
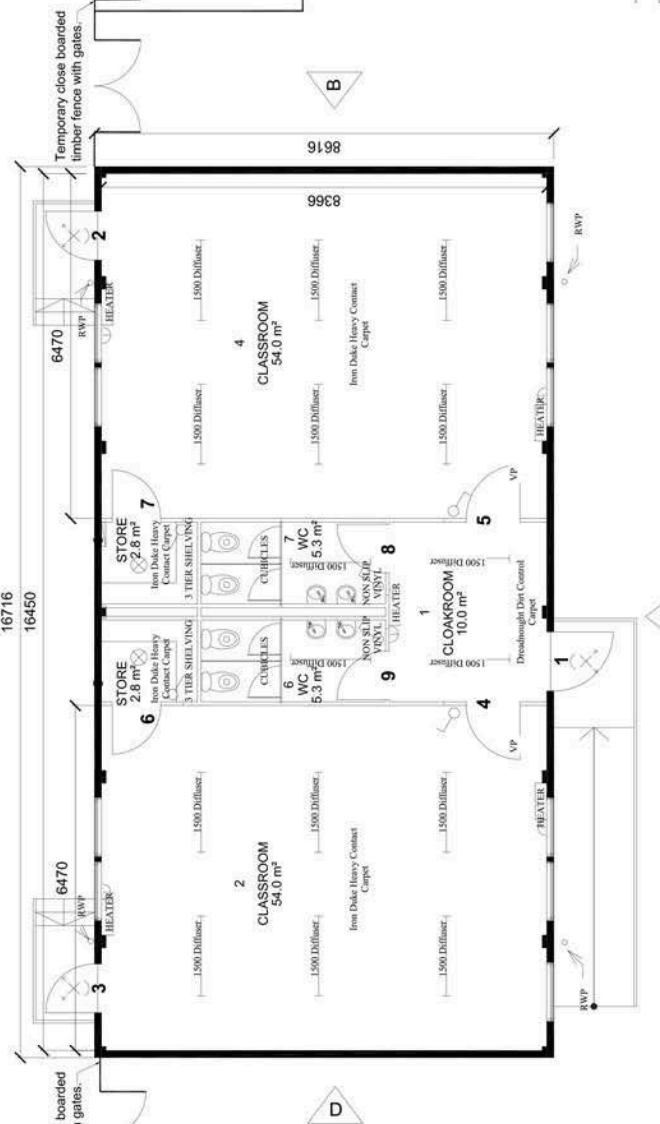
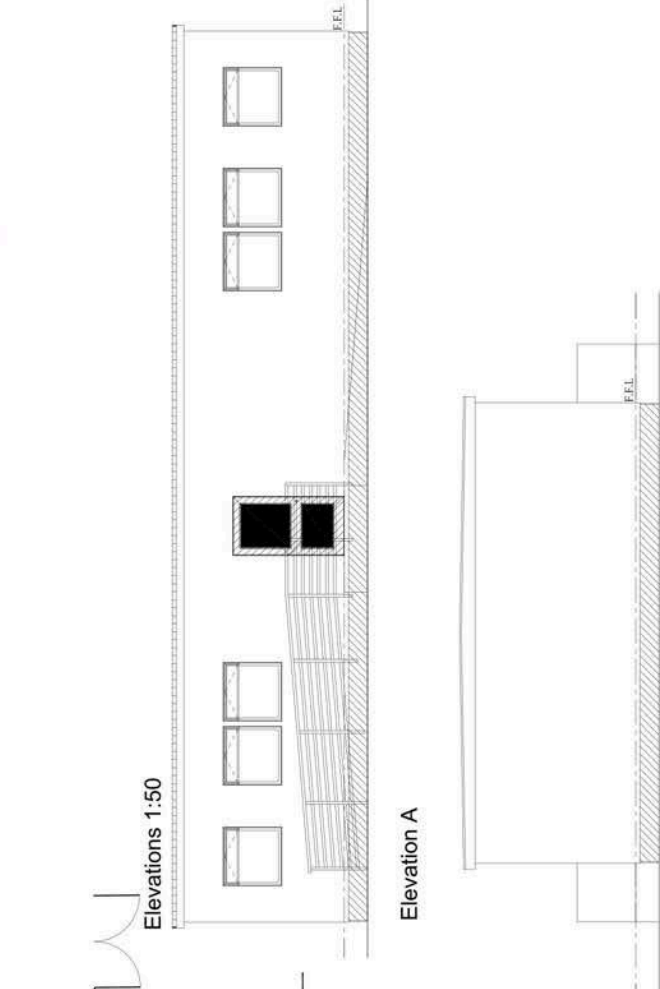
Building: 100, Kings Reach, The Street, Stoop, St4 2JG
 Tel: 0181 2771208
 Fax: 0181 2771209
 www.blueskyarchitects.co.uk



Ground Floor plan
1:50
Page 165



Foundation plan
1:50



Planning

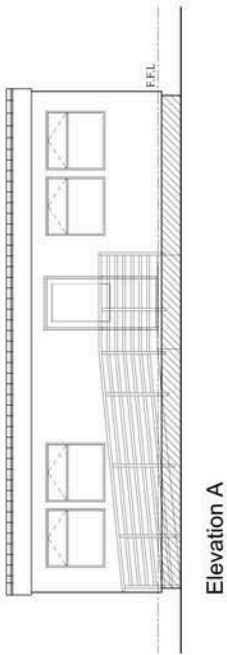
client: Nantkwar Primary School
 project: Nantkwar Primary School
 drawing: Temporary Classroom 2
 drawing number: Plans & Elevations
 revision: P0135 - P107
 revision: 150 @ A1
 scale: 1:50 @ A1
 drawn by: RSB
 checked by: RSB
 date: 20/05/13
 call reference: 0161 277108

bluesky
 architects

Bulring 100, King's Heath, The Street, Sloopor, S64 2HG
 Tel: 0161 277108
 Fax: 0161 277109
 www.blueskyarchitects.co.uk

- EXTERNAL FINISHES**
- *'PLASTIC': COATED STEEL CLADDING
COLOUR - MUSHROOM.
 - *'PLASTIC': COATED STEEL FASCIA
COLOUR - BLACK
 - *PREFORMED PLASTIC COATED STEEL ROOF DECK
COLOUR - MUSHROOM.
 - *DOUBLE GLAZED UPVC WINDOWS (complete with Fluor Glaz)
COLOUR - WHITE.
 - *2X6 & PLYWOOD 'FLUSH' DOORS WITH PAINTED
FINISH COLOUR - DARK GREY DOORS/WHITE FRAMES.

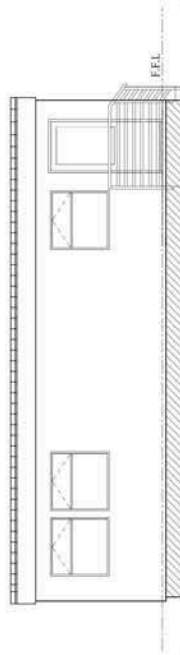
Elevations 1:50



Elevation A



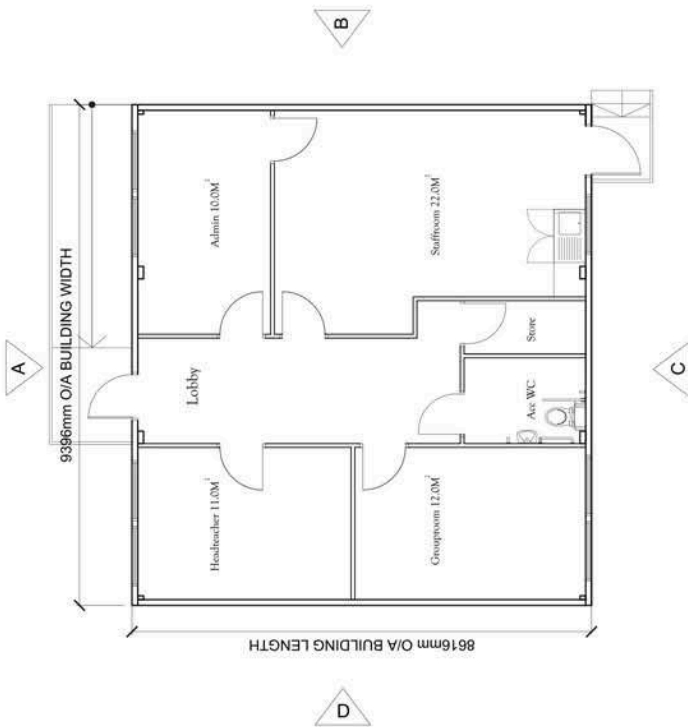
Elevation B



Elevation C



Elevation D



Ground Floor plan
1:50

EXTERNAL FINISHES

- *PLASTISOL® COATED STEEL CLADDING
COLOUR - MUSHROOM.
- *PLASTISOL® COATED STEEL FASCIA
COLOUR - BLACK
- PERFORMED PLASTIC COATED STEEL ROOF DECK
COLOUR - MUSHROOM.
- DOUBLE GLAZED UPVC WINDOWS (complete with Float Glass)
COLOUR - WHITE
- 2XG & PLYWOOD "FLUSH" DOORS WITH PAINTED
FINISH COLOUR - DARK GREY DOORS/WHITE FRAMES.



© 1306013 Accessibility WC added to unit for disabled users
A. 2100013 South face added as requested by LMA.

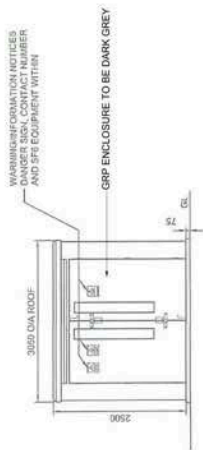
Planning

client: Narakee Primary School
project: Narakee Primary School
drawing: Planning Temporary Offices
Plans & Elevations
drawing number: P01315 - P106
revision: A
date: 10/05/13
drawn by: RSB
checked by: JRM
date released:

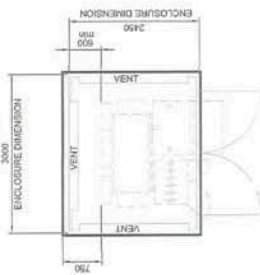


Building: 1000 Kings Reach, The Street, Stoopor, SA4 2HG
Tel: 01474 422222
Fax: 01474 422228
www.blueskyarchitects.co.uk

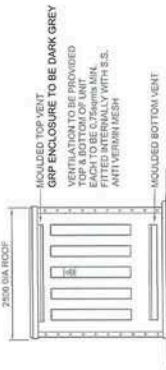




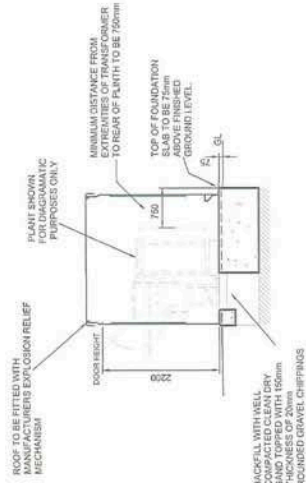
FRONT ELEVATION



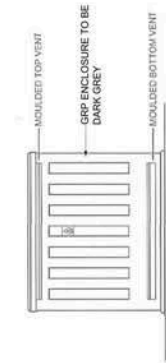
PLANT LAYOUT PLAN



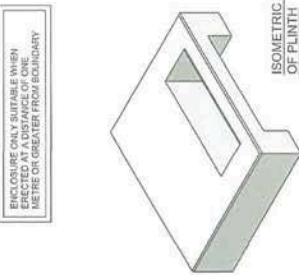
SIDE ELEVATION
OPPOSITE SIDE IDENTICAL



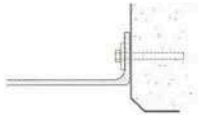
PLANT SECTION



REAR ELEVATION



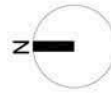
ENCLOSURE ONLY SUITABLE WHEN ERECTED AT A DISTANCE OF ONE METRE OR GREATER FROM BOUNDARY



TYPICAL HOLDING DOWN DETAIL

NOTES

- CONCRETE TO BE IN ACCORDANCE WITH THE SPECIFICATION AND ATTAIN THE RELEVANT CUBE CRUSHING STRENGTH AT 28 DAYS.
- EARTHWORKS TO BE SET ON UNDISTURBED INORGANIC STRATA WITH UNDISTURBED MINIMUM DESIGN SAFE GROUND BEARING CAPACITY.
- PLINTH (CONCRETE 40N/mm² 28 DAY CUBE STRENGTH) A FLAT LEVEL AND SMOOTH FLOOR SURFACE ESSENTIAL. ALL SURFACES TO BE FINISHED TO A MINIMUM PERMISSIBLE LEVEL BELOW FINISHED FLOOR LEVEL. LEVEL EXPRESSED AS A MINIMUM PERMISSIBLE ELEVATION. BENEATH A STRAIGHT EDGE WITH FEET PLACED ANYWHERE ON THE FLOOR SHALL NOT EXCEED 1mm IN 1M OR 3mm IN 3M.
- CABLE SLOT TO BE FILLED WITH DRY SAND AND TOPPED WITH 150mm DEPTH OF 20mm ROUNDED GRAVEL CHIFFINGS.
- FOUNDATION & FLOOR LAYOUT DETAILS INDICATED ARE TYPICAL FOR UNIT SUBSTATIONS JOINING OUT OF COVER. ALL OTHER SUBSTATION TYPES TO BE APPLICABLE TO OTHER SUBSTATION TYPES.

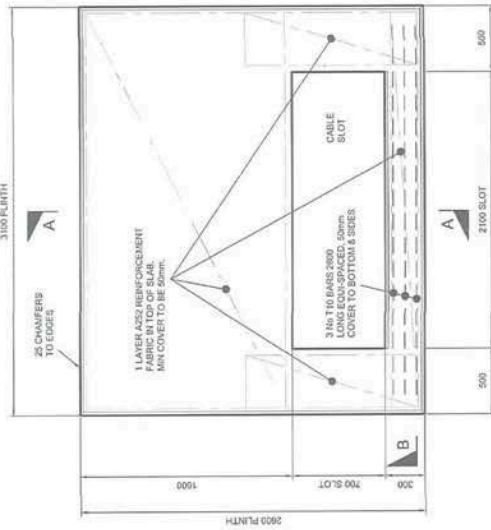


Planning

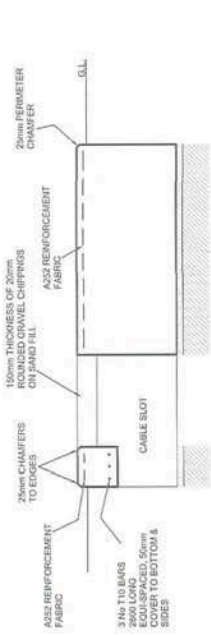
client: Nankai Primary School
 project: Nankai Primary School
 drawing number: 12009 as indicated @ A1
 revision: P0135 - P109
 date: 10/05/13
 scale: as reference

Proposed sub-station plan and elevations
 scale: 1:2000 as indicated @ A1
 revision: as per
 date: 10/05/13

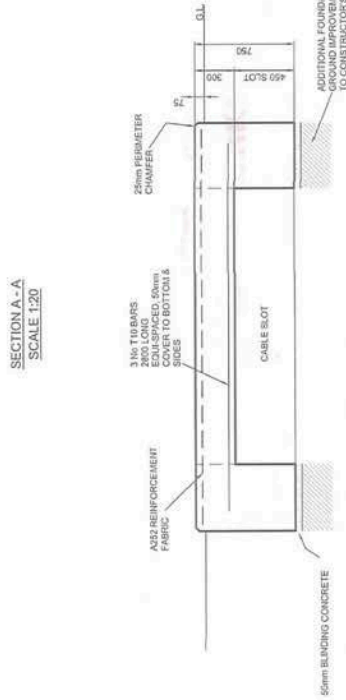
Bluesky Architects
 Building 100, Kings Reach, The Shire, Stoopor, 564 JHG
 T: 017 277 020
 F: 017 277 020
 W: www.blueskyarchitects.co.uk



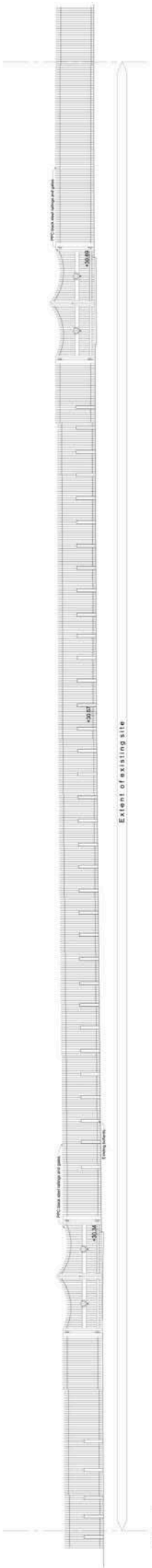
FOUNDATION PLAN
SCALE 1:50



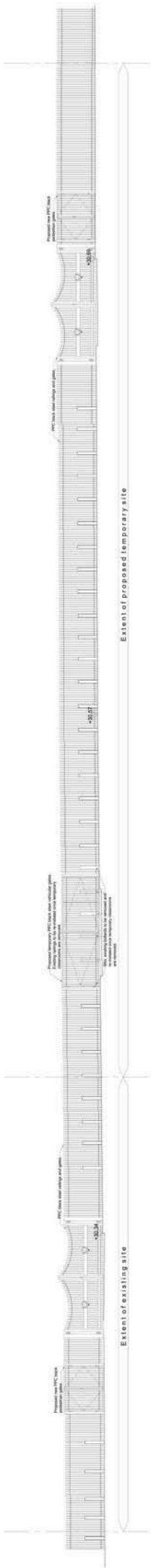
SECTION A-A
SCALE 1:20



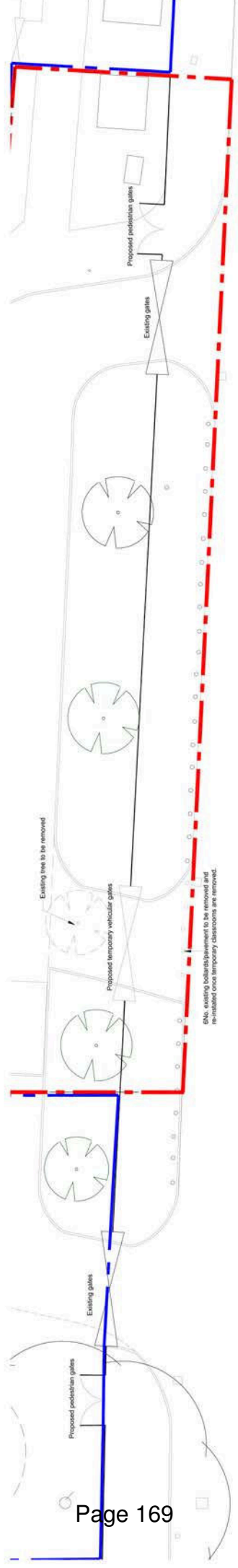
SECTION B-B
SCALE 1:50



Existing gates
1:100



Proposed gates
1:100



Proposed siteplan
1:100





Planning






City: **Nottingham**
 Project: **Nottingham Primary School**
 Client: **Nottingham Primary School**
 Drawing number: **1911315-1-P20**
 Revision: **01**
 Date: **21/03/21**
 Scale: **1:100 (A1)**
 Drawn by: **AS**
 Checked by: **AS**
 Date reference: **21/03/21**





KEY

-  Tree surveyed by Ecus - location of tree centre from topographic survey
-  Tree surveyed by Ecus - tree location approximated by Ecus
-  Shrubs and hedges
-  Approximate location of building foundations

Tree categories (BS 5837:2012)

-  Category A Tree
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Existing tree to remove

-  Root Protection Area (RPA) of trees to be retained
-  Tree Protection Barrier As default specification in accordance with BS5837:2012

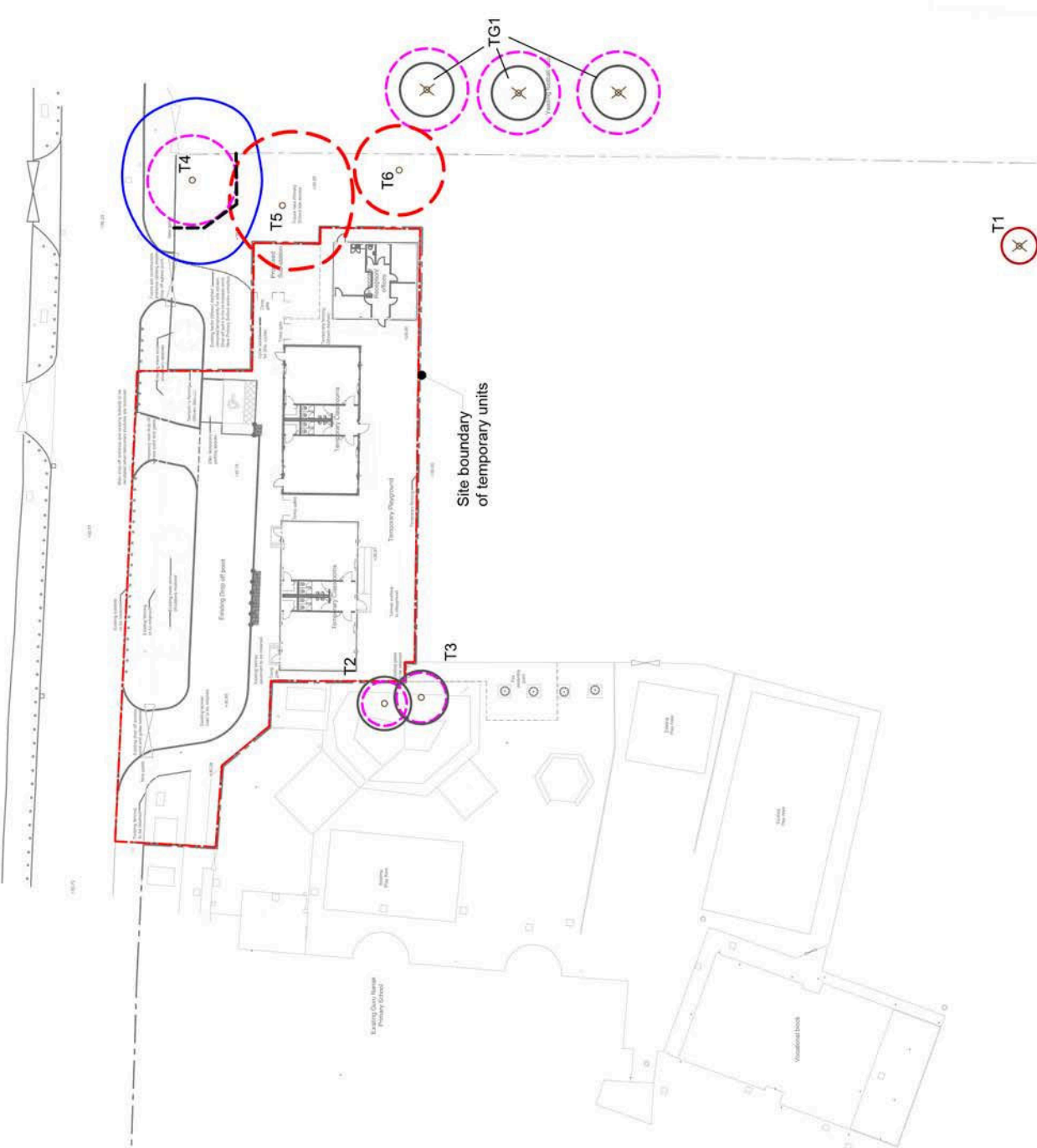
A	May 13	VM	ECUS	PRELIMINARY
Rev	Date	Initials/Checked	Revision	

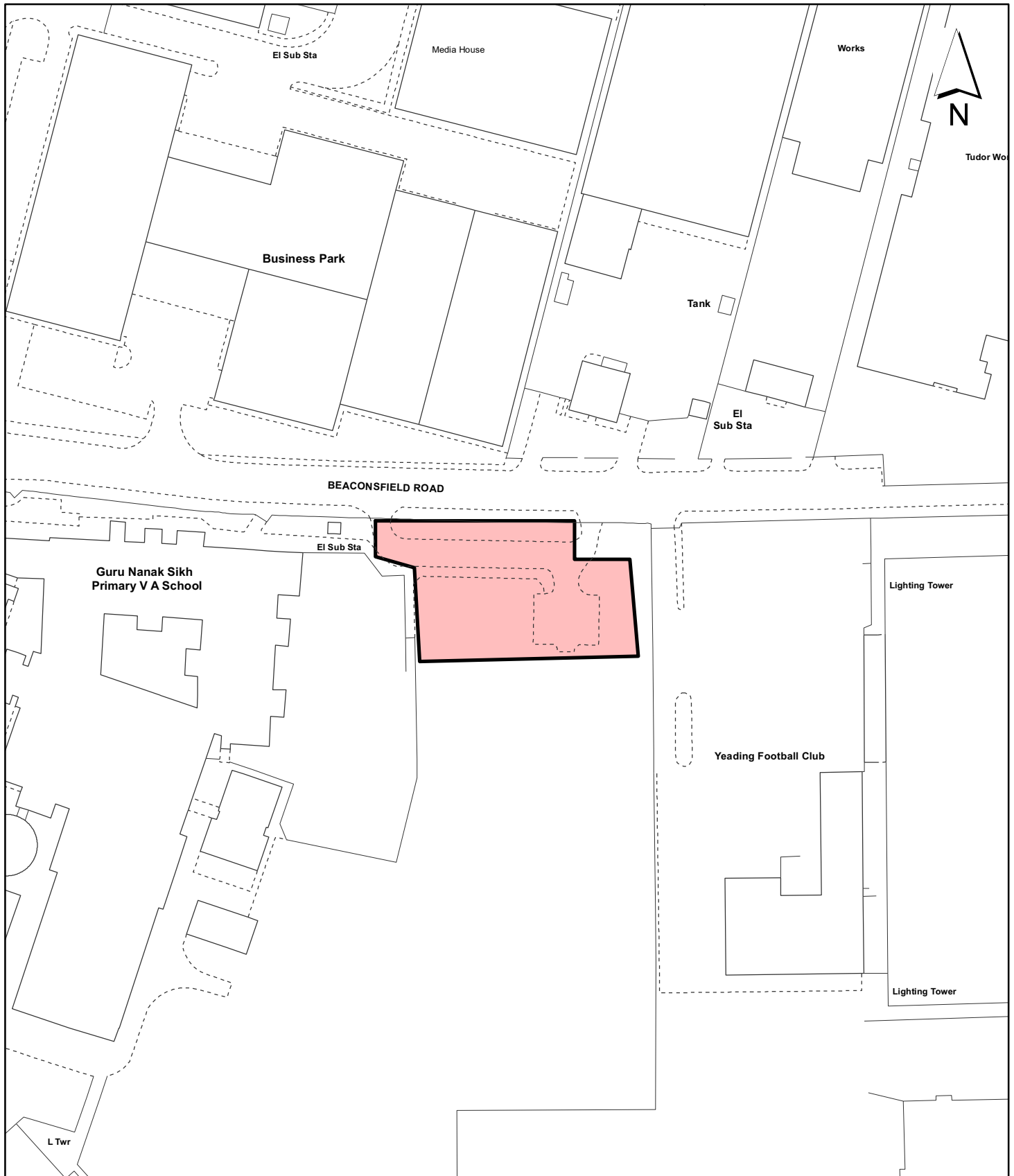
ecus
ENVIRONMENTAL CONSULTANTS
Brook Holt
Blackburn Road
Sheffield S61 2DW
Tel. (0114) 2669292
www.ecuslid.co.uk

Job
NANAKSAR SCHOOL SITE

Title
**Figure 4
Tree Protection Plan- Temporary Unit**

Drawn by	Date	Scale	Drng. no.
VM	May 2013	1:500	L4121/02





<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Land adjoining Guru Nanak Sikh Academy, Beaconsfield Road, Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>4450/APP/2013/1227</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Major Applications</p>	<p>Date</p> <p>June 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address SENATOR COURT BELMONT ROAD UXBRIDGE

Development: Part demolition, part extension and refurbishment of existing building to provide modern office accommodation (Class B1) totalling 20,267sqm GEA (including car park and plant areas) of which 516sqm GIA floorspace to be used interchangeably for Class A1, A2, A3, B1 uses, and associated works.

LBH Ref Nos: 68385/APP/2013/902

Date Plans Received: 11/04/2013

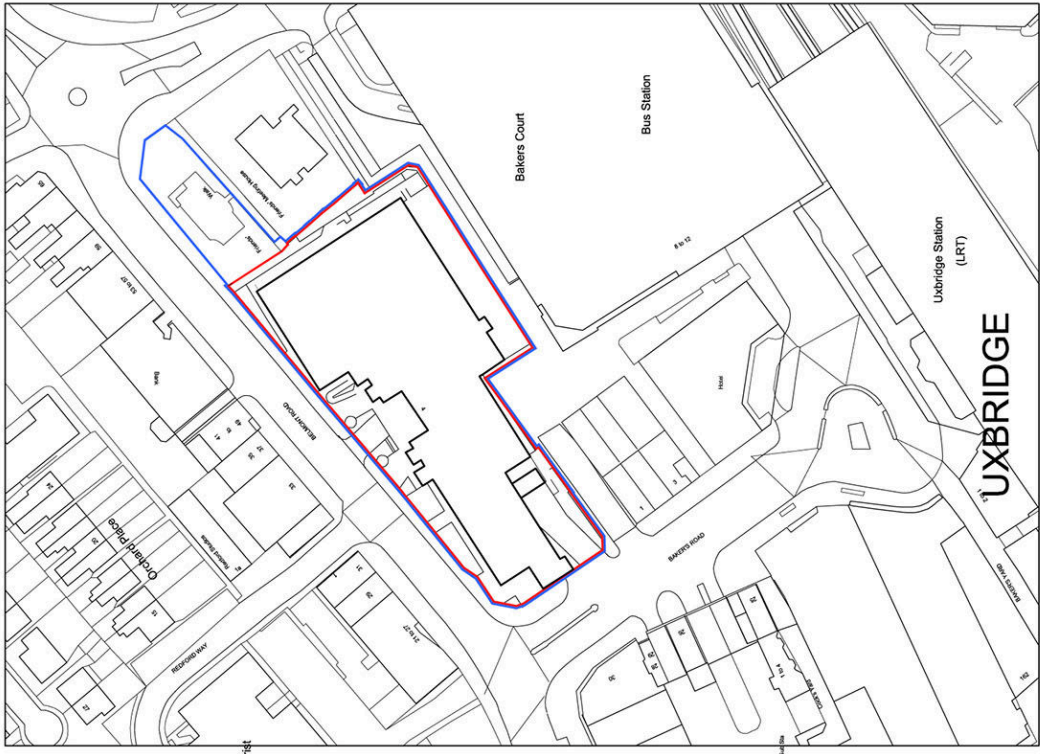
Date(s) of Amendment(s):

Date Application Valid: 18/04/2013

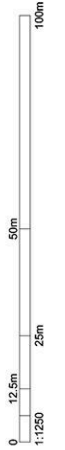
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KEY

- Application Site Boundary
- Land within Applicant's Control



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P1	04.09.12	Issue for planning.	DS	DTB
No.	Date	Comment	Drawn	Check
Revisions				

Issue Status
PLANNING
tp bennett
 architecture
 interiors
 planning
 One America Street London SE1 ONE UK +44 (0) 20 7208 2000 www.tpbennett.com
 Moscow Abu Dhabi New York

Project
Belmont House
Uxbridge

Drawing Title
Existing
Site Location Plan

Drawn	Date	Scale @ A3	At. Ref.
DW	21.05.2012	1:1250	—
tp bennett Project No.			
A10150	F 10001	P1	Rev

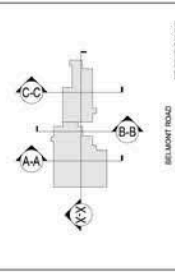
CLIENT

STRUCTURAL ENGINEER

SERVICES ENGINEERS

CONSULTANT

KEY PLAN

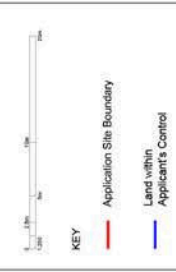


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Project: Belmont House, Belmont Road, Uxbridge

Client: tp bennett architecture interiors planning

Location: Belmont House, Belmont Road, Uxbridge, Middlesex, UK

Scale: 1:500

Date: 21.09.2023

Author: [Name]

Check: [Name]

Drawn: [Name]

Project: Belmont House, Belmont Road, Uxbridge

Client: tp bennett architecture interiors planning

Location: Belmont House, Belmont Road, Uxbridge, Middlesex, UK

Scale: 1:500

Date: 21.09.2023

Author: [Name]

Check: [Name]

Drawn: [Name]

Project: Belmont House, Belmont Road, Uxbridge

Client: tp bennett architecture interiors planning

Location: Belmont House, Belmont Road, Uxbridge, Middlesex, UK

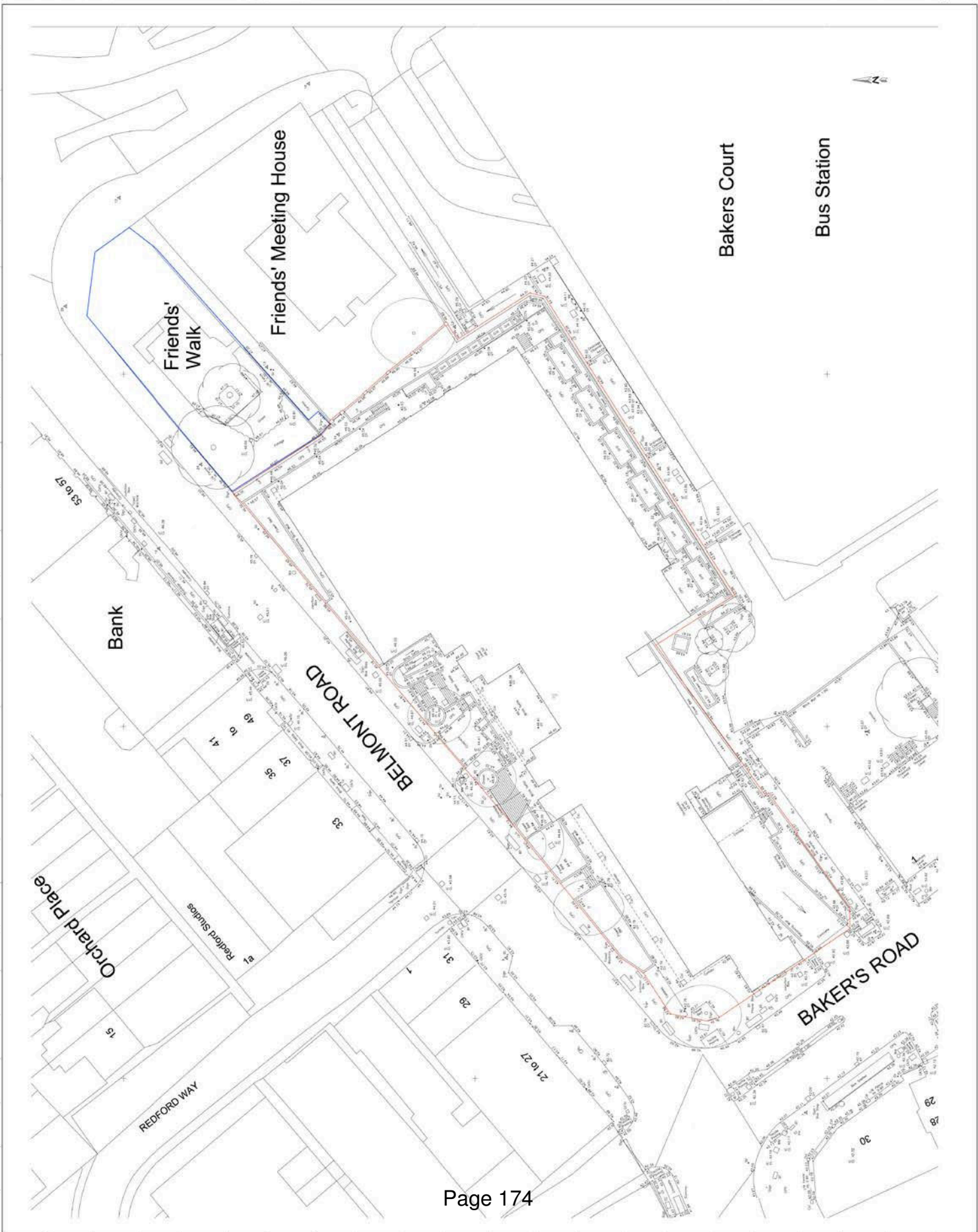
Scale: 1:500

Date: 21.09.2023

Author: [Name]

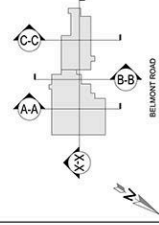
Check: [Name]

Drawn: [Name]



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CLIENT
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 SERVICES ENGINEER
 CONSULTANT
 KEY PLAN



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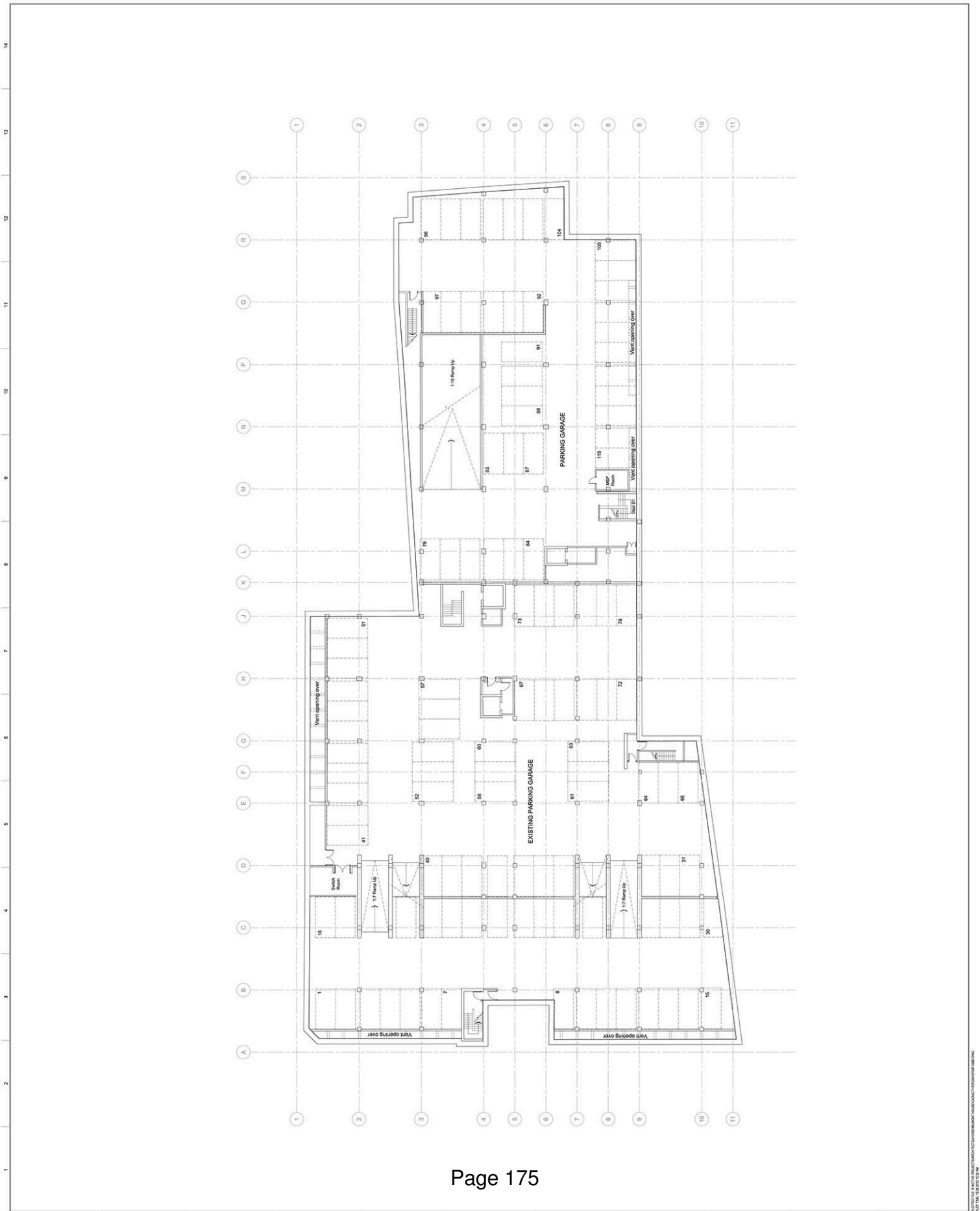
PT_042012_ Issue for planning.
 No. Date Comment
 DS DTE
 Dyer CHZ

PLANNING
 tp bennett
 architects
 interiors
 planning

One Avenue Street London SE1 0HE UK +44 (0) 20 7292 2000 www.tpbenett.com
 London
 Project
 Belmont House
 Uxbridge

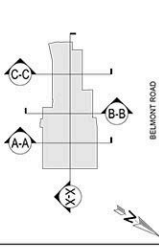
Drawings Title
 Existing Basement Floor Plan

Date
 03/07/2012
 Scale B1:1 A1:1/4
 Drawing Number
 A10150 F 10980 P1



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CLIENT
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 KEY PLAN



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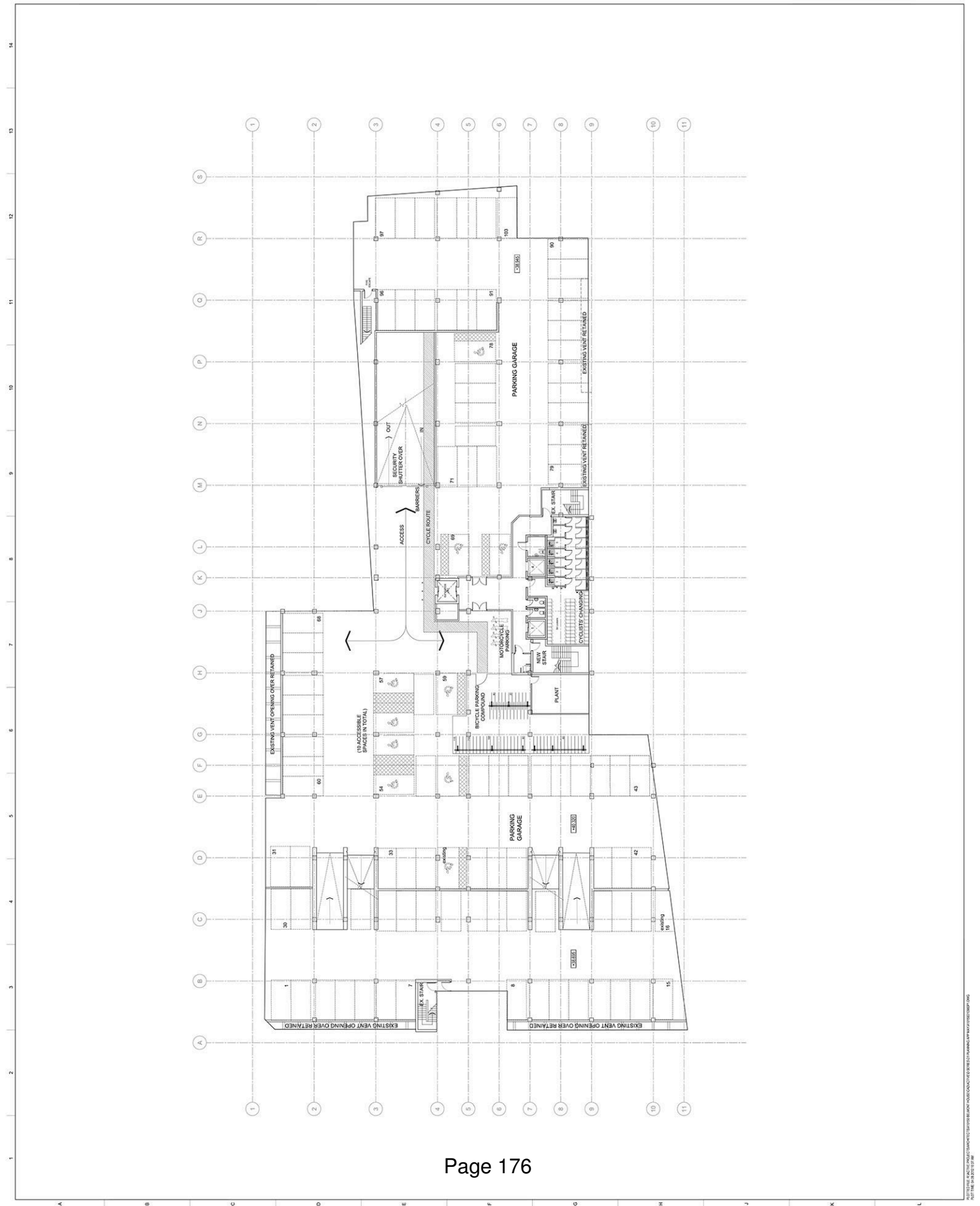


PT: D:\0113 - Inland by Planning - DW: 08
 No. 01 Date 15/07/2012
 Version 01

PLANNING
 tp bennett
 architects
 interiors
 planning
 One Avenue Street London SE1 7NL UK +44 (0) 20 7290 2000 www.tpbennett.com
 London
 Project
 Belmont House
 Uxbridge

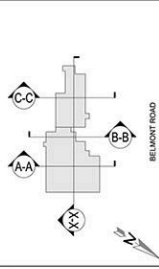
Drawings Title
**Proposed Basement
 Floor Plan**

Client
 Scale 1:100
 Date 15/07/2012
 Drawing Number
A10150 D 10980 P1



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CLIENT
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KEY
 Application Site Boundary

PT: 04/01/12 Issue for planning.
 No. Date Comment
 OS DTE
 Drawn Date

PLANNING
 tp bennett
 architects
 interiors
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One Avenue Street London SE1 0NE UK +44 (0) 20 7700 2000 www.tpbenett.com
 London
 Project
 Belmont House
 Uxbridge

Drawings Title
 Existing Lower Ground Floor Plan

Date: 03/07/2012
 Scale: B1:1
 Drawn: J. Smith
 Checked: M. Smith
 Drawing Number: A10150
 Ref: F 10990
 P1



HOTEL

BAKER'S COURT

FRIENDS MEETING HOUSE
 e 177

Belmont Road

BANK

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KEY PLAN

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KEY

Application Site Boundary

PLANNING

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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Project: Belmont House Uxbridge

Client: tp bennett

Location: Belmont House Uxbridge

Scale: 1:100

Date: 15/09/2023

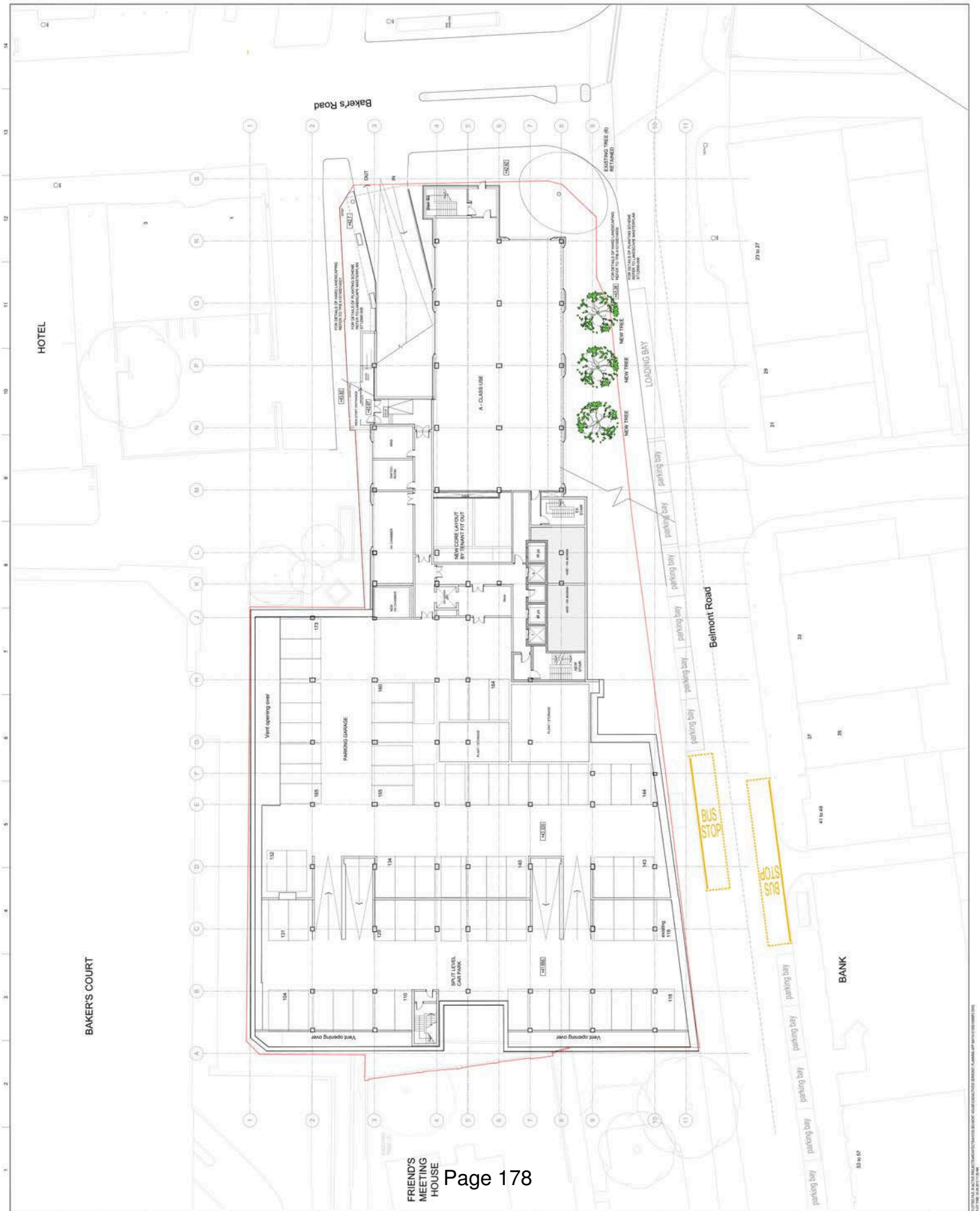
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Project No: A10150

Sheet No: P2



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KEY
Application Site Boundary

PROJECT
170 BELMONT ST, Belmont City, Victoria
171 BELMONT ST, Belmont City, Victoria
No. 170-171 Belmont City, Victoria
No. 170-171 Belmont City, Victoria
No. 170-171 Belmont City, Victoria
No. 170-171 Belmont City, Victoria

DATE
08/08/13
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DESCRIPTION
Site Plan
Site Plan
Site Plan
Site Plan
Site Plan
Site Plan

Drawn By
Checked By
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Project
Belmont House
Uxbridge

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Belmont
New York

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DESCRIPTION
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DESCRIPTION
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DESCRIPTION
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Site Plan

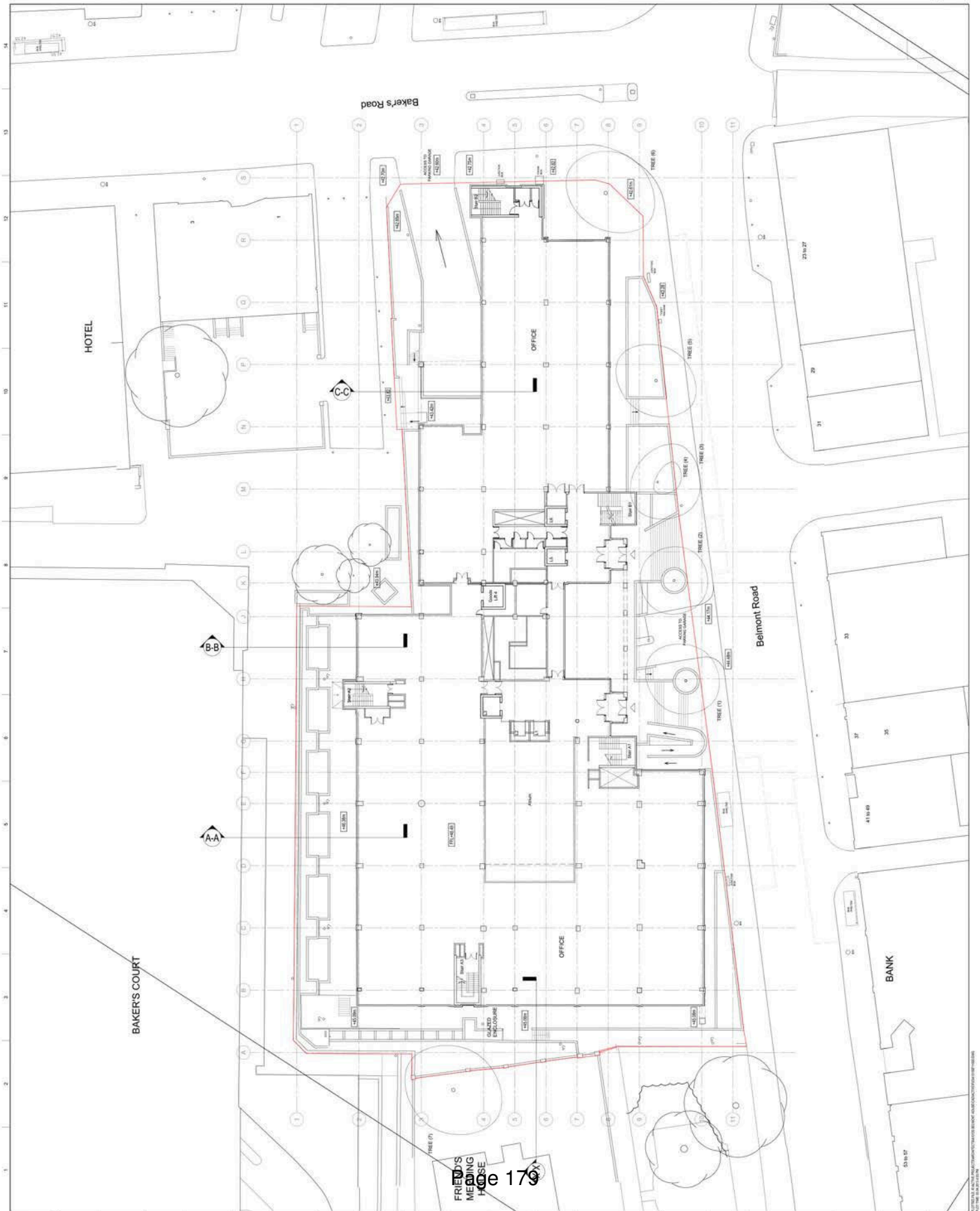
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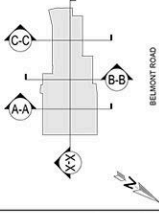
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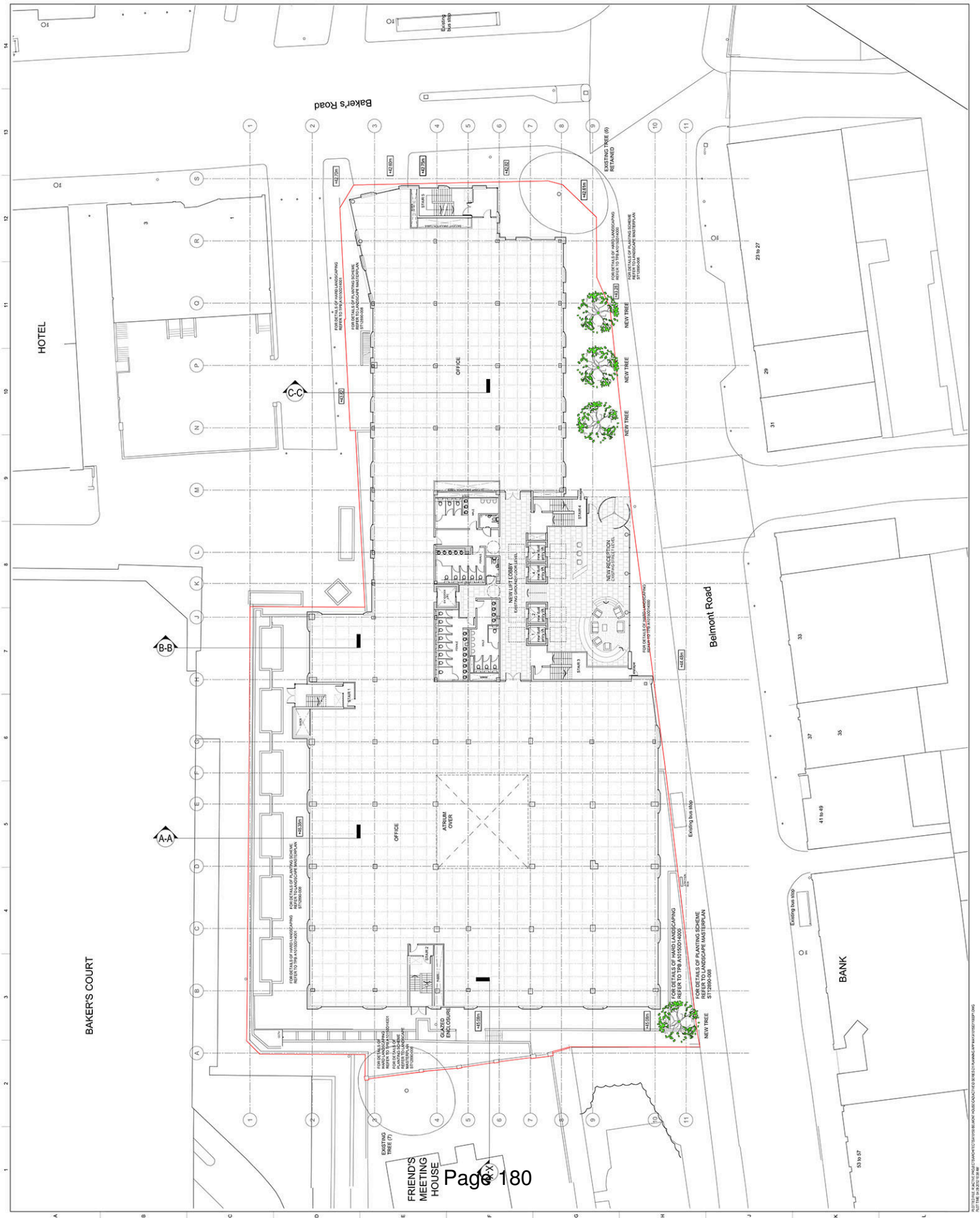
KEY
Application Site Boundary

PT. D 03/13, Issued for Planning DW. cb
No. Date Comment DW. cb
Revisions DW. cb

PLANNING
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London
Project
Belmont House
Uxbridge
Drawing Title
Proposed Ground Floor Plan

Client: tp bennett
Scale: B1: 1:100
Drawn: 15/02/2022
Checked: [Name]
Drawing Number: D 11000
Rev: P1



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1:200

0 20 40 60 80 100 120 140 160 180 200

KEY

Application Site Boundary

PT: 04/01/12 Issue for planning.

No. 001/2012

Date 03/07/2012

Author

DS DTE

Drawn CHV

Checked

Approved

tp bennett

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London

Project Belmont House Uxbridge

Drawings Title Existing First Floor Plan

Date 03/07/2012

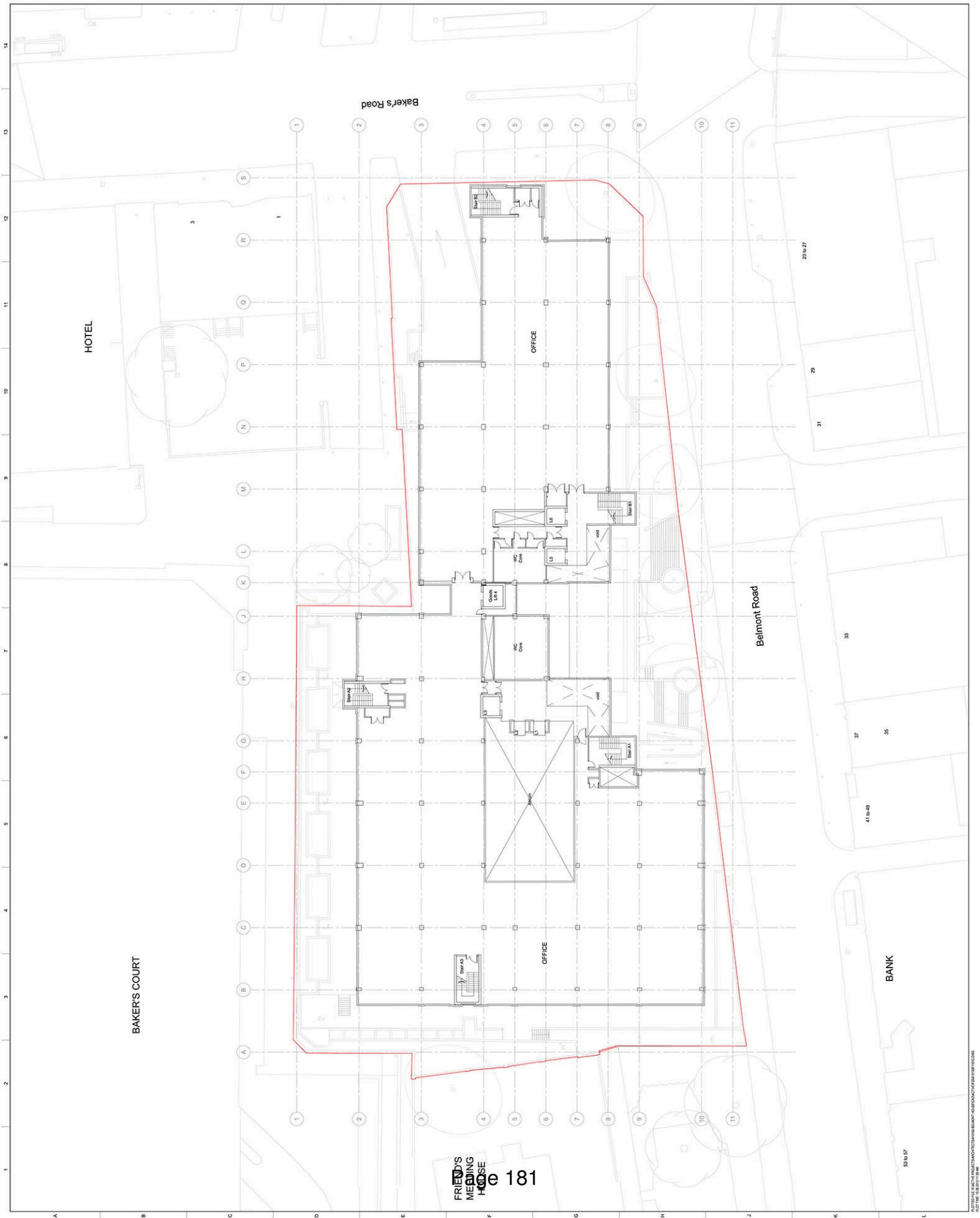
Scale B1:1

Author CHV

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A10150 F 11010 P1



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KEY

Application Site Boundary

PT: 04/01/12, Issued for Planning DW: 05

No. 001 Date 01/01/12 Drawn Date 01/01/12

Revisions

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Drawings Title Proposed First Floor Plan

Date 15/02/2012

Scale B1:01 A1:01

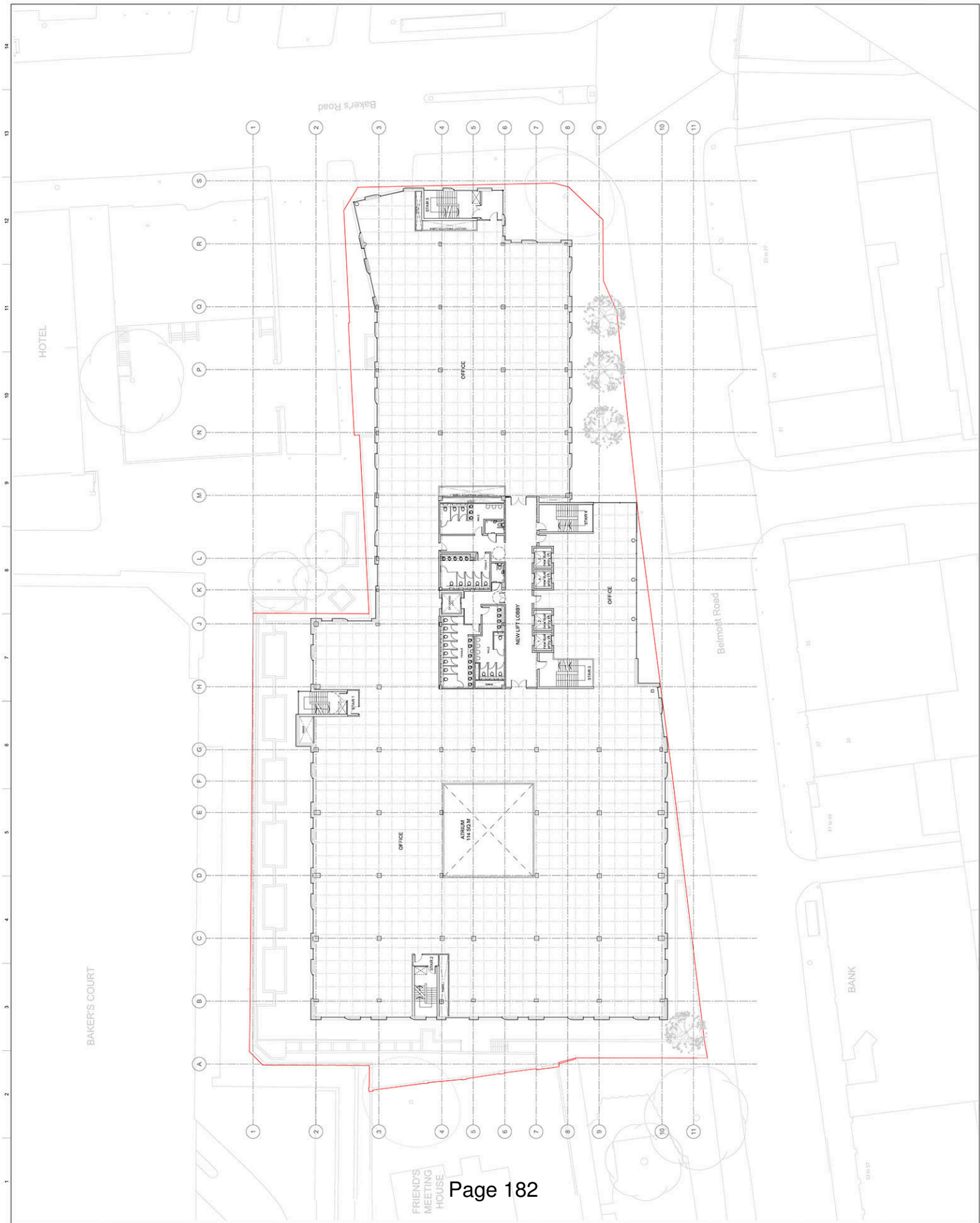
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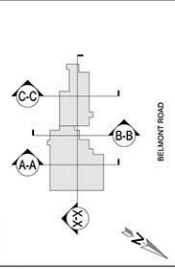
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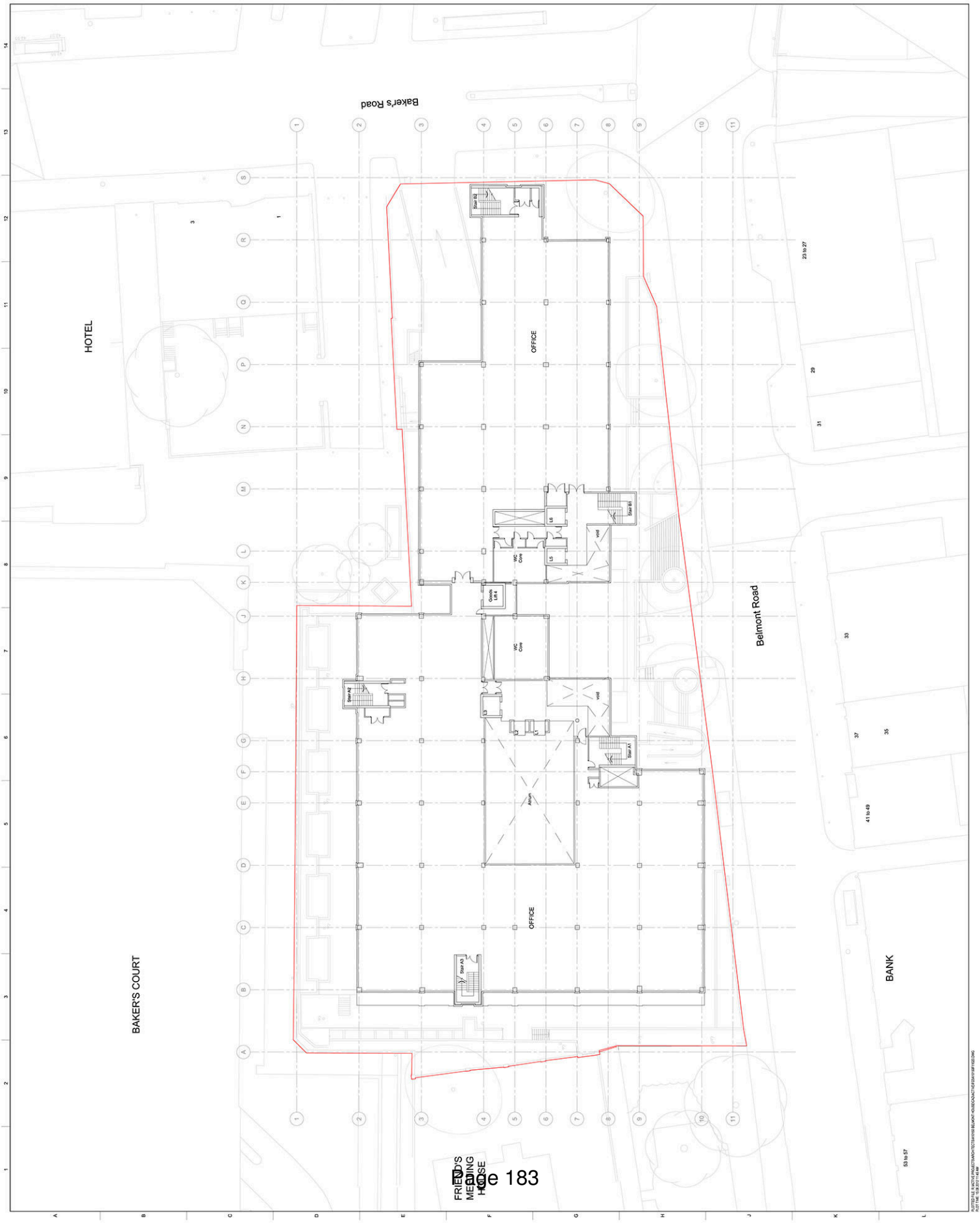
KEY
 Application Site Boundary

PT 04/01/12 Issue for planning.
 No. Date Comment
 1 04/01/12 Issue for planning.
 2 04/01/12 Issue for planning.

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 London
 Project
 Belmont House
 Uxbridge
 Drawing Title
 Existing Second Floor Plan

Date
 Scale B1:1
 At Ref.
 03/07/2013
 Drawing Number
 A10150 F 11020 P1



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KEY

Application Site Boundary

PT: 04.09.12, Issued for Planning DW: 05

No. 01 Date 05/09/12 Drawn Date 05/09/12

Revisions

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Project Belmont House Uxbridge

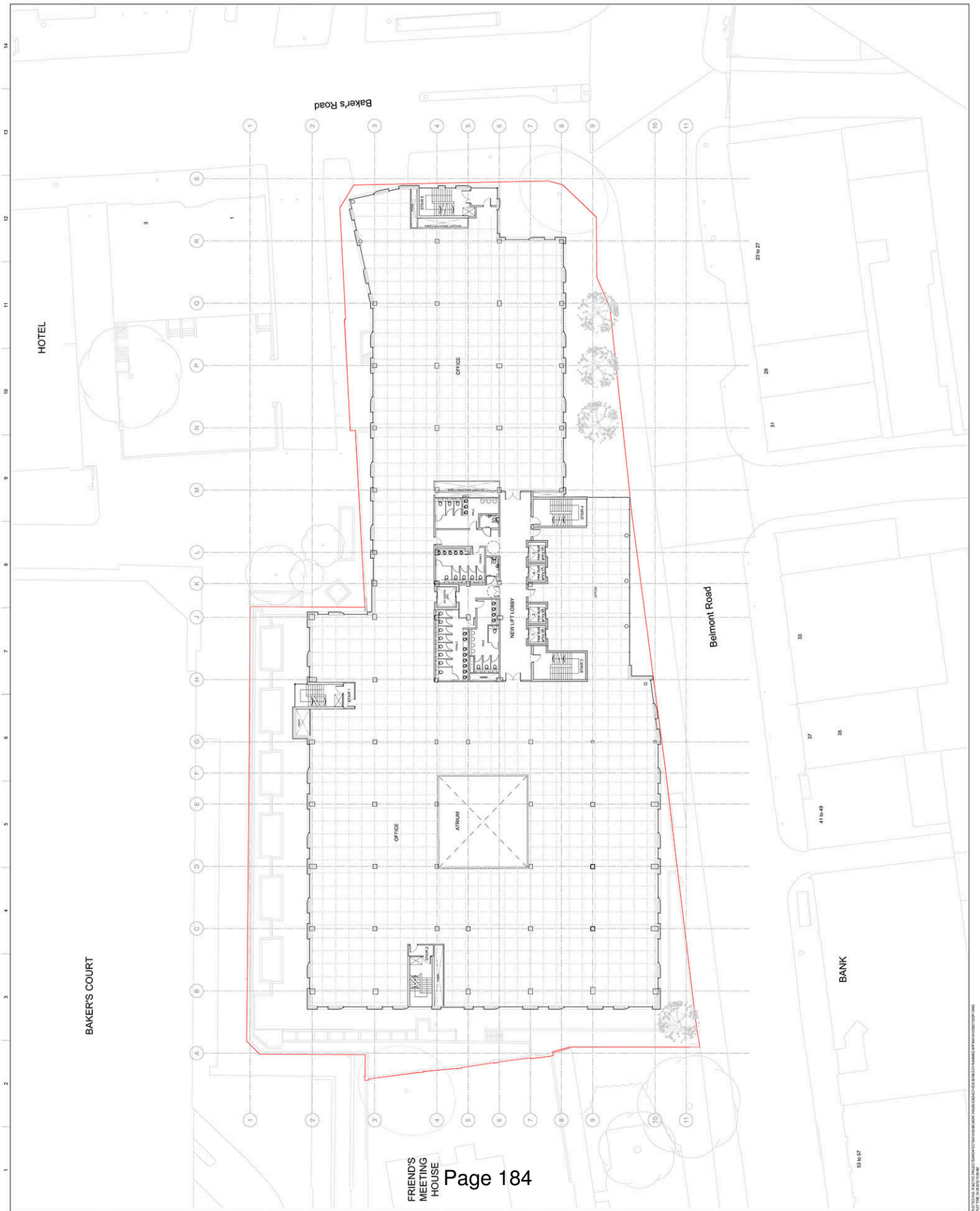
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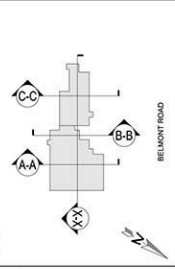
Project Number: A10150

Drawings Title: Proposed Second Floor Plan



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 Application Site Boundary

PT 04/012 Issue for planning.
 No. Date Comment
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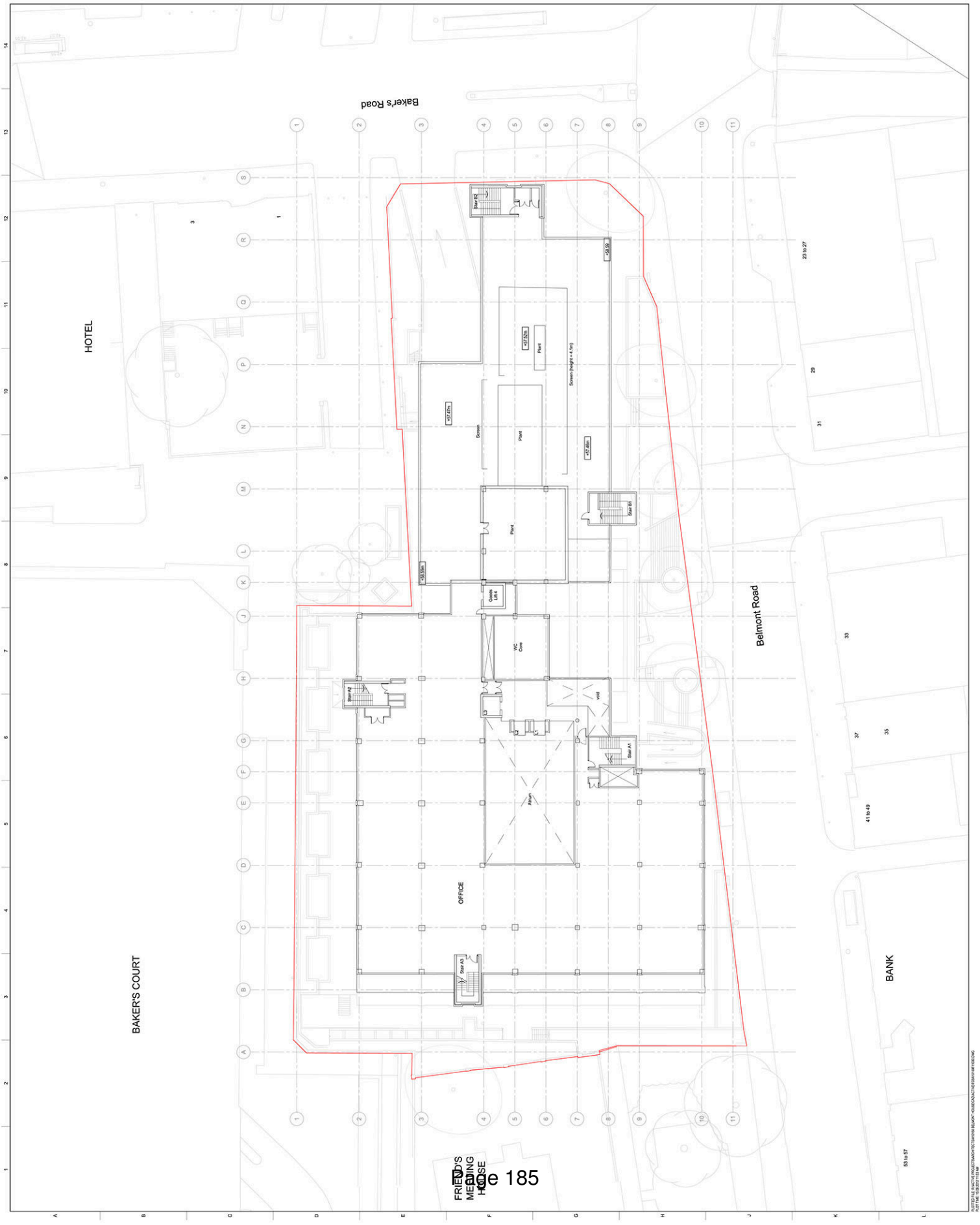
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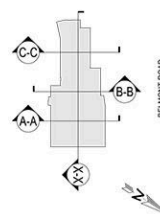
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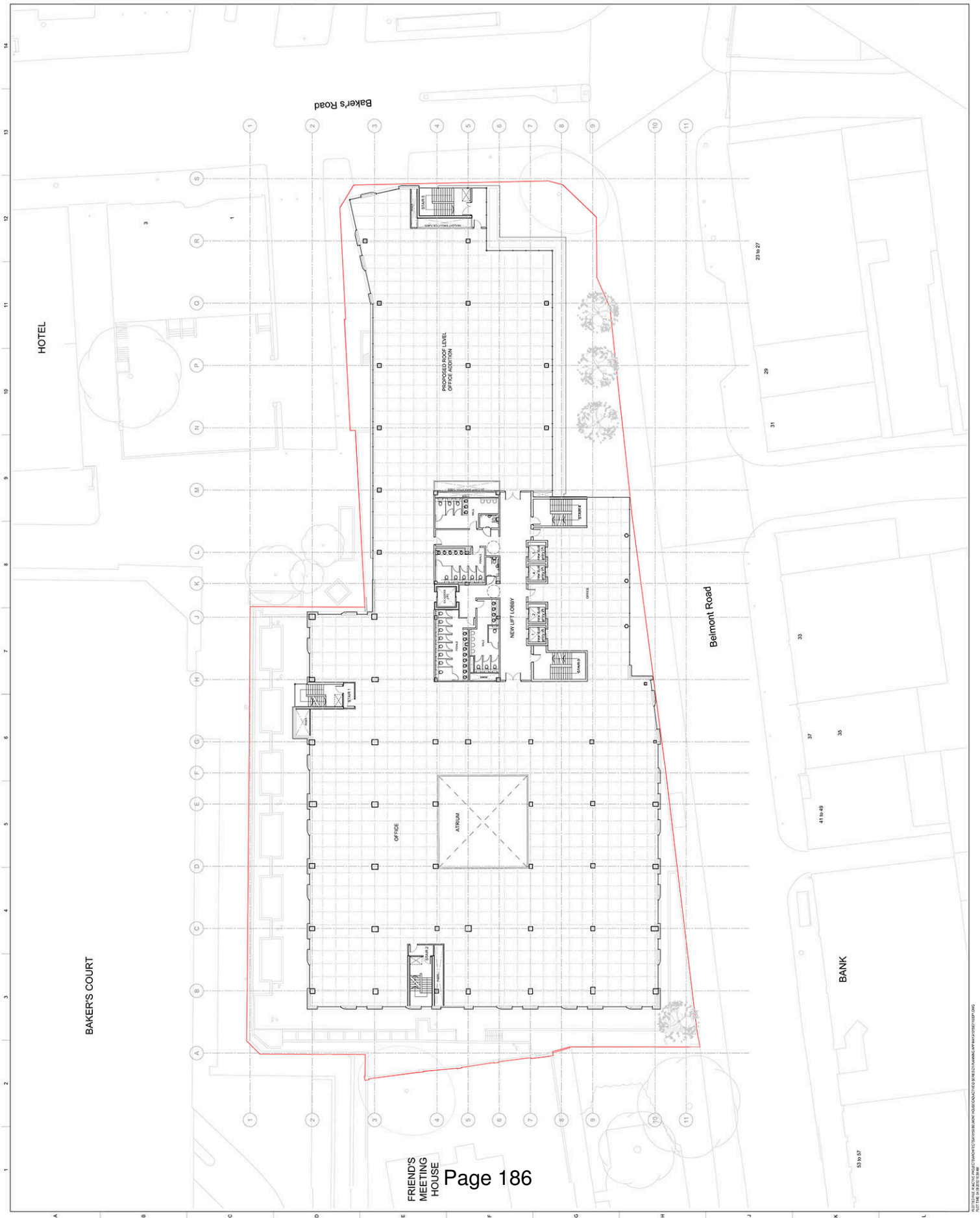
Project
 Belmont House
 Uxbridge

Drawings Title
 Existing Third Floor Plan

Date: 03/07/2013
 Scale: B1:1 A1: 1/4"
 Drawn: P1
 Checked: P1
 Project Number: A10150 F 11030
 Ref: P1



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<p>PT: D 10112, Issued for Planning DW: 05 No. 01 Date 15/02/2012 Version 01</p> <p>PLANNING New Build tp bennett architecture interiors planning</p> <p>One Avenue Street London SE1 7NE UK +44 (0) 20 7290 2000 www.tpbbennett.com London Belmont House Uxbridge</p> <p>Project Belmont House Uxbridge</p> <p>Drawn By: _____ Scale: 1:100 Date: 15/02/2012 Checked By: _____ Drawn No: _____ Drawn Name: _____ Drawn Title: _____</p> <p>Drawn By: _____ Scale: 1:100 Date: 15/02/2012 Checked By: _____ Drawn No: _____ Drawn Name: _____ Drawn Title: _____</p>			
Proposed Third Floor Plan Drawing No: A10150 Drawing Title: D 11030 Rev: P1			



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Application Site Boundary

PT: 04.01.12, Issued for Planning DW: cb

No. 01m Date 15.02.2012 Draw Date 15.02.2012

Revisions

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Project

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Uxbridge

Drawings Title

Proposed

Fourth Floor Plan

Date 15.02.2012

Scale 1:100

Sheet No. 15.02.2012

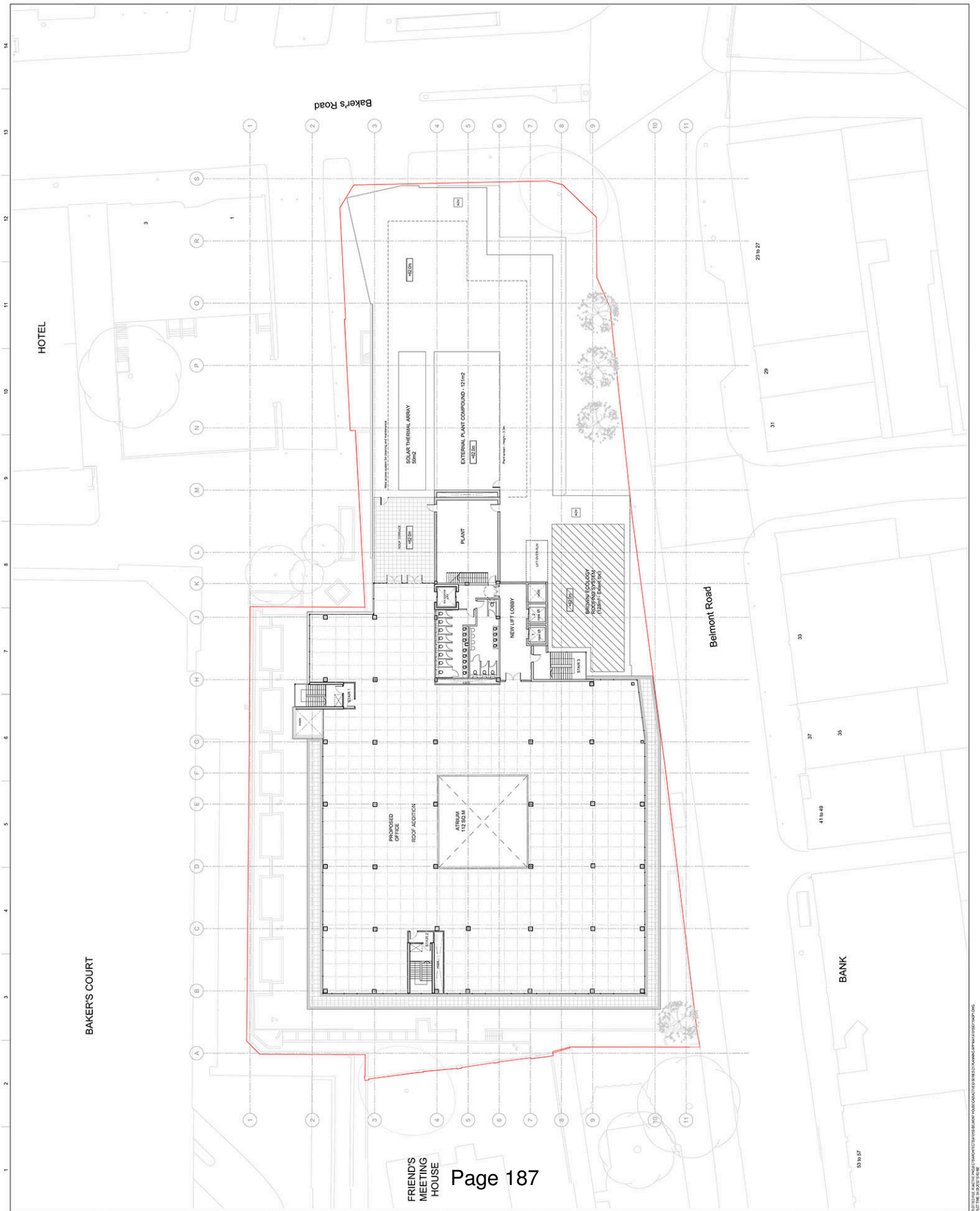
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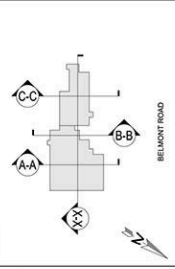
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KEY
 Application Site Boundary

PT 04/012 Issue for planning.
 No. Date Comment
 01/01/2012
 02/01/2012
 03/01/2012

OS DTE
 Drawn Date
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 Drawing Title
 Existing Roof Level

Date
 Scale B1:1
 A1:1/1
 Drawn
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 Drawing Number
 Ref
 A10150 F 11050 P1



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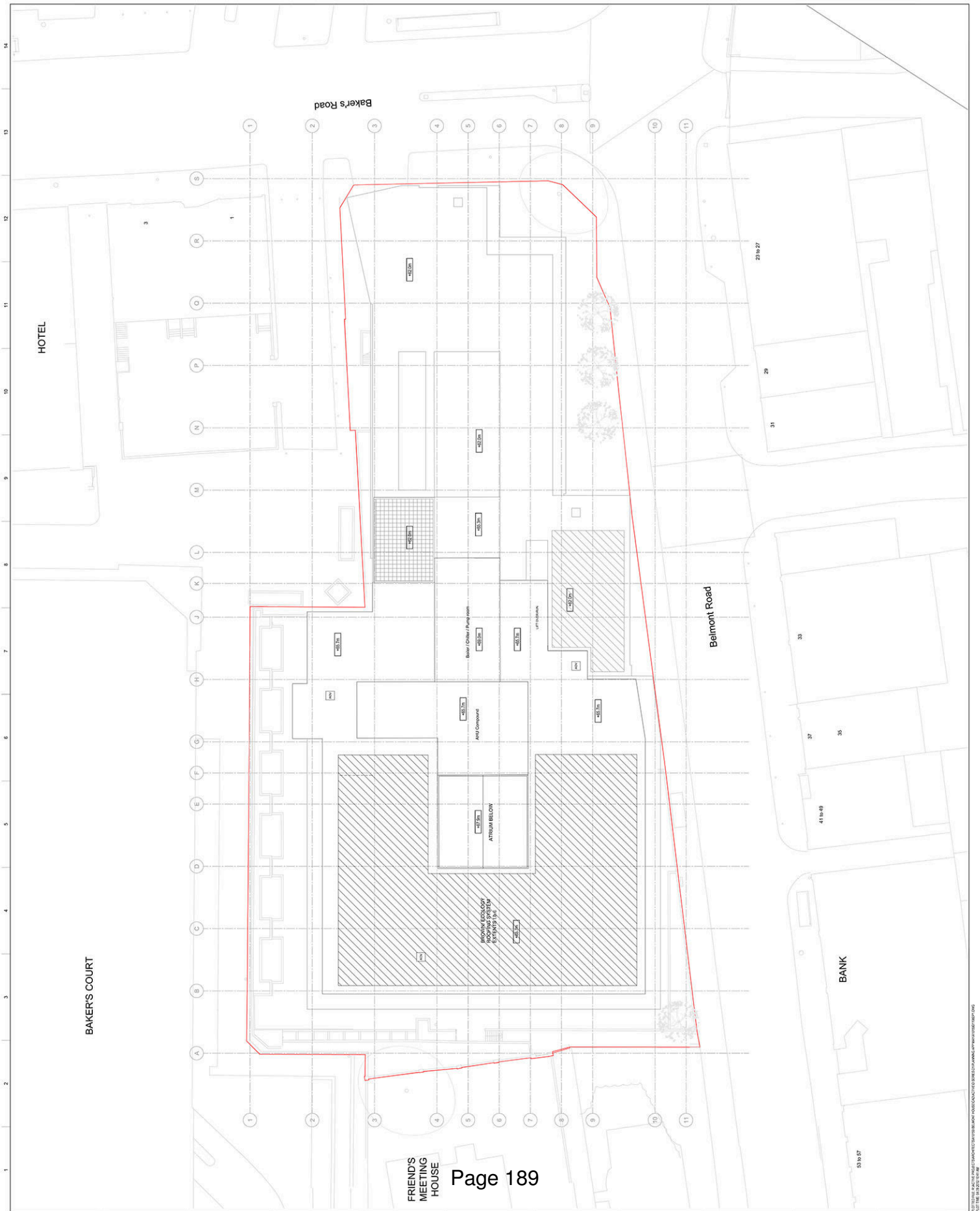
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Application Site Boundary



PT: 04.01.12, Issued for Planning DW: 05

No. Date Comment DW Date

Revisions

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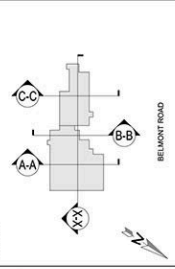
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Scale: B1: 1:1
 Date: 15/02/2012
 Drawing Number: A10150

Rev: P1

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KEY
 Application Site Boundary

PT 04/012 Issue for planning.
 No. Date Comment
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Drawings Title
 Existing Plant Level

Date: 03/07/2013
 Scale: B1:1
 Author: AT:BNF
 Checked: JMB
 Drawing Number: A10150
 Project Ref: F 11040
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PT: D:\0112 - Inland by Planning DW: 05

No. 001 Date 15/02/2022 Draw Date 15/02/2022

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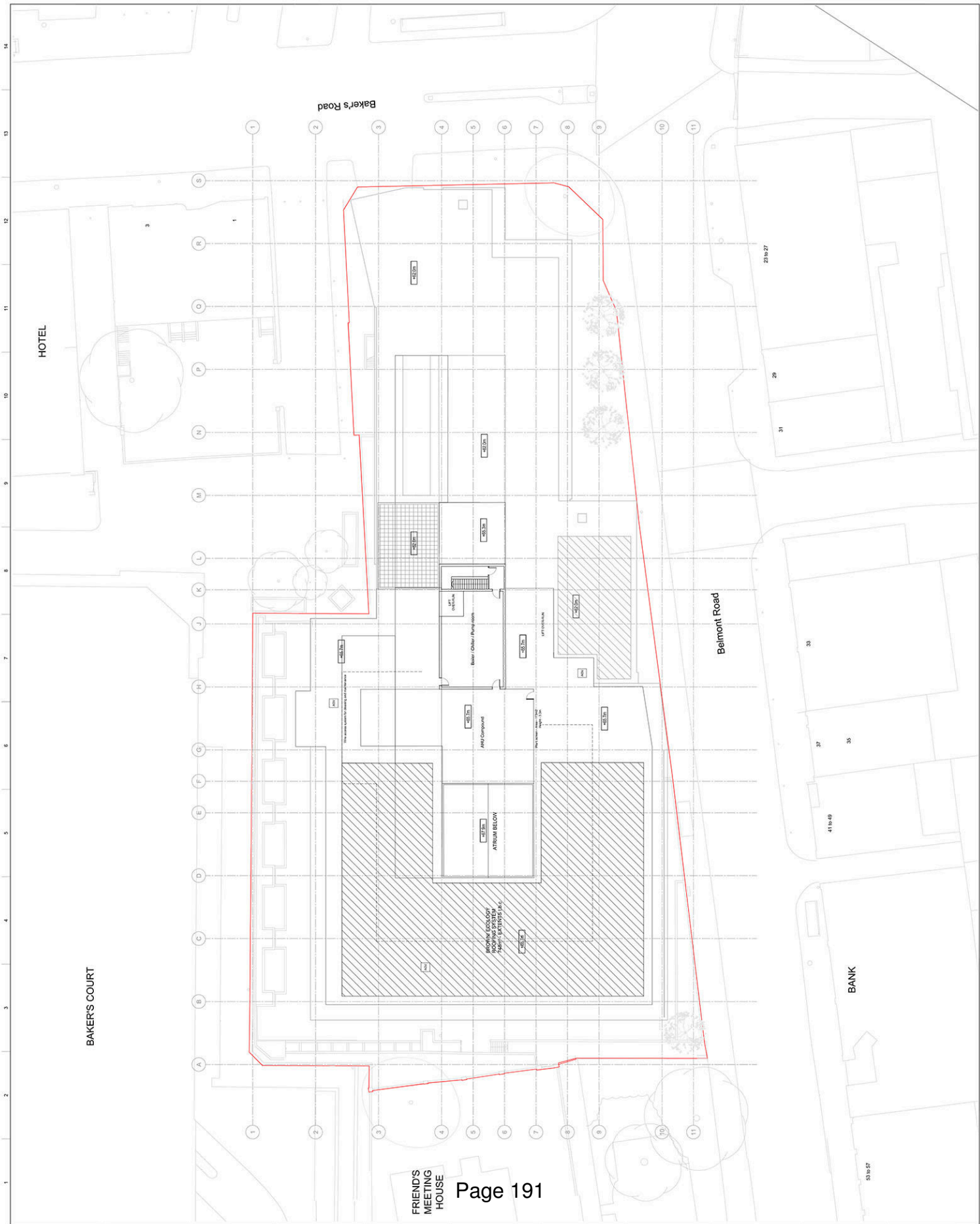
Project Belmont House Uxbridge

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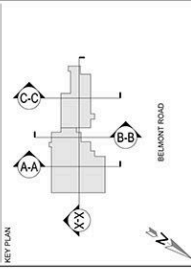
Proposed Plant Level

A10150 D 11050 P1



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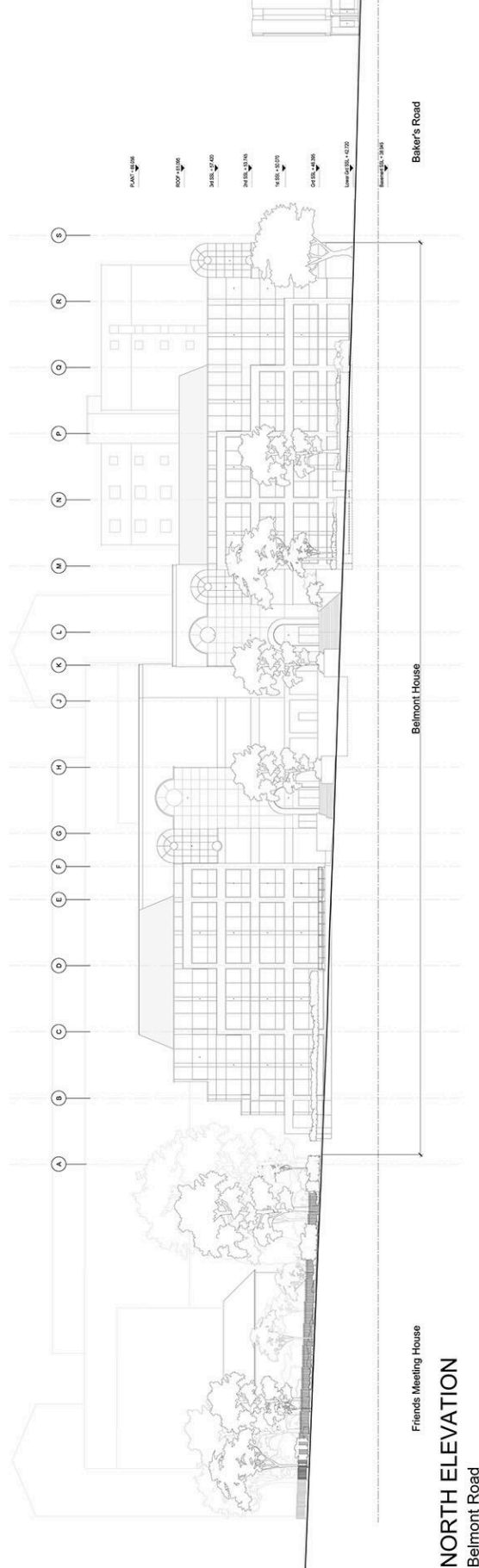
PT 04/01/12 Issue for planning.
 No. Date Comment
 05/01/12 DS DTE
 05/01/12 DP DNZ

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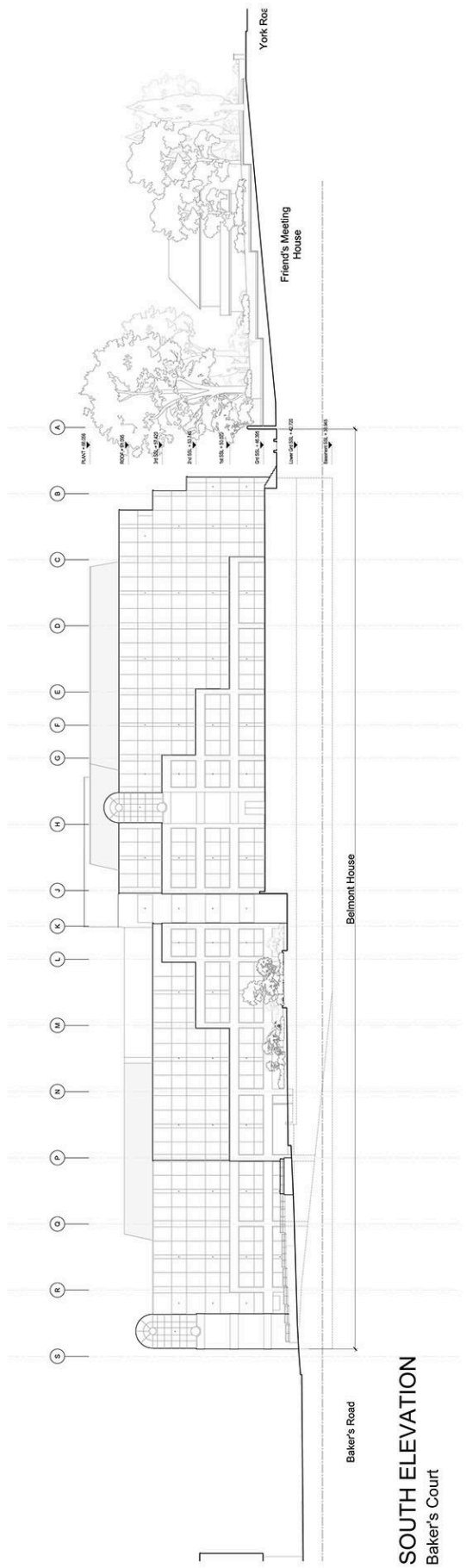
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 London
 Project
 Belmont House
 Uxbridge

Drawings Title
Belmont House
Uxbridge
 Existing Building Elevations
 North & South Elevations

Date: 05/01/12
 Scale: B1
 At: Ref.
 Drawing No.: 101
 Drawing Number:
 Ref:
A10150 F 12000 P1



Friends Meeting House
NORTH ELEVATION
 Belmont Road
 Page 192



Bakers Court
SOUTH ELEVATION
 Bakers Court

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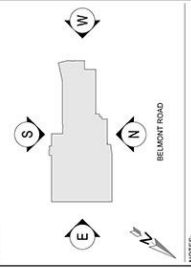
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PT: 04/01/12 Issue for planning

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DR: DTE

Author: [Name]

Check: [Name]

Drawn: [Name]

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Project: Belmont House Uxbridge

Drawn: [Name]

Proposed Elevations
North & South Elevations

Date: 04/01/12

Scale: 1:100

Sheet: P1

Drawing Number: A10150

Project: D 12000



NORTH ELEVATION
Belmont Road
Page 193



SOUTH ELEVATION
Baker's Court

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OS DTE

No. Date Comment

Revisions

Issue for planning.

1

04/01/12

Issue for planning.

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Issue for planning.

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Issue for planning.

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Project

Belmont House
Uxbridge

Drawings Title

Existing Building Elevations
East & West Elevations

Drawn

Scale B1:1

Date

04/01/12

Author

Checked

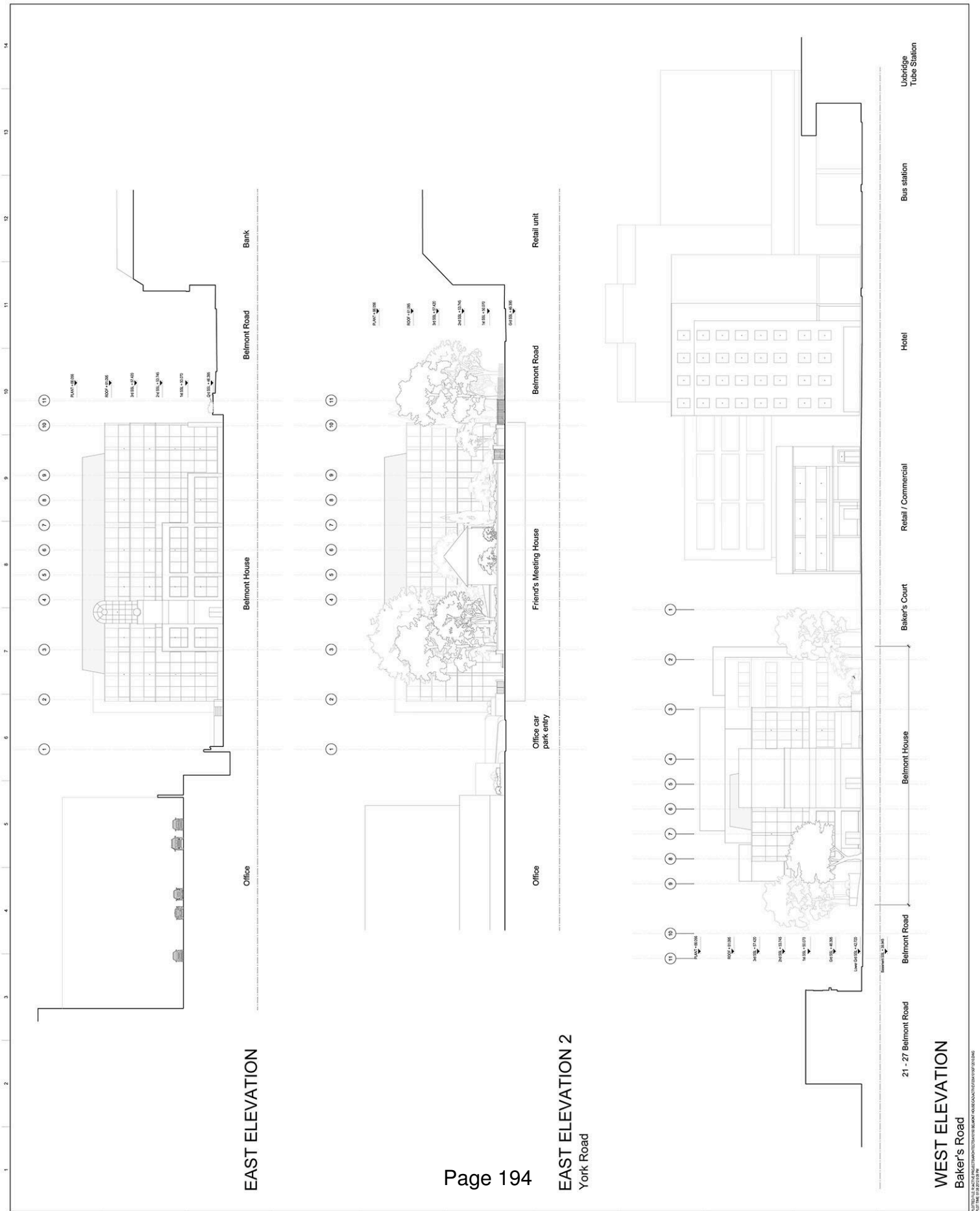
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Project Number

A10150

F 12010

P1



EAST ELEVATION

EAST ELEVATION 2
York Road

WEST ELEVATION
Baker's Road

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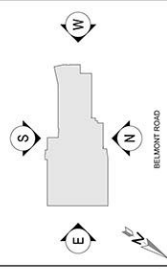
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Revisions

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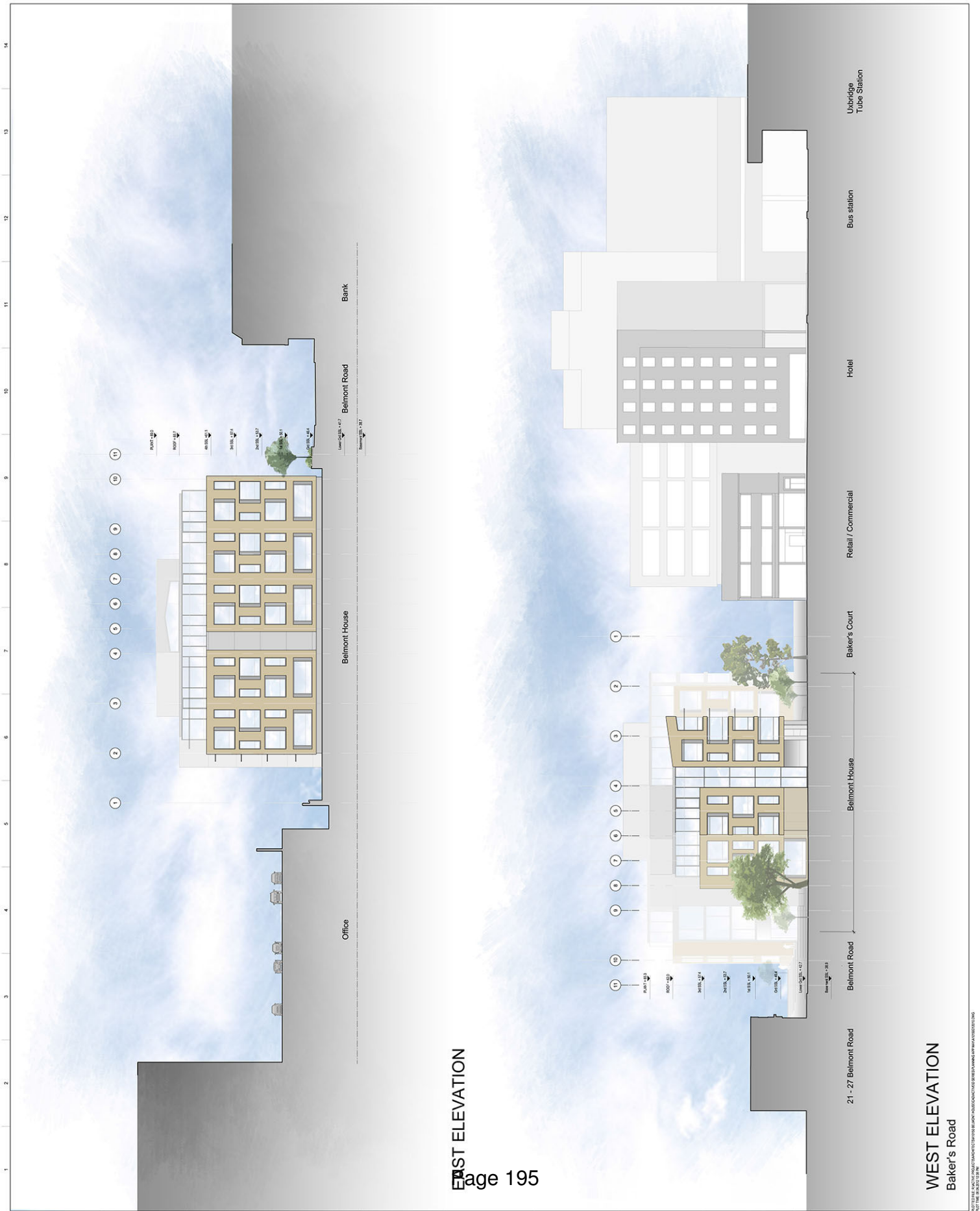
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Drawings Title
Proposed Elevations
East & West Elevations

Date: 04/01/12
Scale: 1/100
Sheet: P1
Drawing Number: A10150
Revision: P1



EAST ELEVATION

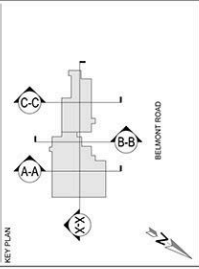
Page 195

WEST ELEVATION

Baker's Road

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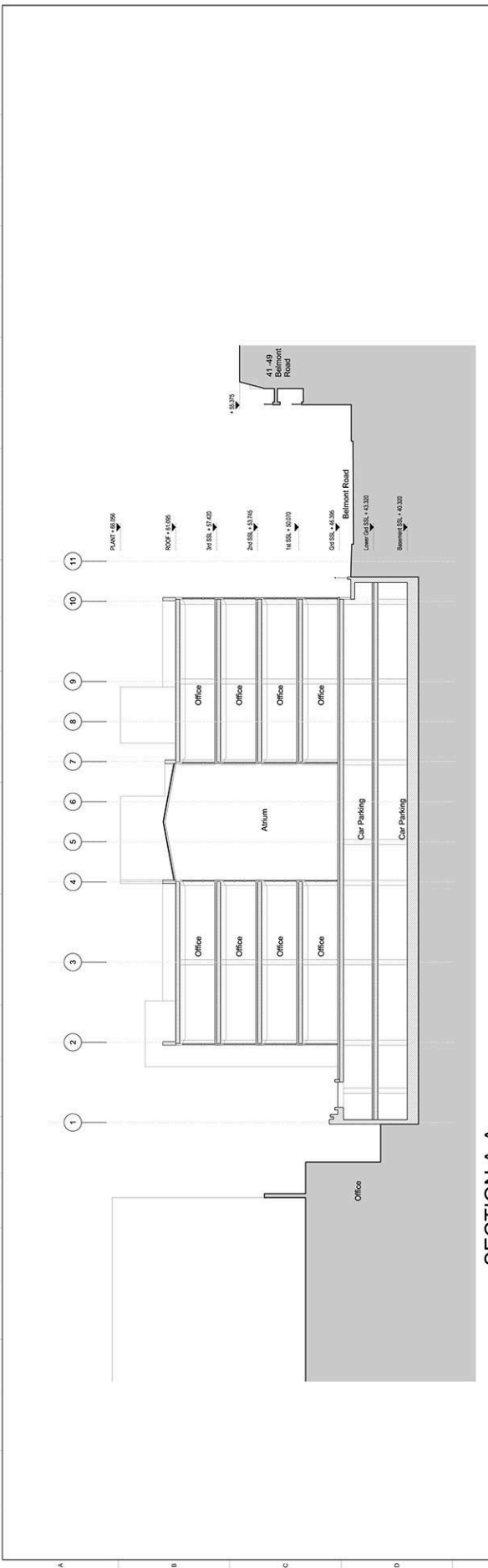
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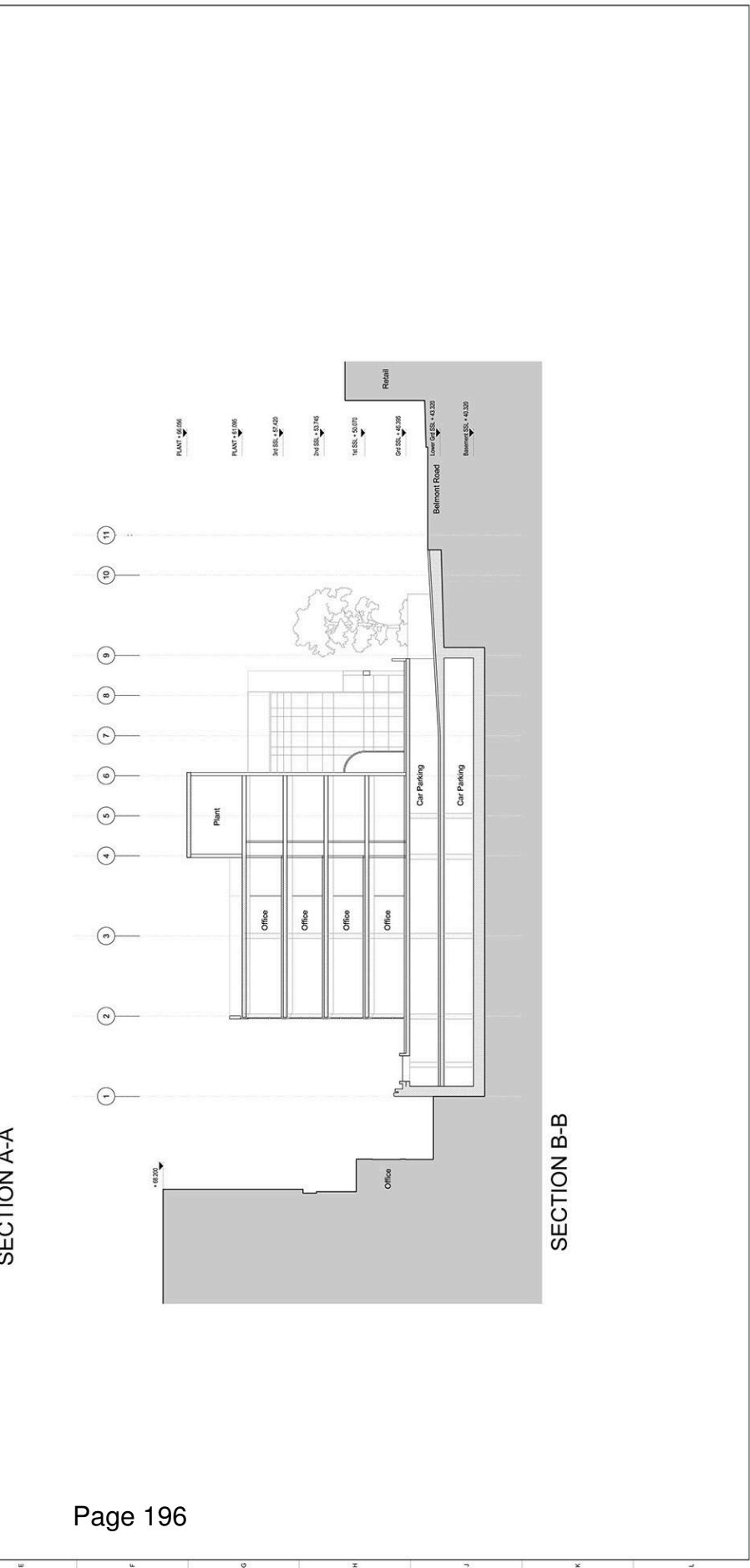
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 Uxbridge

Drawing Title
 Existing Building Sections
 A-A & B-B

Date 06/01/12
 Scale B1
 Drawing Number
 A10150 F 13000
 Ref P1



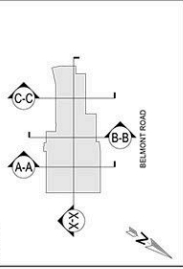
SECTION A-A



SECTION B-B

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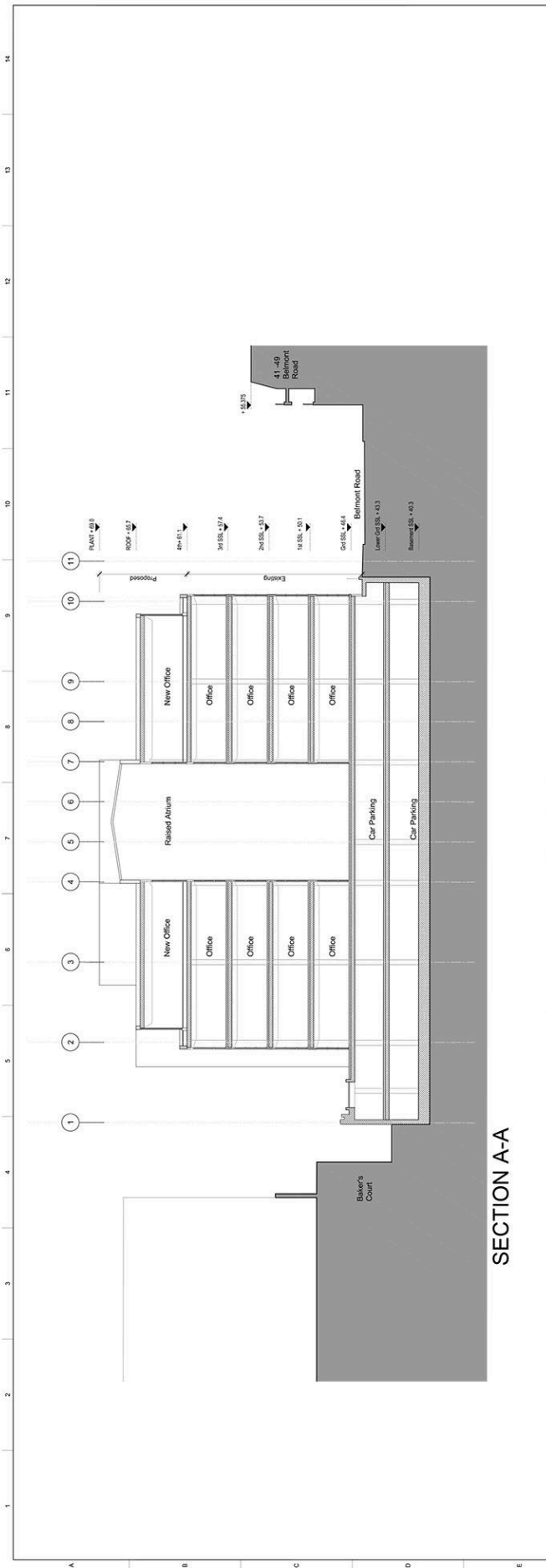
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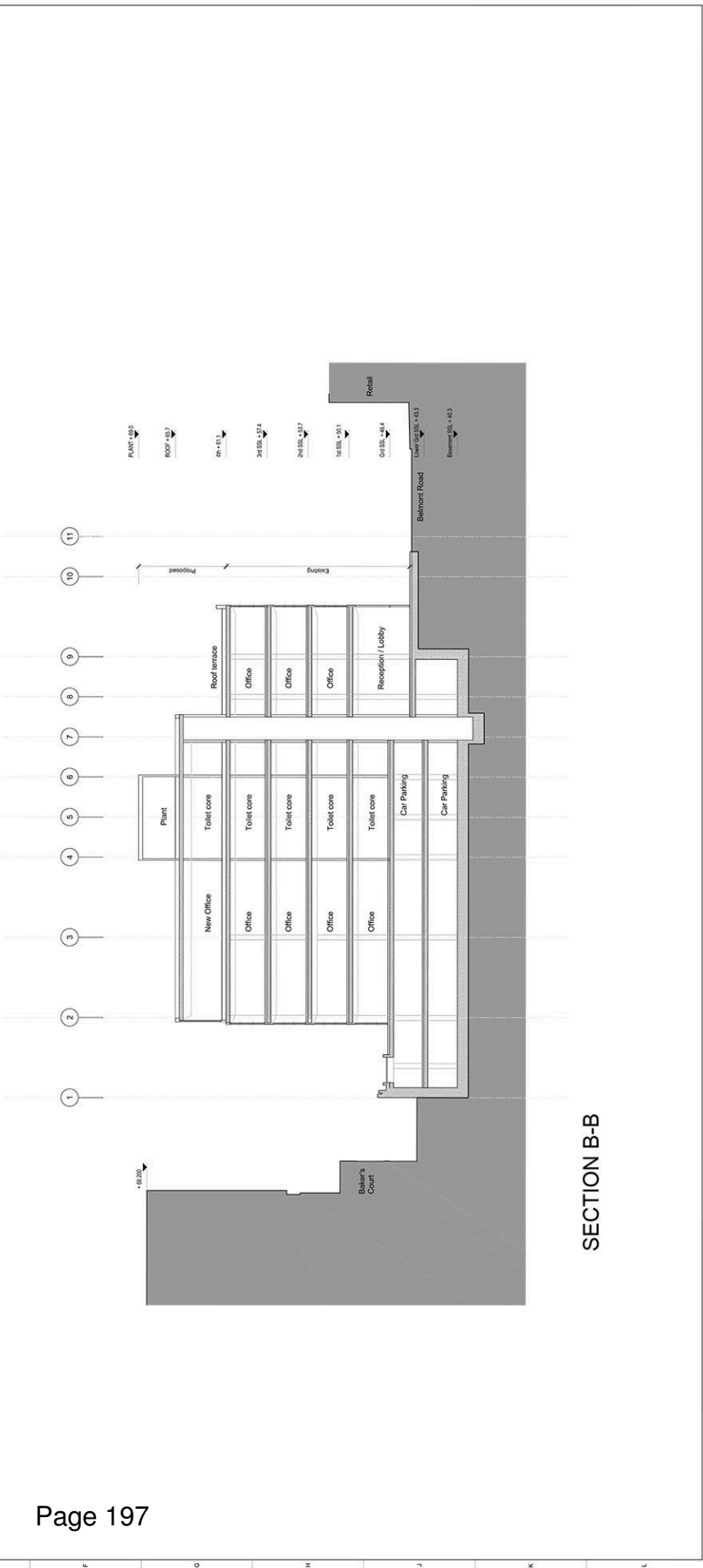
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Drawings Title
Proposed Building Sections
A-A & B-B
 Date 03/11/13
 Drawn 03/11/13
 Checked
 Approved
 Drawing Number
A10150
 D 13000
 Rev
P1



SECTION A-A



SECTION B-B

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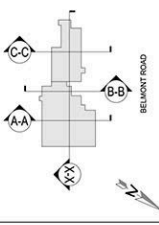
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London

Project

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Uxbridge

Drawings Title
Existing Building Sections
C-C & X-X

Date: 08/12/12

Scale: B1:1

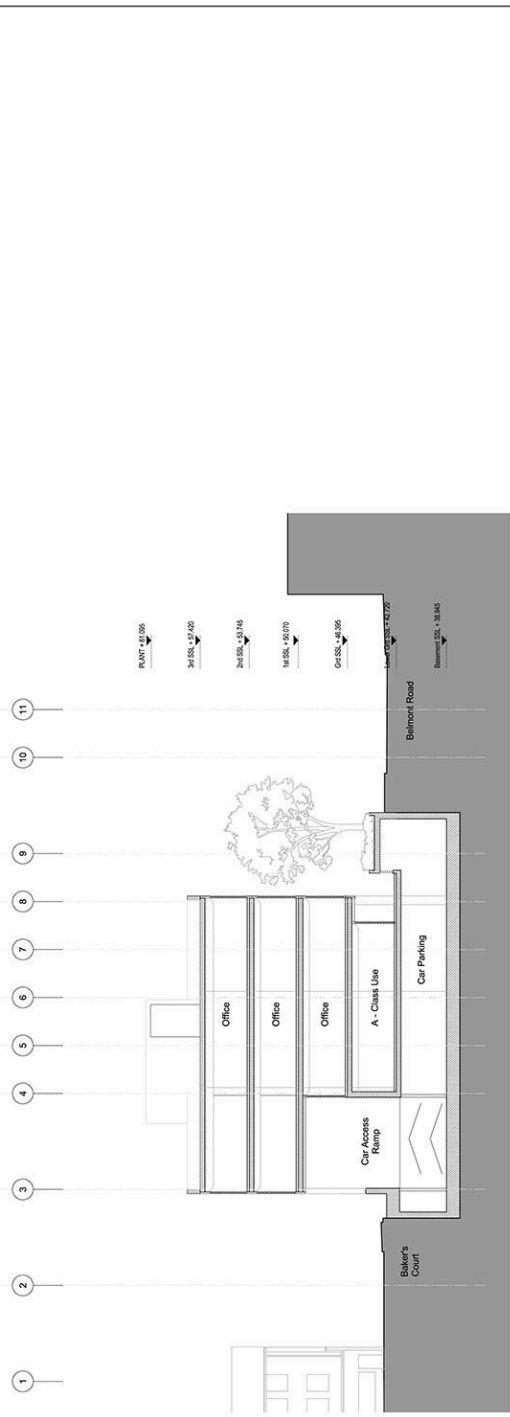
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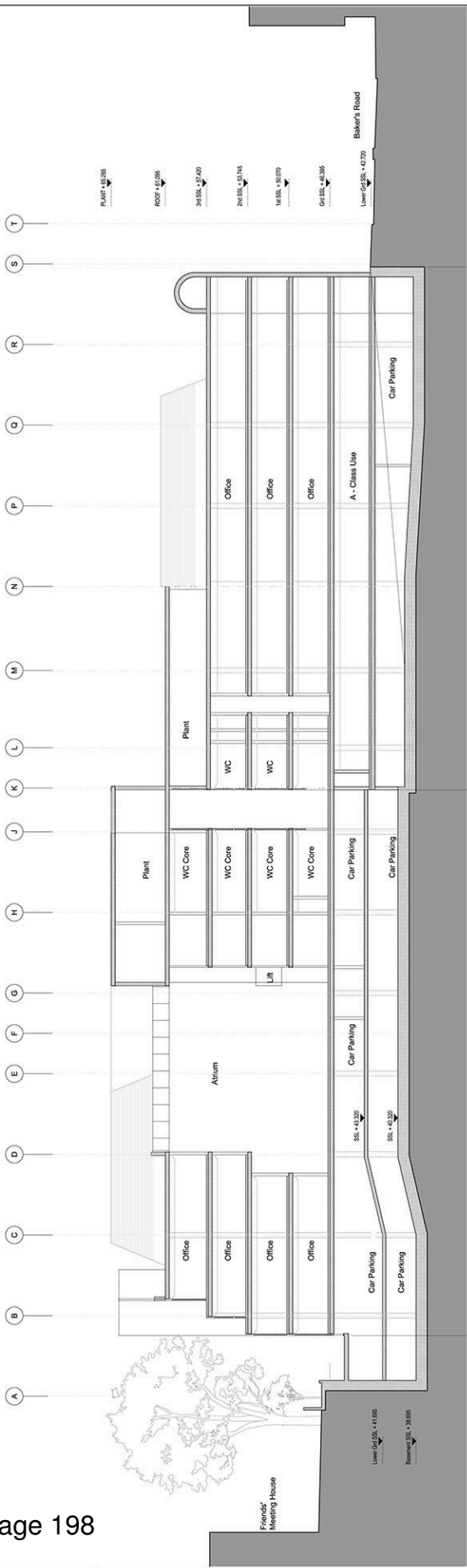
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SECTION C-C



SECTION X-X

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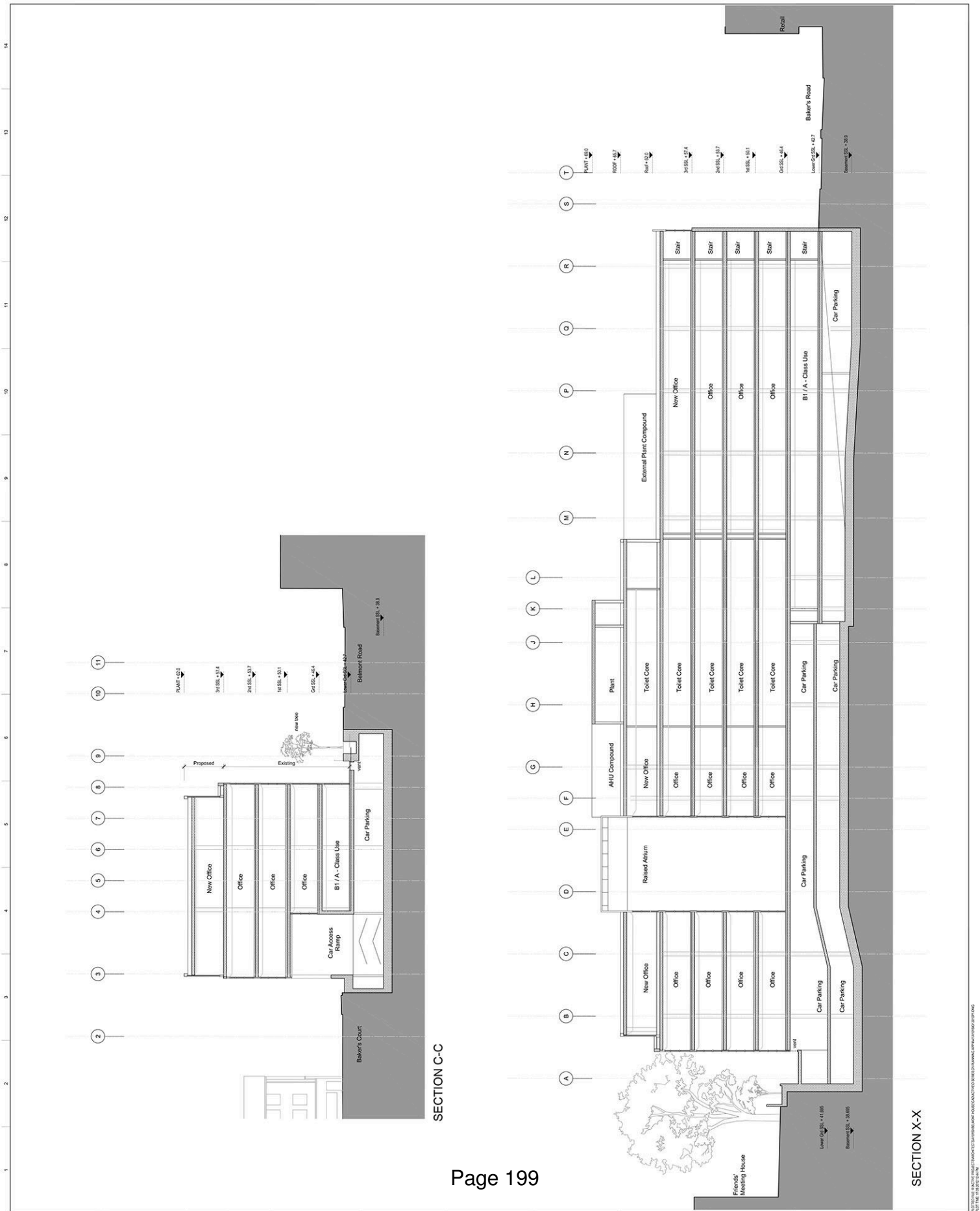
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 Melbourne
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Project
**Belmont House
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Drawn By
**Proposed Building Sections
 C-C & X-X**

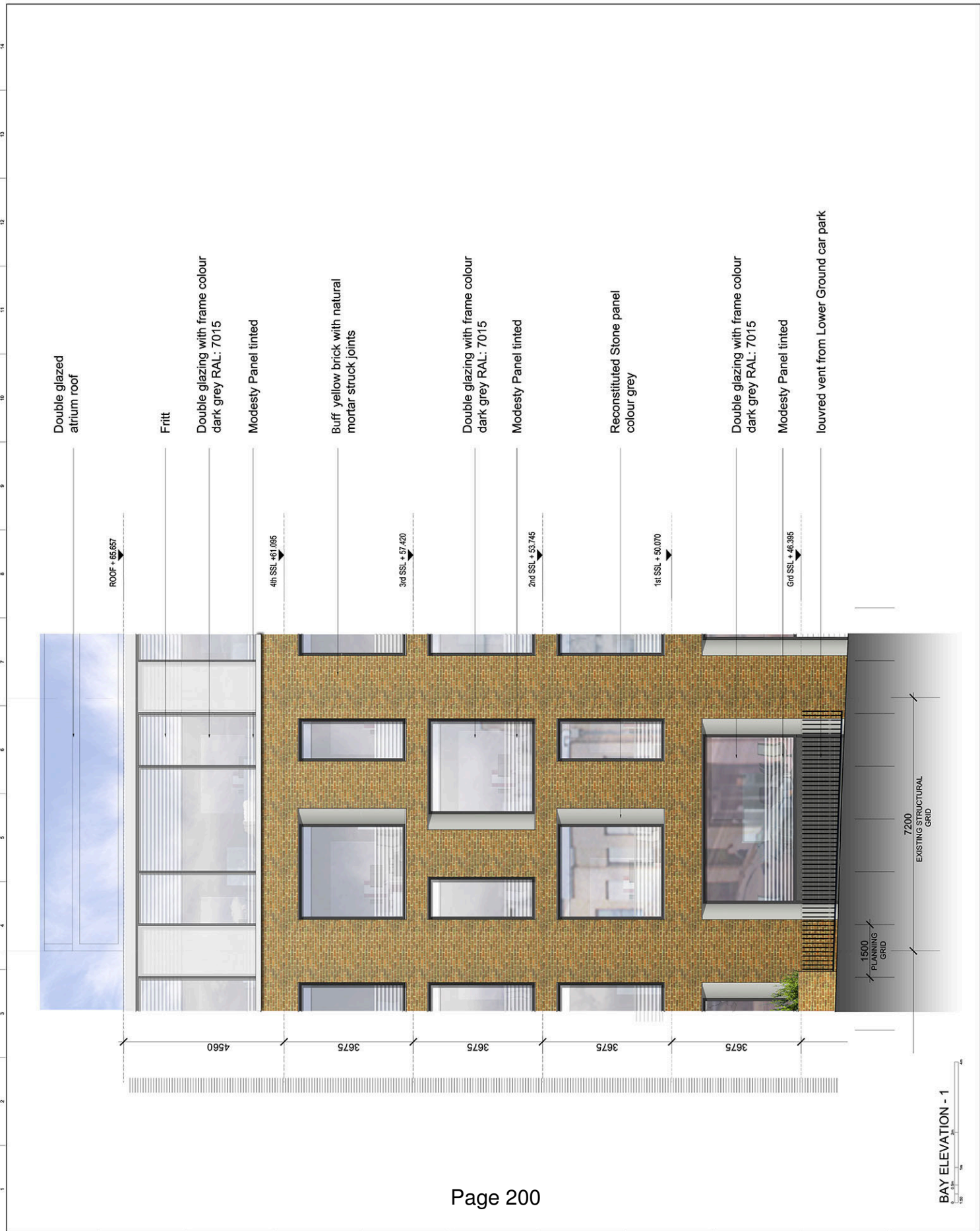
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 Belmont House
 Uxbridge

Scale: B1:1
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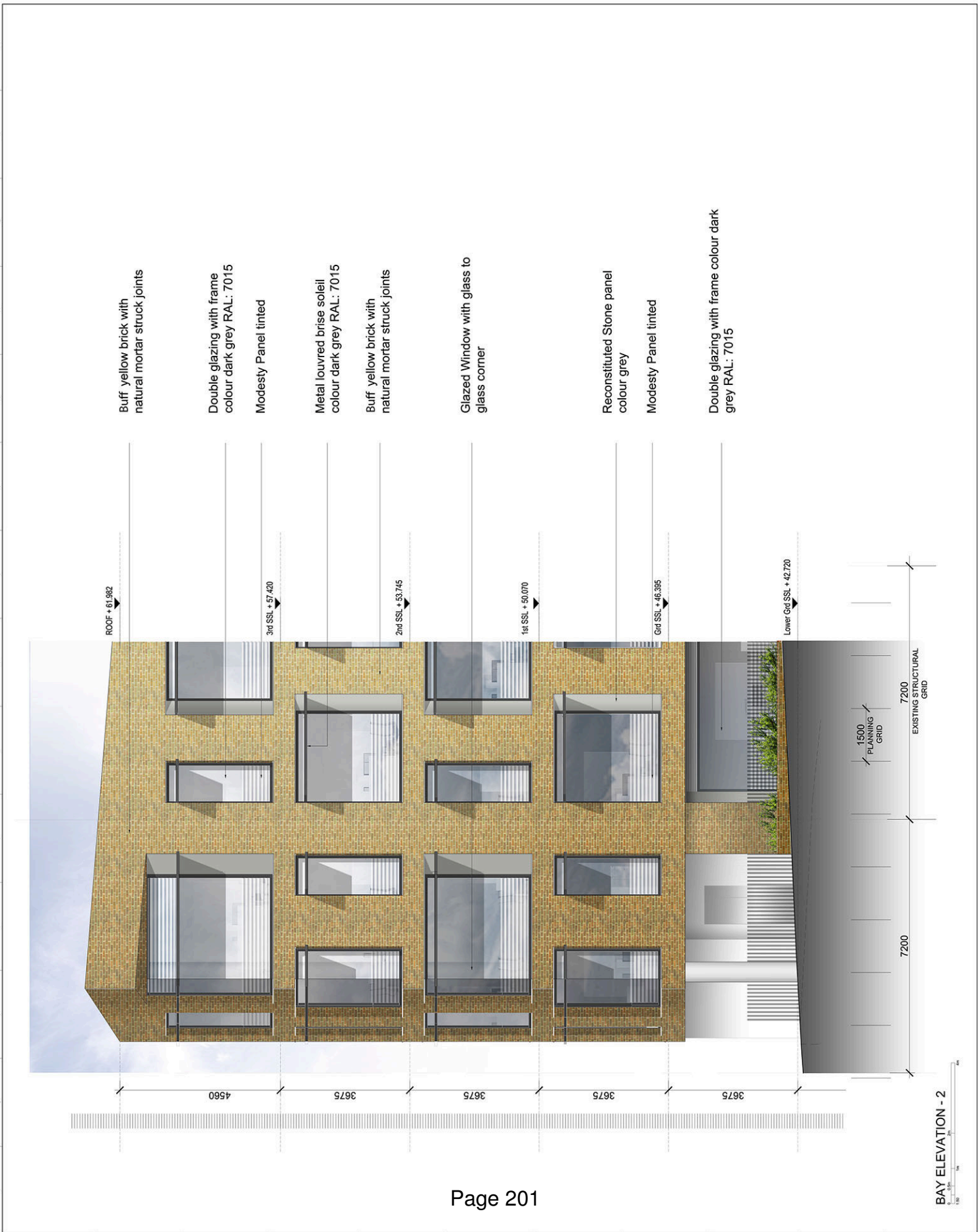


NOT TO SCALE. KAZINE PARTNER ARCHITECTS BELMONT HOUSE Uxbridge NSW 2000. DRAWING NO. A10150. DATE 10/11/12.

CLIENT	STRUCTURAL ENGINEER	SERVICES ENGINEER	CONSULTANT	KEY PLAN
<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.</p> <p>2. THIS DRAWING IS PROTECTED BY COPYRIGHT.</p> <p>3. ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION. CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR REDEFINITION OF THE AREAS TO BE MEASURED.</p>				
<p>P1: 04/01/12 Issue for planning</p> <p>03: 05/01/12 Issue for construction</p> <p>04: 06/01/12 Issue for construction</p>		<p>PLANNING</p> <p>tp bennett</p> <p>architects interiors planning</p> <p>One Avenue Street London SE1 ONE UK +44 (0) 20 7592 0000 www.tpbenett.com</p> <p>Project: Belmont House Uxbridge</p>		
<p>Drawn: [Name]</p> <p>Check: [Name]</p> <p>Date: 06/01/12</p> <p>Scale: 1:50</p> <p>Sheet: 1 of 1</p> <p>Project No: A10150</p> <p>Drawing No: D 12100</p> <p>Rev: P1</p>		<p>Belmont House Uxbridge</p> <p>Proposed Bay Elevation 1</p>		



CLIENT	STRUCTURAL ENGINEER	DATE	DS	DTE
SERVICES ENGINEER	CONSULTANT	No.	Date	Comment
KEY PLAN	NOTES:	DO NOT SCALE. DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS TO THE FACE AND REPORT DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS PROTECTED BY COPYRIGHT. ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF FLD SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION AND/OR REDEFINITION OF THE AREAS TO BE MEASURED.		
		PROJECT: Belmont House Uxbridge DRAWING TITLE: Proposed Bay Elevation 2 CLIENT: tp bennett architecture interiors planning ADDRESS: One Avenue Street London SE1 0HE UK +44 (0) 20 7290 2000 www.tpbenett.com DRAWING NO: A10150 D 12110 P1		



CLIENT	STRUCTURAL ENGINEER	DATE	05/11/2024
SPRINTZ ENGINEERS	CONSULTANT	NO.	1000
KEY PLAN	KEY PLAN	DESCRIPTION	Proposed Bay Elevation 3

NOTES:
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PLANNING
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 architecture
 interiors
 planning

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Project: Belmont House Uxbridge
 Drawing Title: Proposed Bay Elevation 3

Client: A10150
 Drawing Number: D 12120
 Revision: P1

Metal louvred brise soleil
 colour dark grey RAL: 7015

Double glazing with frame
 colour dark grey RAL: 7015

Modesty Panel tinted

Metal louvred brise soleil
 colour dark grey RAL: 7015

Buff yellow brick with
 natural mortar struck joints

Double glazing with frame colour dark
 grey RAL: 7015

Reconstituted Stone panel
 colour grey

Modesty Panel tinted

ROOF + 61.982

3rd SSL + 57.420

2nd SSL + 53.745

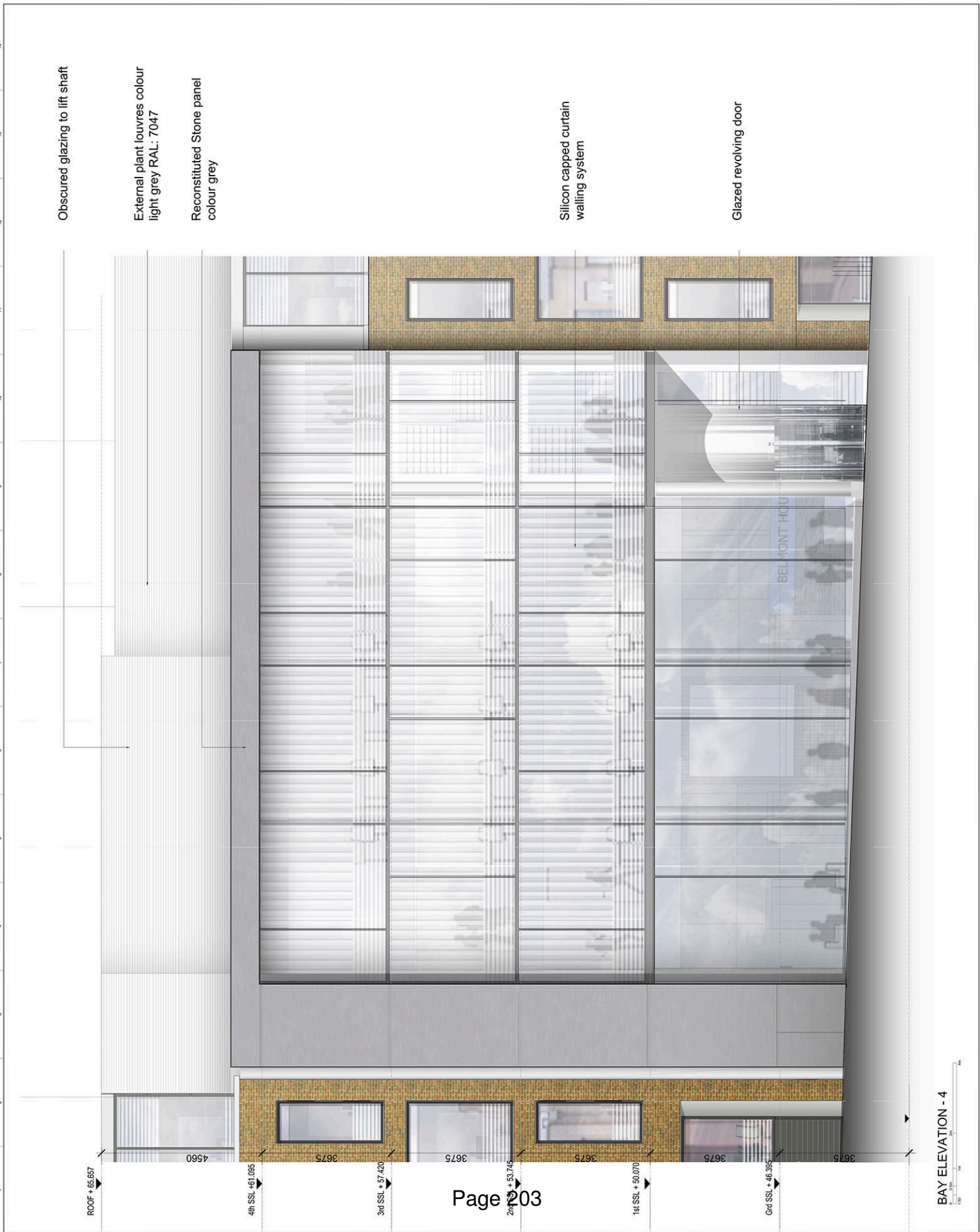
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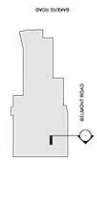

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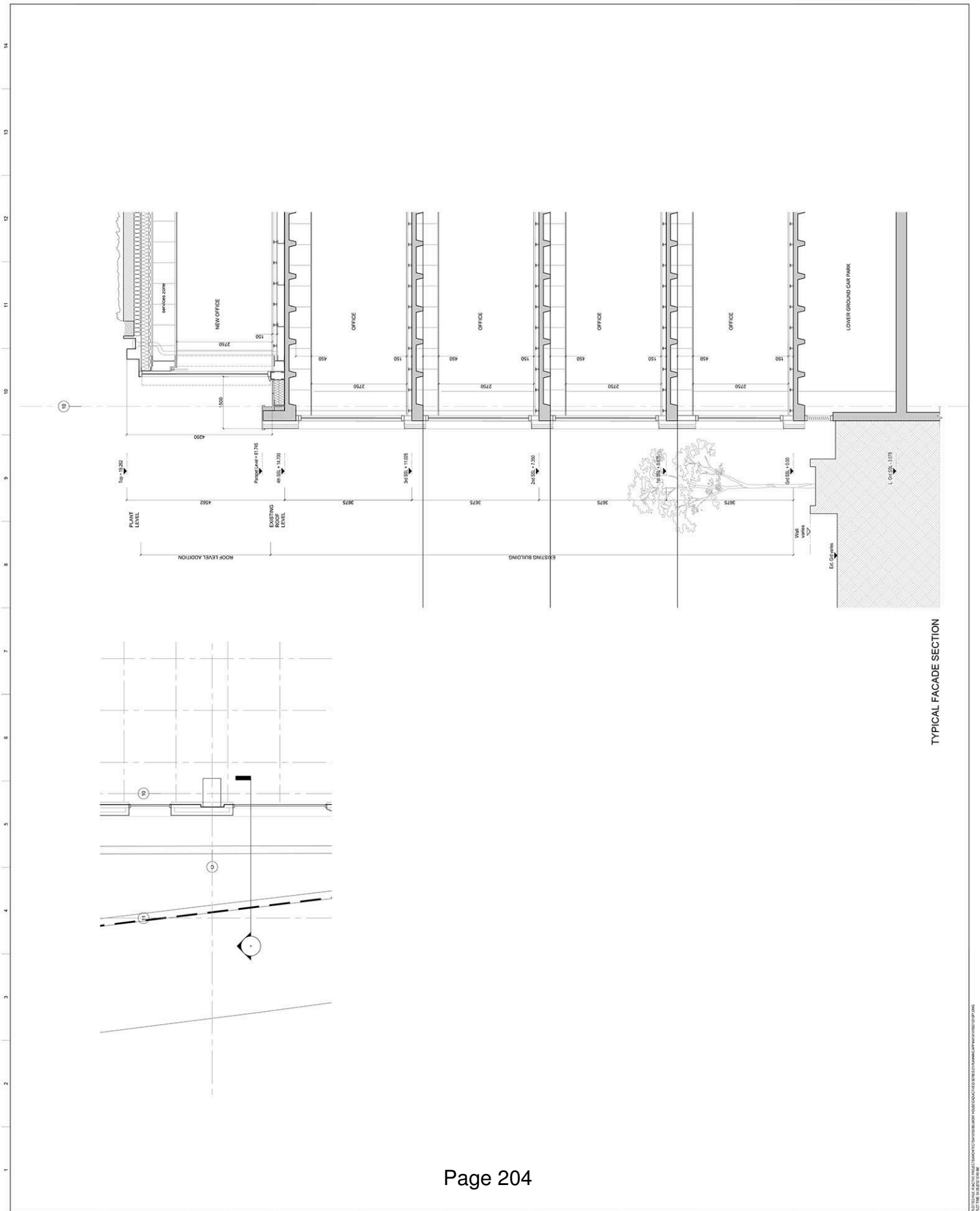
Lower 0th SSL + 42.720



CLIENT	STRUCTURAL ENGINEER	SERVICES ENGINEER	CONSULTANT	KEY PLAN	NOTES:	<p>DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. THE ARCHITECT'S INTENT SHALL PREVAIL IN THE EVENT OF DISCREPANCIES TO THE ARCHITECT.</p> <p>THIS DRAWING IS PROTECTED BY COPYRIGHT.</p> <p>ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF FIELD SURVEY, DESIGN DEVELOPMENT, OR REDEFINITION OF THE AREAS TO BE MEASURED.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PT. 04/2012</td> <td>Issue for planning.</td> <td>OS</td> <td>DTE</td> </tr> <tr> <td>No.</td> <td>Date</td> <td>Comment</td> <td>Drawn / Date</td> </tr> <tr> <td colspan="4" style="text-align: center;">ARCHITECTS</td> </tr> </table> <p style="text-align: center;">New York</p> <p style="text-align: center;">PLANNING</p> <p style="text-align: center;">tp bennett</p> <p style="text-align: center;">architects interiors planning</p> <p style="text-align: center;">One Avenue Street London SE1 9NE UK +44 (0) 20 7290 2000 www.tpbbennett.com London Missouri Also Email</p> <p style="text-align: center;">Project</p> <p style="text-align: center;">Belmont House Uxbridge</p> <p style="text-align: center;">Drawing Title</p> <p style="text-align: center;">Proposed Bay Elevation 4 Front Entrance</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td>Drawn By</td> <td>AI</td> <td>AI</td> </tr> <tr> <td>Checked</td> <td>Checked By</td> <td>AI</td> <td>AI</td> </tr> <tr> <td>Shown/Project No.</td> <td>Design Number</td> <td colspan="2"></td> </tr> </table> <p style="text-align: center;">A10150 D 12130 P1</p>	PT. 04/2012	Issue for planning.	OS	DTE	No.	Date	Comment	Drawn / Date	ARCHITECTS				Drawn	Drawn By	AI	AI	Checked	Checked By	AI	AI	Shown/Project No.	Design Number		
PT. 04/2012	Issue for planning.	OS	DTE																												
No.	Date	Comment	Drawn / Date																												
ARCHITECTS																															
Drawn	Drawn By	AI	AI																												
Checked	Checked By	AI	AI																												
Shown/Project No.	Design Number																														

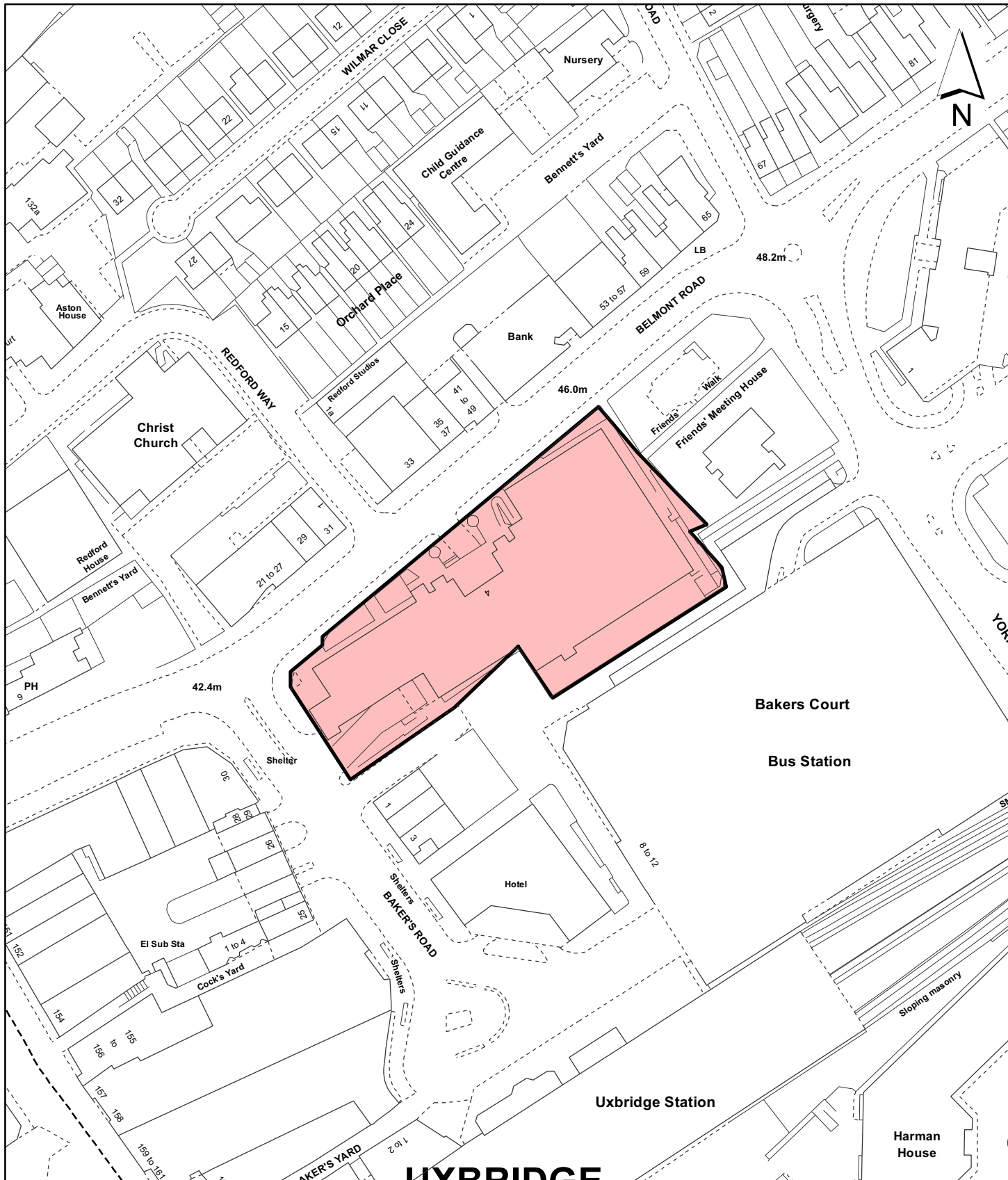




CLIENT	STRUCTURAL ENGINEER	PT: D120123 Issued for Planning DW: CB	Drawn: DW
SERVICES ENGINEER	CONSULTANT	No. 10 Date Comment	Organ: DW
NEW PLAN		PRELIMINARY tp bennett architects interiors planning	One Avenue Street London SE1 7NL UK +44 (0) 20 7590 2000 www.tpbennett.com London
<p>NOTES:</p> <p>DO NOT SCALE DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS SHOWN IN THIS DRAWING TAKE PRECEDENCE TO THE ARCHITECT'S REPORT.</p> <p>THIS DRAWING IS PROTECTED BY COPYRIGHT.</p> <p>ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF EGS SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION, OR REDEFINITION OF THE AREAS TO BE MEASURED.</p>		Project: BELMONT HOUSE UXBRIDGE Drawing Title: Proposed Typical Facade Section	Date: 10/12/23 Drawn: M12123 Checked: M12123 Drawing Number: A10150 Rev: P1



TYPICAL FACADE SECTION

NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Senator Court Belmont Road Uxbridge</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">68385/APP/2013/902</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Major Applications</p>	<p>Date</p> <p align="center">May 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address FORMER RAF UXBRIDGE HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of the new ' Spine Road' of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).

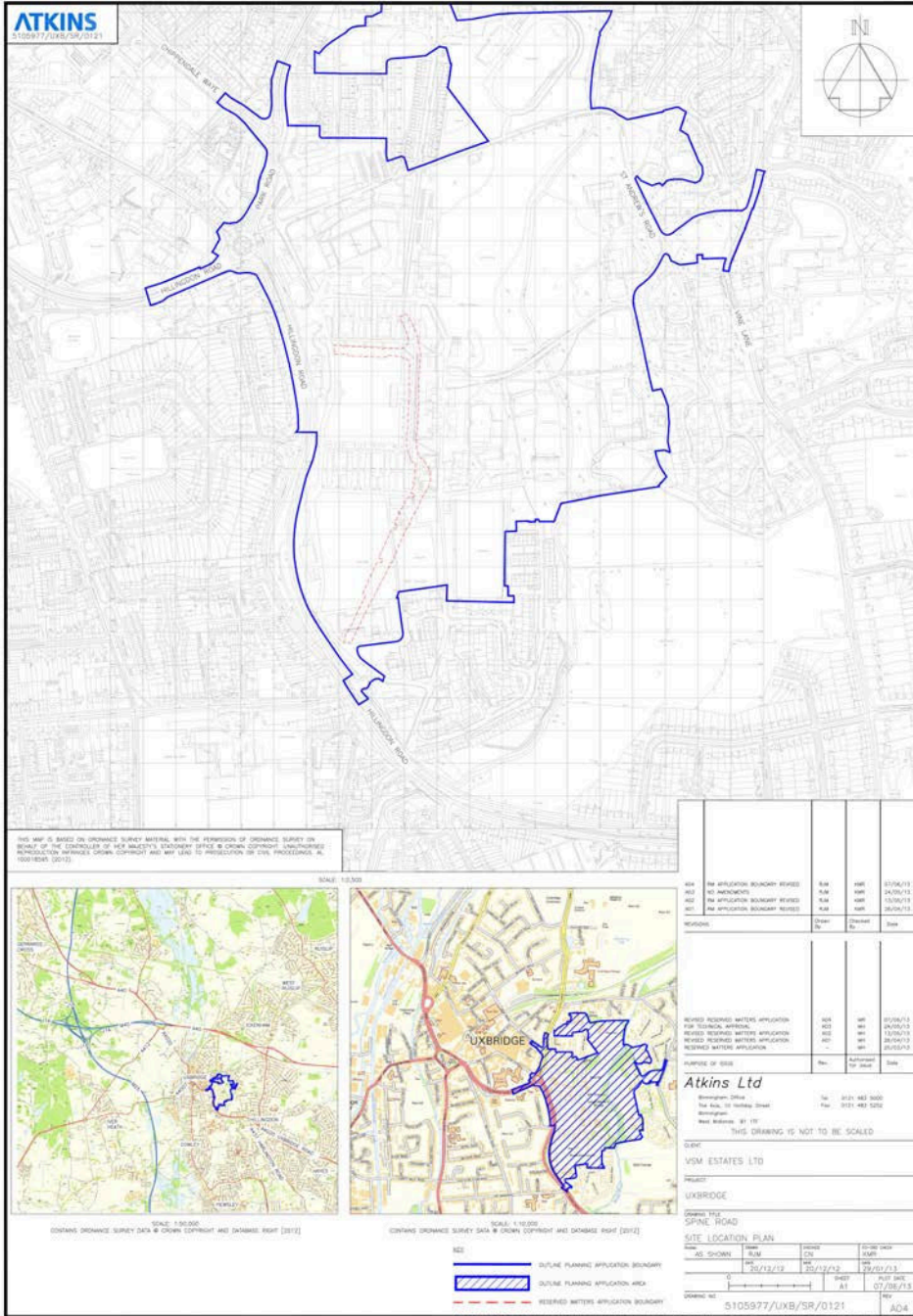
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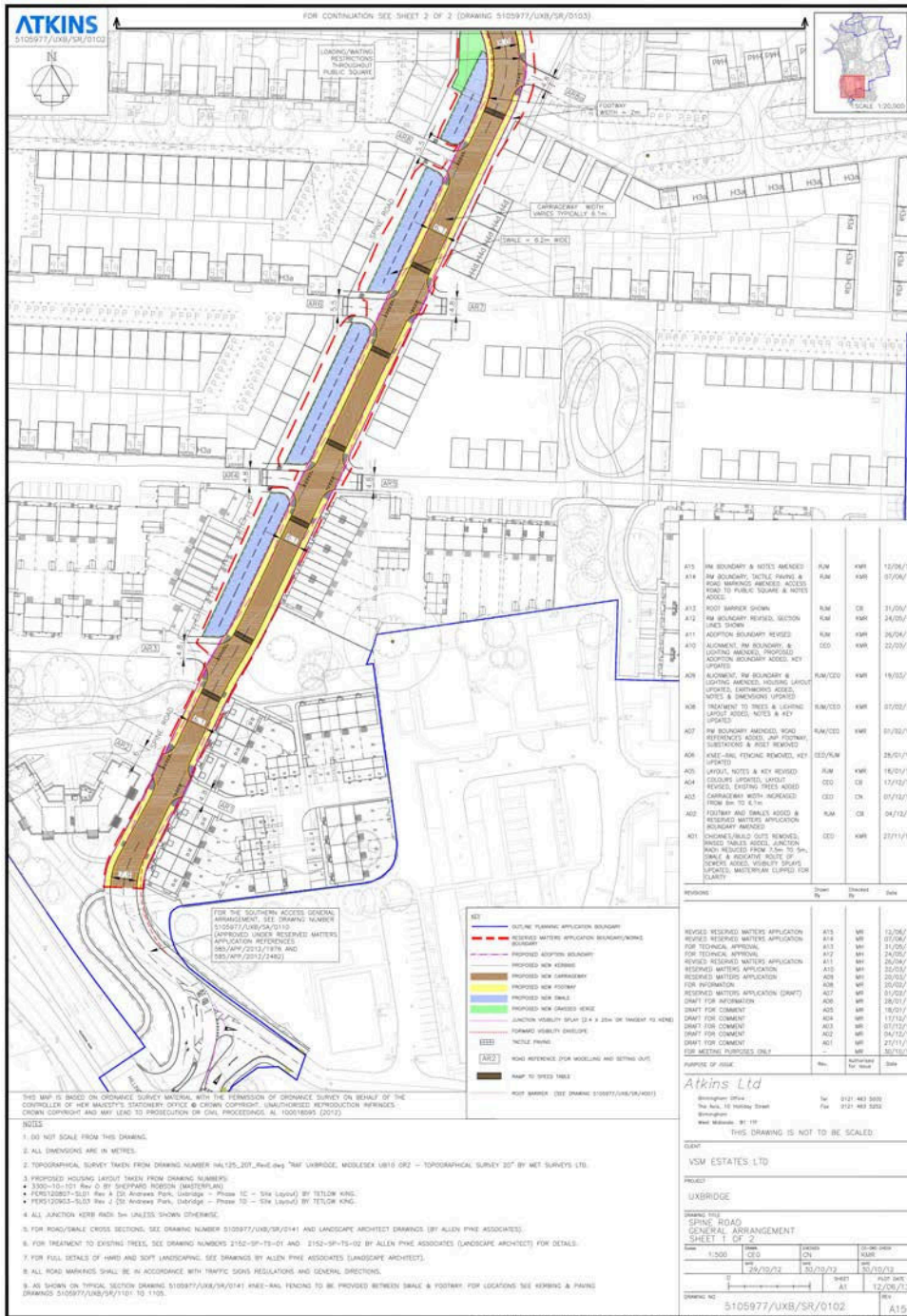
Date Plans Received: 27/03/2013

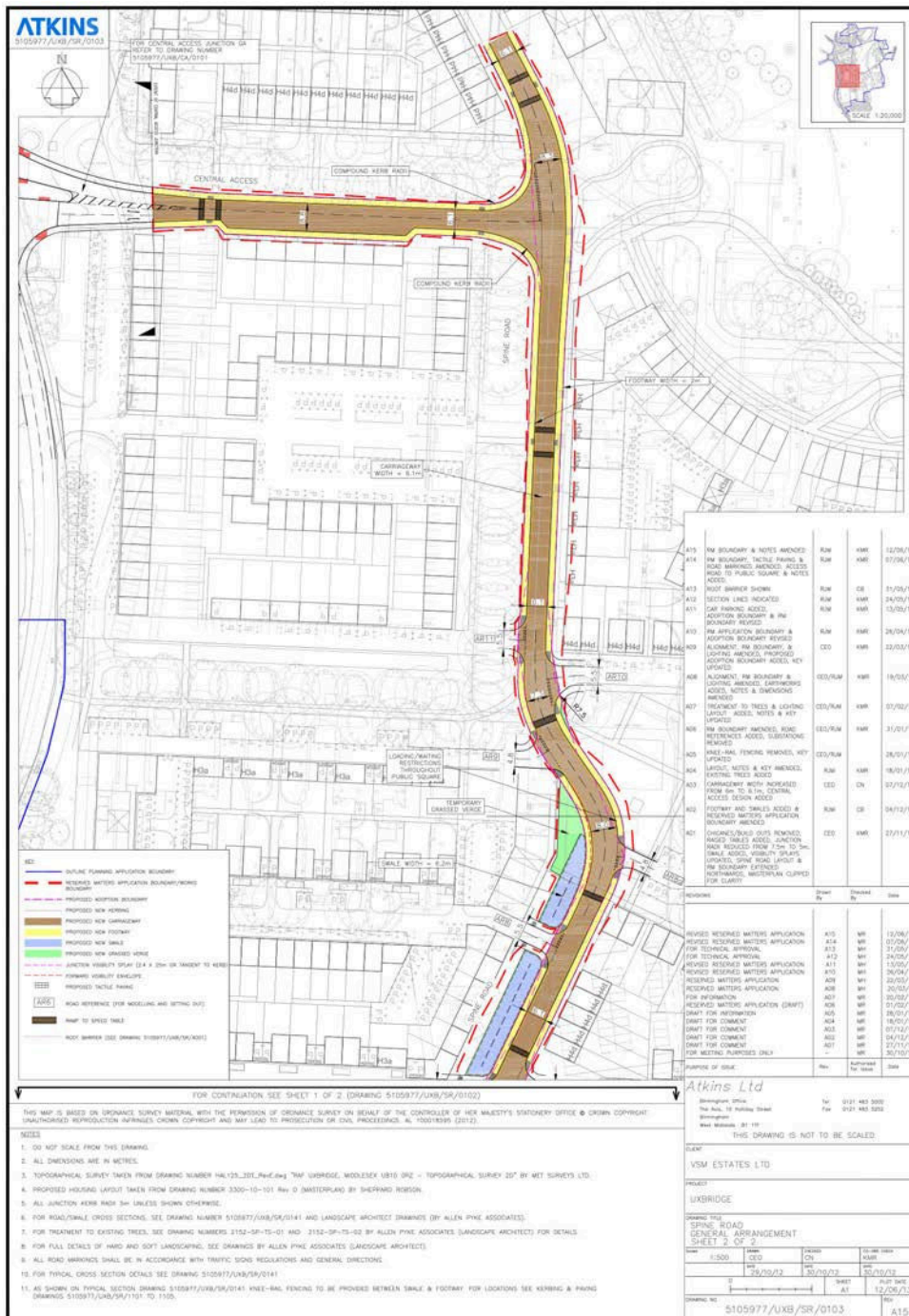
Date(s) of Amendment(s): 02/06/2013

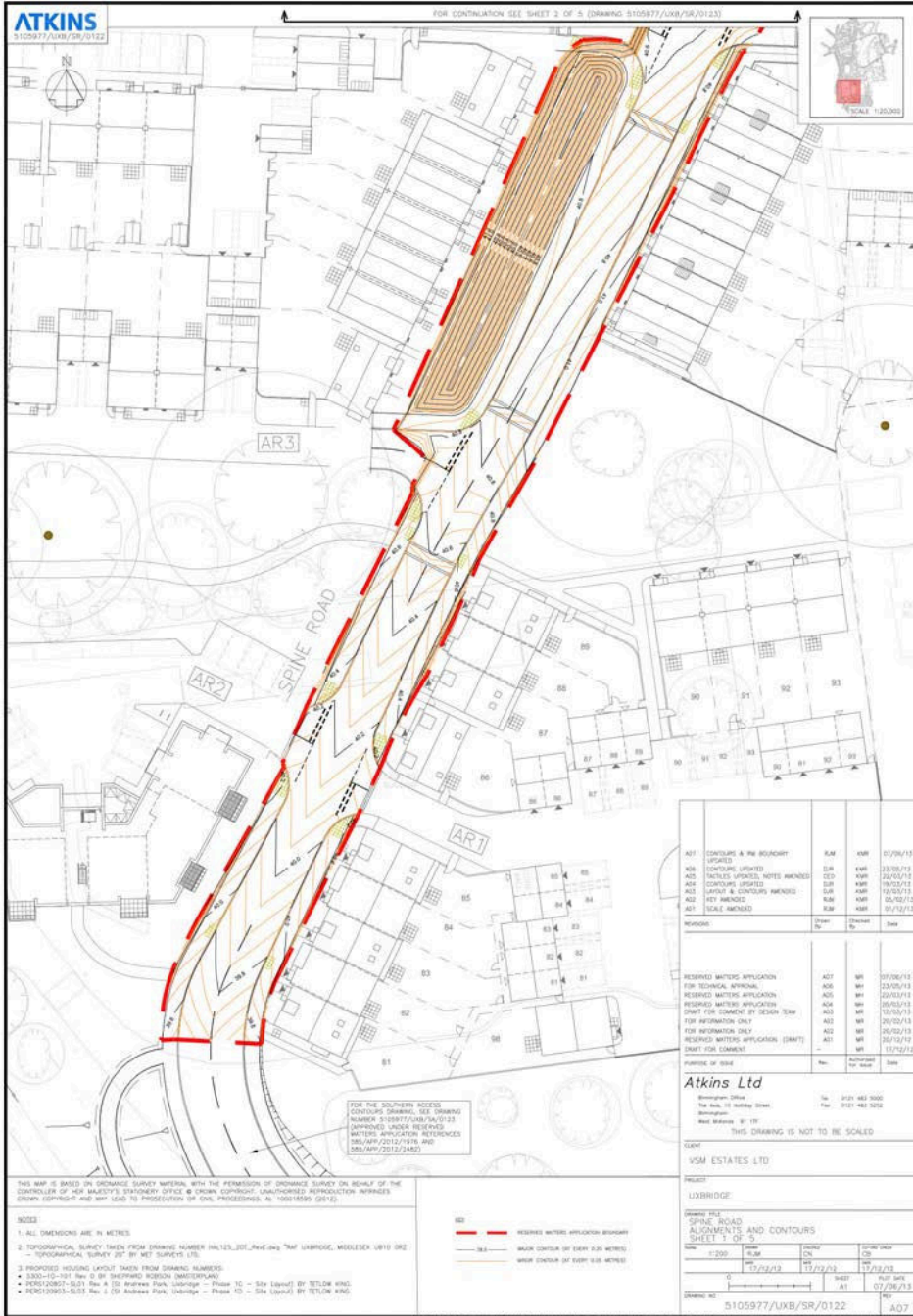
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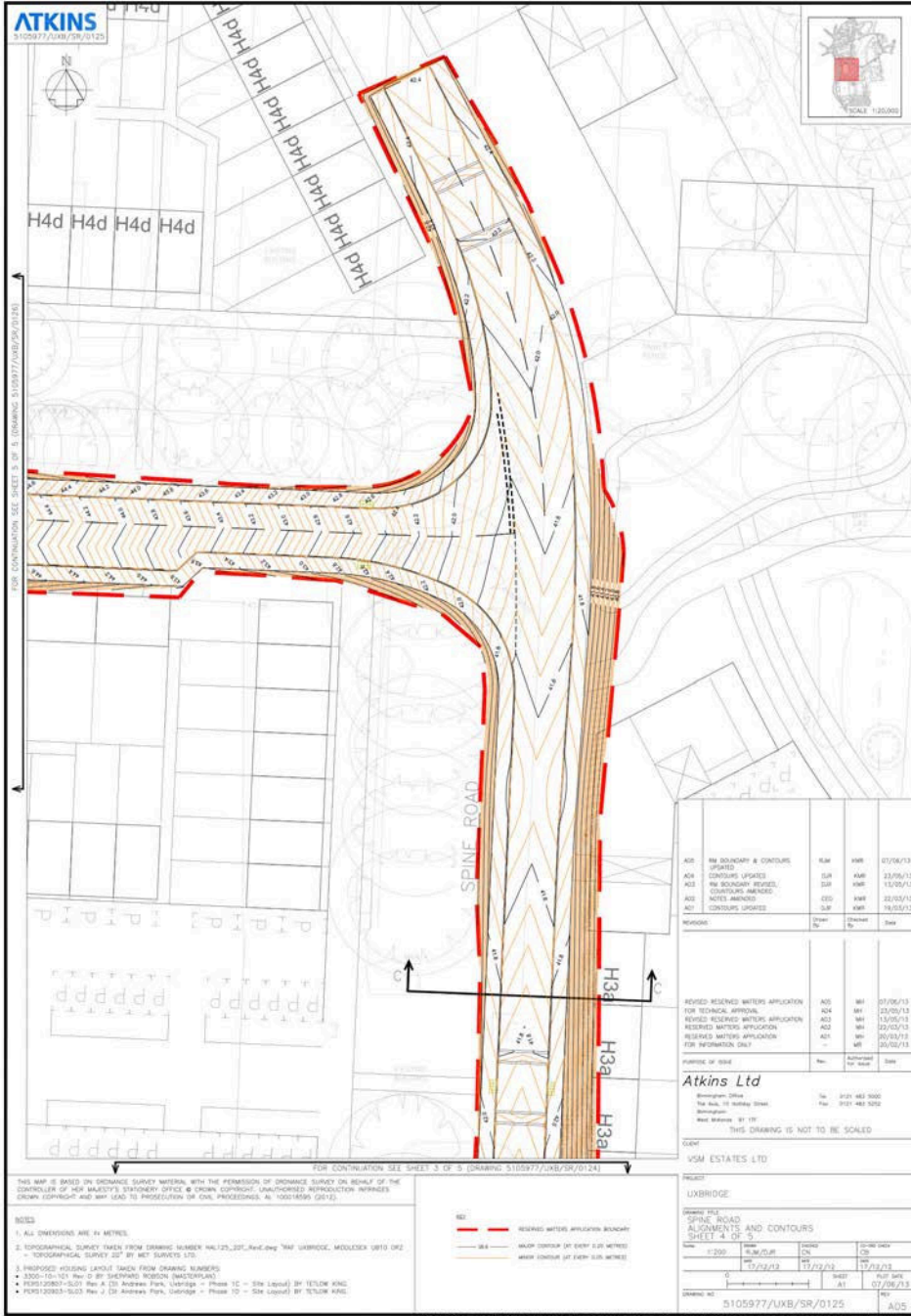
27/03/2013

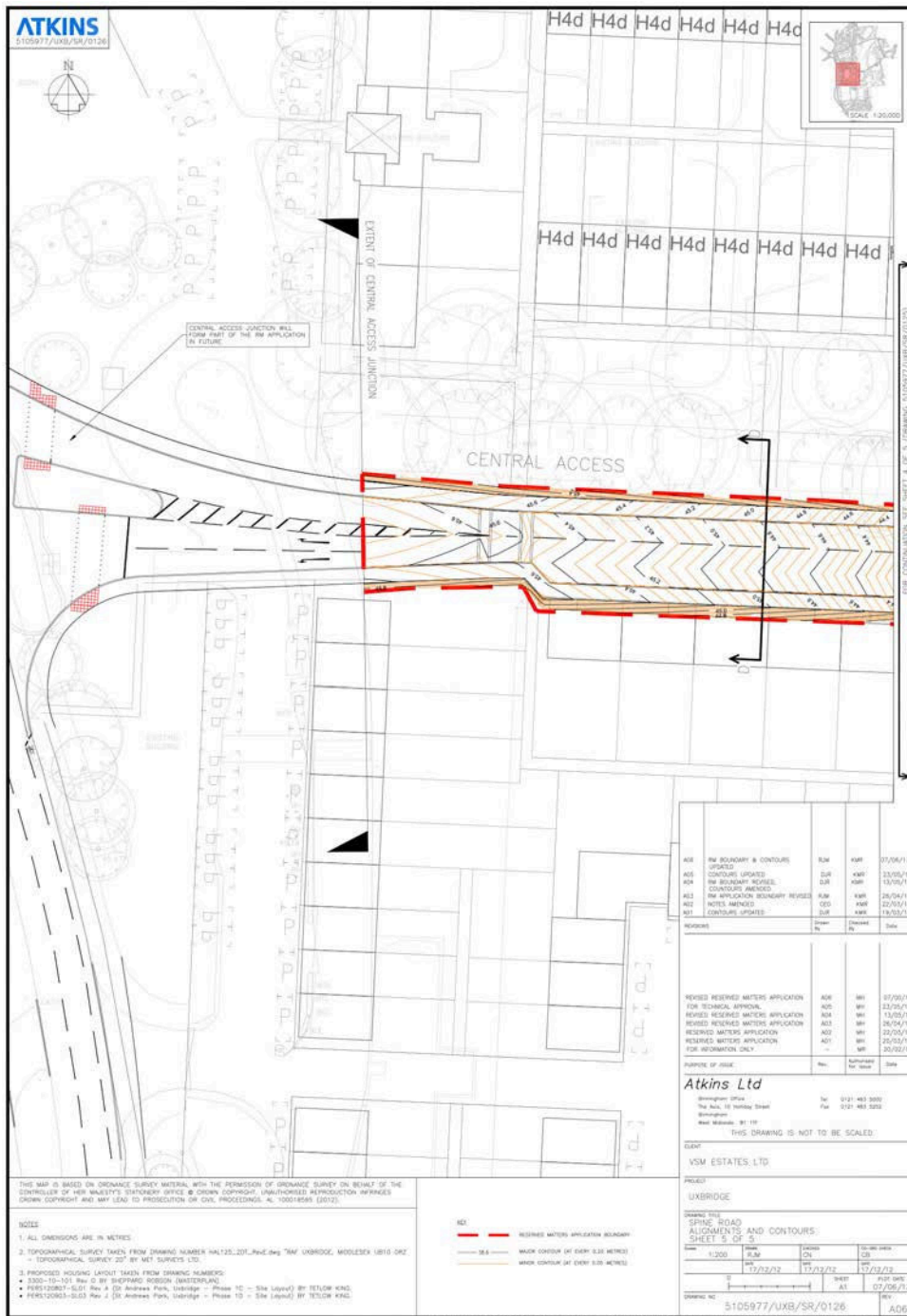












NO	DESCRIPTION	DATE	BY	CHKD	DATE
A08	RM BOUNDARY & CONTOURS UPDATED	01/06/13	RM	RM	01/06/13
A05	CONTOURS UPDATED	13/05/13	RM	RM	13/05/13
A04	RM BOUNDARY REVISED CONTOURS AMENDED	13/05/13	RM	RM	13/05/13
A03	RM APPLICATION BOUNDARY REVISED	26/04/13	RM	RM	26/04/13
A02	NOTES AMENDED	22/03/13	RM	RM	22/03/13
A01	CONTOURS UPDATED	19/03/13	RM	RM	19/03/13

NO	DESCRIPTION	DATE	BY	CHKD	DATE
A06	RESERVED MATTERS APPLICATION FOR TECHNICAL APPROVAL	07/02/13	RM	RM	07/02/13
A05	RESERVED MATTERS APPLICATION	22/02/13	RM	RM	22/02/13
A04	RESERVED MATTERS APPLICATION	13/02/13	RM	RM	13/02/13
A03	RESERVED MATTERS APPLICATION	26/04/13	RM	RM	26/04/13
A02	RESERVED MATTERS APPLICATION	22/03/13	RM	RM	22/03/13
A01	RESERVED MATTERS APPLICATION FOR INFORMATION ONLY	20/02/13	RM	RM	20/02/13

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 Fax: 0121 483 3200
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 CLIENT: VSM ESTATES LTD.

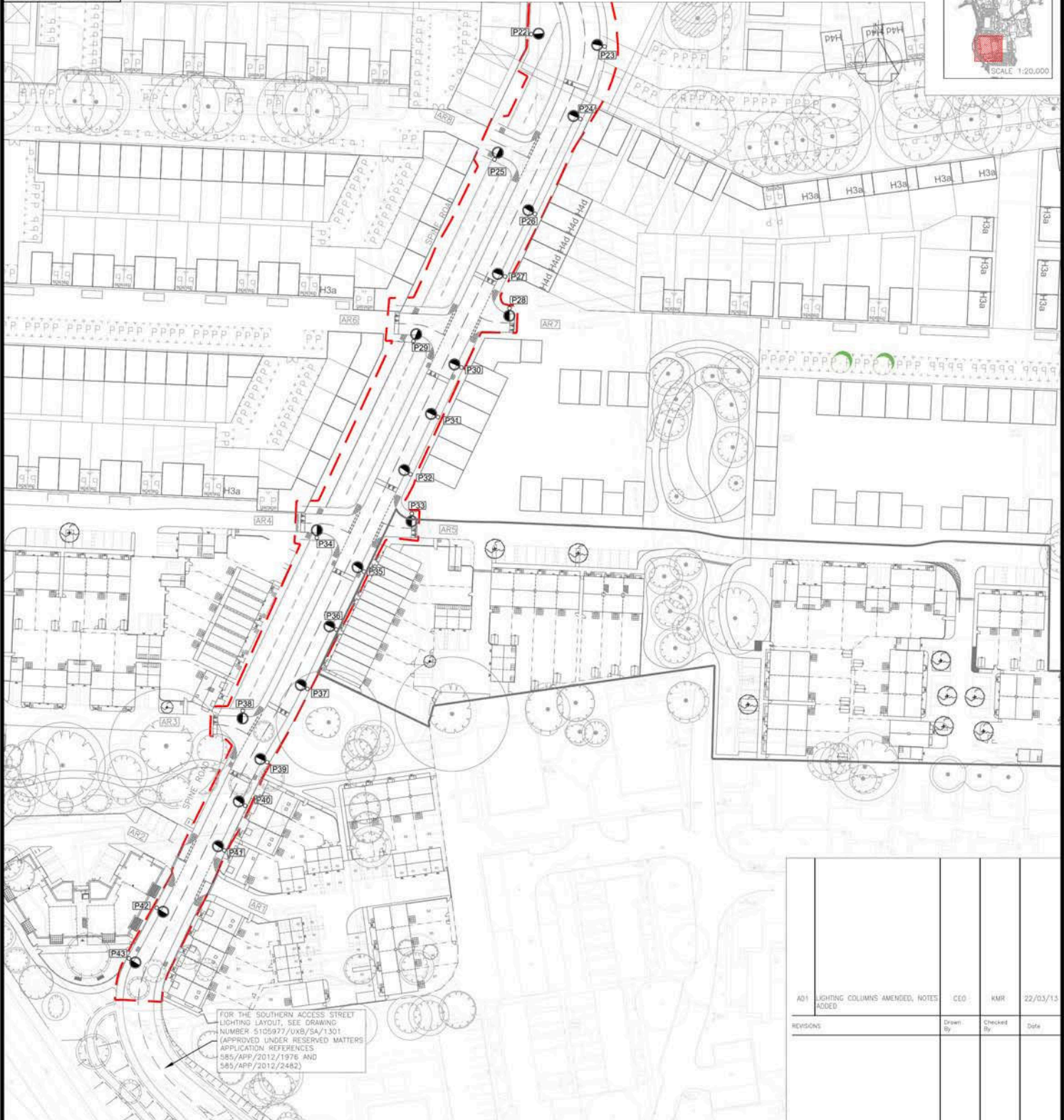
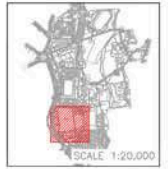
PROJECT: UXBRIDGE

NO	DESCRIPTION	DATE	BY	CHKD	DATE
A08	RESERVED MATTERS APPLICATION BOUNDARY				
A04	WALK CONTOUR (AT EVERY 0.30 METRES)				
A03	WALK CONTOUR (AT EVERY 0.30 METRES)				

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- NOTES**
1. ALL DIMENSIONS ARE IN METRES.
 2. TOPOGRAPHICAL SURVEY TAKEN FROM DRAWING NUMBER HAL125_2201_AWD.dwg TOWN UXBRIDGE, MIDDLESEX UB8 3DZ - TOPOGRAPHICAL SURVEY 201 BY MET SURVEYS LTD.
 3. PROPOSED HOUSING LAYOUT TAKEN FROM DRAWING NUMBERS:
 - 3300-10-101 Rev D BY STEPHAN ROBERT (WATERLOO)
 - PER120827-010 Rev A (St Andrew Park, Uxbridge - Phase 10 - Site Layout) BY TELLER KING
 - PER120827-010 Rev A (St Andrew Park, Uxbridge - Phase 10 - Site Layout) BY TELLER KING





FOR THE SOUTHERN ACCESS STREET LIGHTING LAYOUT, SEE DRAWING NUMBER 5105977/UXB/SA/1301 (APPROVED UNDER RESERVED MATTERS APPLICATION REFERENCES 585/APP/2012/1976 AND 585/APP/2012/2482)

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- KEY**
- RESERVED MATTERS APPLICATION BOUNDARY
 - PROPOSED GALVANISED TUBULAR STEEL COLUMN OF 5m NOMINAL HEIGHT WITH POST-TOP MOUNTED ZERO DEGREE INCLINATION URBIS SAPHIRE 1 DISHED POLY CARBONATE BOWL LUMINAIRE OF TYPE SPH1_LPP_1770_090_-25_2210A INCORPORATING A SON-T 50W LAMP, 4400 LUMENS WITH PHILIPS DYNASIGN PROGRAMMABLE XTREME ELECTRONIC BALLAST TWO PART ROYCE THOMPSON 'ERAN' PHOTO ELECTRIC CELL WITH THE CONTROL UNIT BEING SECURELY FIXED IN THE BASE OF THE COLUMN (NOT SUPPLIED WITH LANTERN)
 - PROPOSED GALVANISED TUBULAR STEEL COLUMN OF 6m NOMINAL HEIGHT WITH POST-TOP MOUNTED ZERO DEGREE INCLINATION URBIS SAPHIRE 1 DISHED POLY CARBONATE BOWL LUMINAIRE OF TYPE SPH1_LPP_1770_090_-25_2210A INCORPORATING A SON-T 70W LAMP, 6600 LUMENS WITH PHILIPS DYNASIGN PROGRAMMABLE XTREME ELECTRONIC BALLAST TWO PART ROYCE THOMPSON 'ERAN' PHOTO ELECTRIC CELL WITH THE CONTROL UNIT BEING SECURELY FIXED IN THE BASE OF THE COLUMN (NOT SUPPLIED WITH LANTERN)
 - PROPOSED GALVANISED COLUMN AND 1m BRACKET OF 10m NOMINAL HEIGHT WITH SIDE ENTRY MOUNTED URBIS ZX2 CURVE TEMPERED GLASS (LTO) LUMINAIRE OF TYPE ZX2_CTC_1312_110_-24 WITH DOVE GREY CANOPY. THE LUMINAIRE TO HOUSE A PHILIPS 150W SON-T PIA PLUS AND PHILIPS DYNASIGN PROGRAMMABLE XTREME ELECTRONIC BALLAST TWO PART ROYCE THOMPSON 'ERAN' PHOTO ELECTRIC CELL WITH THE CONTROL UNIT BEING SECURELY FIXED IN THE BASE OF THE COLUMN (NOT SUPPLIED WITH LANTERN)

- NOTES**
1. LIGHTING COLUMN SYMBOLS ARE INDICATIVE AND NOT TO SCALE.
 2. COLUMN NUMBERS SHOWN ARE FOR DRAWING REFERENCE ONLY.
 3. ALL LIGHTING COLUMNS ARE TO BE INSTALLED IN THE BACK OF FOOTWAY
 4. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF EXISTING STATUTORY SERVICES PRIOR TO CONSTRUCTION. PARTICULAR ATTENTION IS DRAWN TO THE 'NEW ROADS AND STREET WORKS ACT, 1991'
 5. ALL PROPOSED EQUIPMENT SHALL BE SUPPLIED VIA A DNO NEW CONNECTION.
 6. CONFLICT AREA LIGHTING HAS BEEN DESIGNED TO LIGHTING CLASS CIE2 AS DEFINED IN THE BS 5489-1:2003
 7. LIGHTING HAS BEEN DESIGNED IN CONSIDERATION OF THE FOLLOWING DOCUMENTS:
 - BS EN 13201-1:2004 ROAD LIGHTING - PART 1: SELECTION OF LIGHTING CLASSES
 - BS EN 13201-2:2004 ROAD LIGHTING - PART 2: LIGHTING OF ROADS AND PUBLIC AMENITY AREAS
 - BS 5489-1:2003+A2:2008 CODE OF PRACTICE FOR THE DESIGN OF ROAD LIGHTING - PART 1: LIGHTING OF ROADS AND PUBLIC AMENITY AREAS
 - NEW HOMES 2010, SECURED BY DESIGN
 - GN01:2011 GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT, INSTITUTE OF LIGHTING PROFESSIONALS
 8. TOPOGRAPHICAL SURVEY TAKEN FROM DRAWING NUMBER HAL125_2DT_Rev.dwg 'RAF UXBRIDGE, MIDDLESEX UB10' ORZ - TOPOGRAPHICAL SURVEY 2D" BY MET SURVEYS LTD.
 9. PROPOSED HOUSING LAYOUT TAKEN FROM DRAWING NUMBER 3300-10-101 Rev 0 (MASTERPLAN) BY SHEPPARD ROBSON.

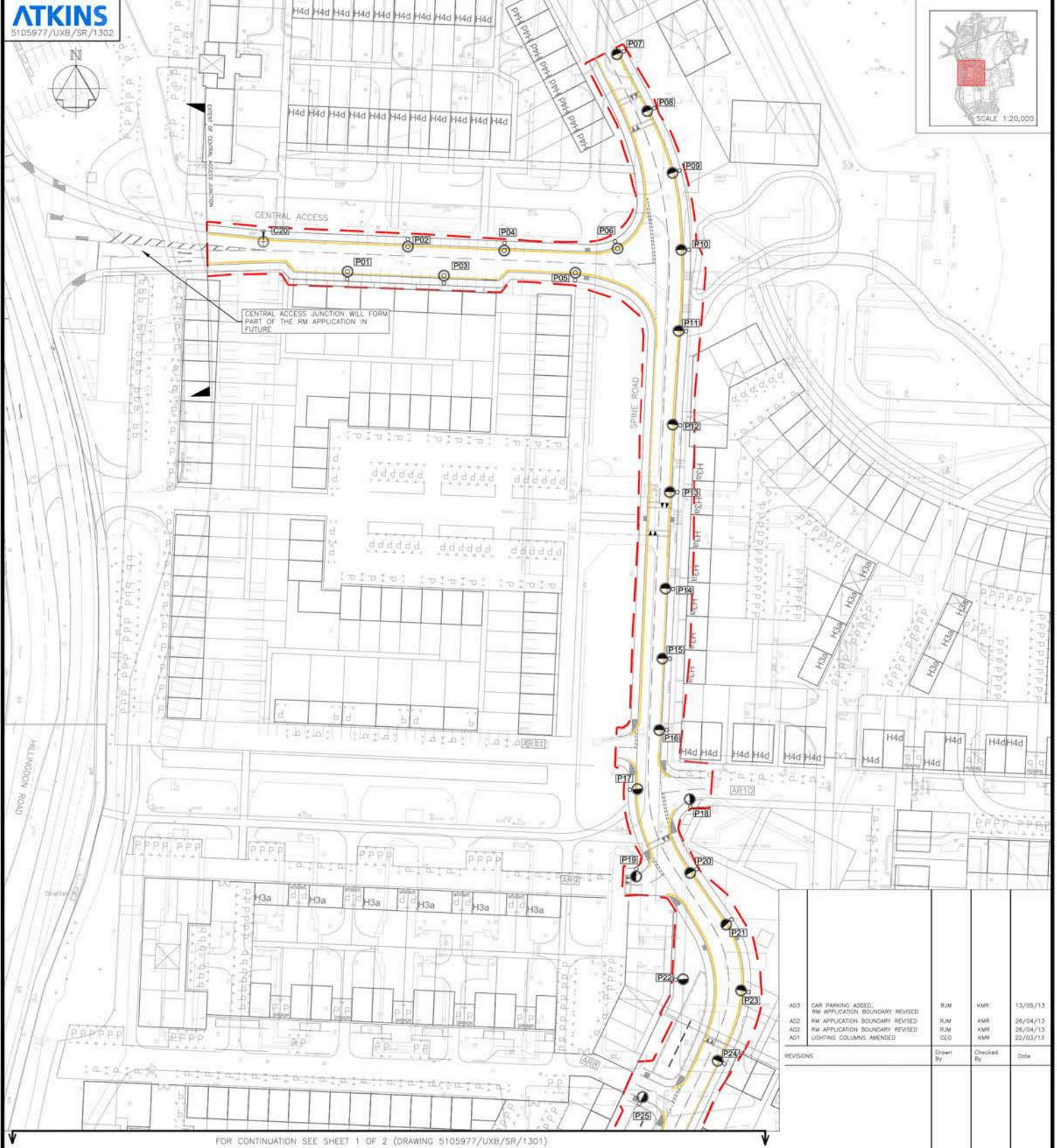
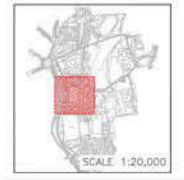
A01 LIGHTING COLUMNS AMENDED, NOTES ADDED	CEO	KMR	22/03/13
REVISIONS	Drawn By	Checked By	Date

RESERVED MATTERS APPLICATION	A01	MH	22/03/13
RESERVED MATTERS APPLICATION	-	MH	20/03/13
PURPOSE OF ISSUE	Rev.	Authorised for issue	Date

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Birmingham Office
The Axis, 10 Holiday Street
Birmingham
West Midlands B1 1TF
Tel: 0121 463 5000
Fax: 0121 463 5252

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CUOIT			
VSM ESTATES LTD			
PROJECT			
UXBRIDGE			
DRAWING TITLE			
SPINE ROAD STREET LIGHTING LAYOUT SHEET 1 OF 2			
Scale	Drawn SR	Checked PSB	CO-ORD CHECK RB
1:500	DATE 13/03/13	DATE 13/03/13	DATE 13/03/13
DRAWING NO: 5105977/UXB/SR/1301		SHEET A1	PLOT DATE 22/03/13
			REV A01



FOR CONTINUATION SEE SHEET 1 OF 2 (DRAWING 5105977/UXB/SR/1301)

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KEY
 RESERVED MATTERS APPLICATION BOUNDARY

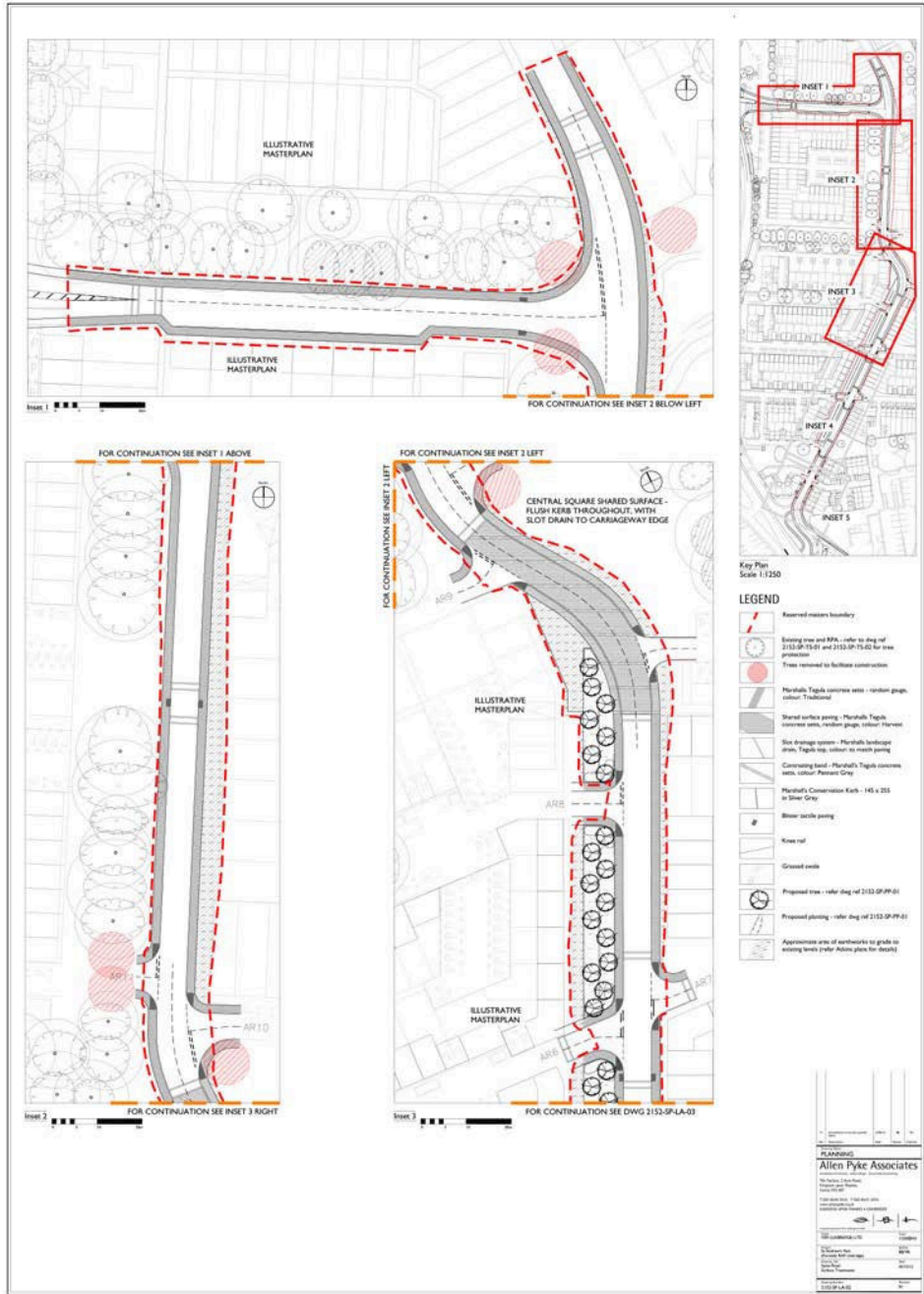
- PROPOSED GALVANISED TUBULAR STEEL COLUMN OF 5m NOMINAL HEIGHT WITH POST-TOP MOUNTED ZERO DEGREE INCLINATION URBIS SAPPHIRE 1 DISHED POLY CARBONATE BOWL LUMINAIRE OF TYPE SPH1_LPP_1770_090_-25_2219A INCORPORATING A SON-T 50W LAMP, 4400 LUMENS WITH PHILIPS DYNAVISON PROGRAMMABLE XTREME ELECTRONIC BALLAST, TWO PART ROYCE THOMPSON 'ER4N' PHOTO ELECTRIC CELL WITH THE CONTROL UNIT BEING SECURELY FIXED IN THE BASE OF THE COLUMN (NOT SUPPLIED WITH LANTERN)
- PROPOSED GALVANISED TUBULAR STEEL COLUMN OF 6m NOMINAL HEIGHT WITH POST-TOP MOUNTED ZERO DEGREE INCLINATION URBIS SAPPHIRE 1 DISHED POLY CARBONATE BOWL LUMINAIRE OF TYPE SPH1_LPP_1770_090_-25_2219A INCORPORATING A SON-T 70W LAMP, 6600 LUMENS WITH PHILIPS DYNAVISON PROGRAMMABLE XTREME ELECTRONIC BALLAST, TWO PART ROYCE THOMPSON 'ER4N' PHOTO ELECTRIC CELL WITH THE CONTROL UNIT BEING SECURELY FIXED IN THE BASE OF THE COLUMN (NOT SUPPLIED WITH LANTERN)
- PROPOSED GALVANISED COLUMN AND 1m BRACKET OF 10m NOMINAL HEIGHT WITH SIDE ENTRY MOUNTED URBIS ZX2 CURVE TEMPERED GLASS (CTG) LUMINAIRE OF TYPE ZX2_CTG_1312_110_-24 WITH DOVE GREY CANOPY, THE LUMINAIRE TO HOUSE A PHILIPS 150W SON-T PIA PLUS AND PHILIPS DYNAVISON PROGRAMMABLE XTREME ELECTRONIC BALLAST, TWO PART ROYCE THOMPSON 'ER4N' PHOTO ELECTRIC CELL WITH THE CONTROL UNIT BEING SECURELY FIXED IN THE BASE OF THE COLUMN (NOT SUPPLIED WITH LANTERN).

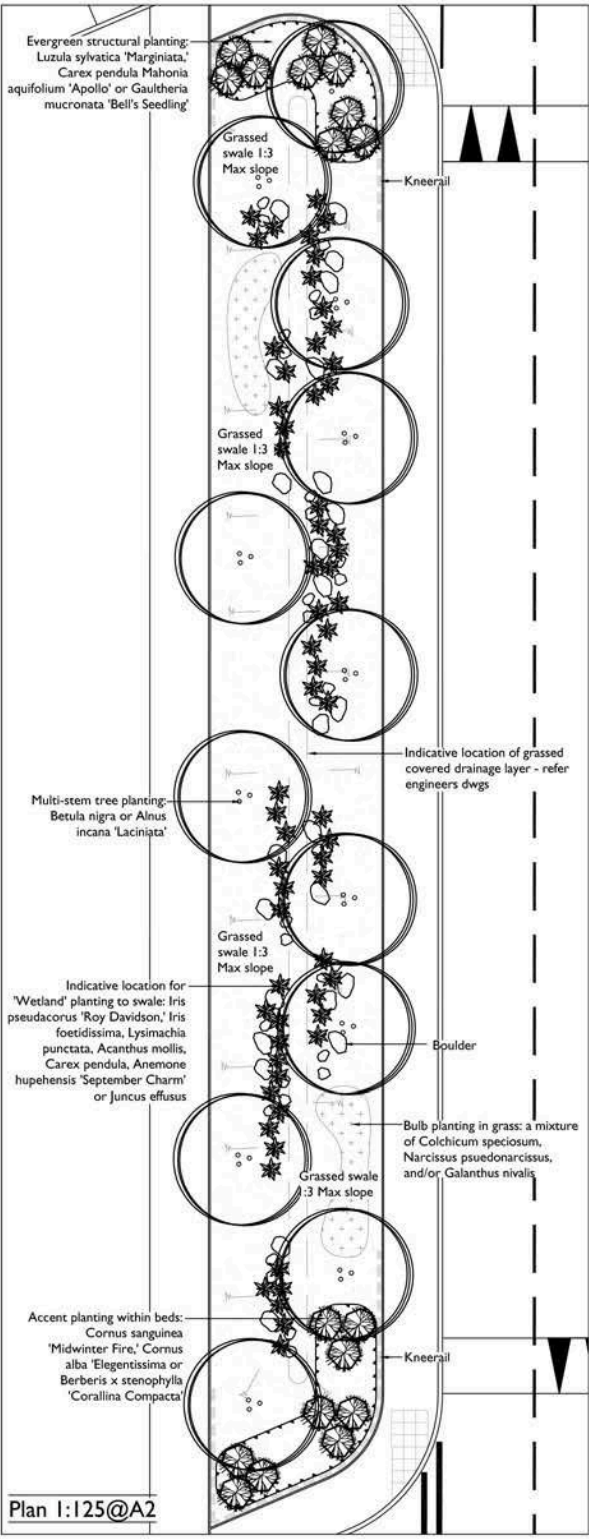
- NOTES**
1. LIGHTING COLUMN SYMBOLS ARE INDICATIVE AND NOT TO SCALE.
 2. COLUMN NUMBERS SHOWN ARE FOR DRAWING REFERENCE ONLY.
 3. ALL LIGHTING COLUMNS ARE TO BE INSTALLED IN THE BACK OF FOOTWAY
 4. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF EXISTING STATUTORY SERVICES PRIOR TO CONSTRUCTION, PARTICULAR ATTENTION IS DRAWN TO THE 'NEW ROADS AND STREET WORKS ACT, 1991'
 5. ALL PROPOSED EQUIPMENT SHALL BE SUPPLIED VIA A DND NEW CONNECTION.
 6. CONFLICT AREA LIGHTING HAS BEEN DESIGNED TO LIGHTING CLASS C2 AS DEFINED IN THE BS 5489-1:2003
 7. LIGHTING HAS BEEN DESIGNED IN CONSIDERATION OF THE FOLLOWING DOCUMENTS:
 - BS EN 13201-1:2004 ROAD LIGHTING - PART 1: SELECTION OF LIGHTING CLASSES
 - BS 5489-1:2003+A2:2005 CODE OF PRACTICE FOR THE DESIGN OF ROAD LIGHTING - PART 1: LIGHTING OF ROADS AND PUBLIC AMENITY AREAS.
 - NEW HOMES 2010, SECURED BY DESIGN.
 - GN01:2011 GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT, INSTITUTE OF LIGHTING PROFESSIONALS.
 8. TOPOGRAPHICAL SURVEY TAKEN FROM DRAWING NUMBER HAL125_20T_Rev1.dwg "RAF UXBRIDGE, MIDDLESEX UB10 ORZ - TOPOGRAPHICAL SURVEY 20" BY MET SURVEYS LTD.
 9. PROPOSED HOUSING LAYOUT TAKEN FROM DRAWING NUMBER 3300-10-101 Rev 0 (MASTERPLAN) BY SHEPHERD ROSSON.
 10. THE STREET LIGHTING DESIGN SHOWN IS INDICATIVE. THE REVISED SPECIFICATION OF THE LANTERNS TO BE CONFIRMED BY THE LONDON BOROUGH OF HILLINGDON.

A03	CAR PARKING ADDED. RM APPLICATION BOUNDARY REVISED	RJM	KMR	13/05/13
A02	RM APPLICATION BOUNDARY REVISED	RJM	KMR	26/04/13
A02	RM APPLICATION BOUNDARY REVISED	RJM	KMR	26/04/13
A01	LIGHTING COLUMNS AMENDED	RJM	KMR	22/03/13
REVISIONS:		Drawn By	Checked By	Date

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 The Axis, 10 Holiday Street
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 West Midlands B1 1TF
 Tel 0121 483 5000
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CLIENT		VSM ESTATES LTD	
PROJECT		UXBRIDGE	
DRAWING TITLE		SPINE ROAD STREET LIGHTING LAYOUT SHEET 2 OF 2	
Scale	1:500	CHECKED	CS-DRG CHECK
	SR	PSB	RB
	DATE	DATE	DATE
	13/03/13	13/03/13	13/03/13
DRAWING NO		SHEET	PLOT DATE
5105977/UXB/SR/1302		A1	13/05/13
		REV	
		A03	





Galanthus nivalis



Cornus sanguinea 'Midwinter Fire'



Lysimachia punctata



Luzula sylvatica 'Marginata'



Mahonia aquifolium 'Apollo'



Iris pseudacorus 'Roy Davidson'



Betula nigra Multi-Stem



Gaultheria mucronata 'Bell's Seedling'



Anemone hupehensis
'September Charm'



Alnus incana 'Laciniata'

Notes

Planting to be replicated within all proposed swales, fully detailed planting numbers and locations to be supplied at tender stage

PLANT SCHEDULE

Trees

Name	Form	Height (cm)	Root Type	Habit	Min. no. of Breaks
Alnus glutinosa	Multi stem	250-300	RB	Bushy	3 stems min
Alnus incana 'Laciniata'	Multi stem	250-300	RB	Bushy	5
Betula nigra	Multi stem	250-300	RB	Bushy	3 stems min
Betula utilis jacquemontii	Multi stem	250-300	RB	Bushy	3 stems min

Shrubs

Name	Height (cm)	Container Size	Habit	Min. no. of Breaks	Density
Berberis x stenophylla 'Corallina Compacta'	40-60	3L	Bushy	3	4
Cornus alba 'Elegantissima'	40-60	3L	Branched	4	4
Cornus sanguinea 'Midwinter Fire'	40-60	3L	Branched	3	4

Herbaceous

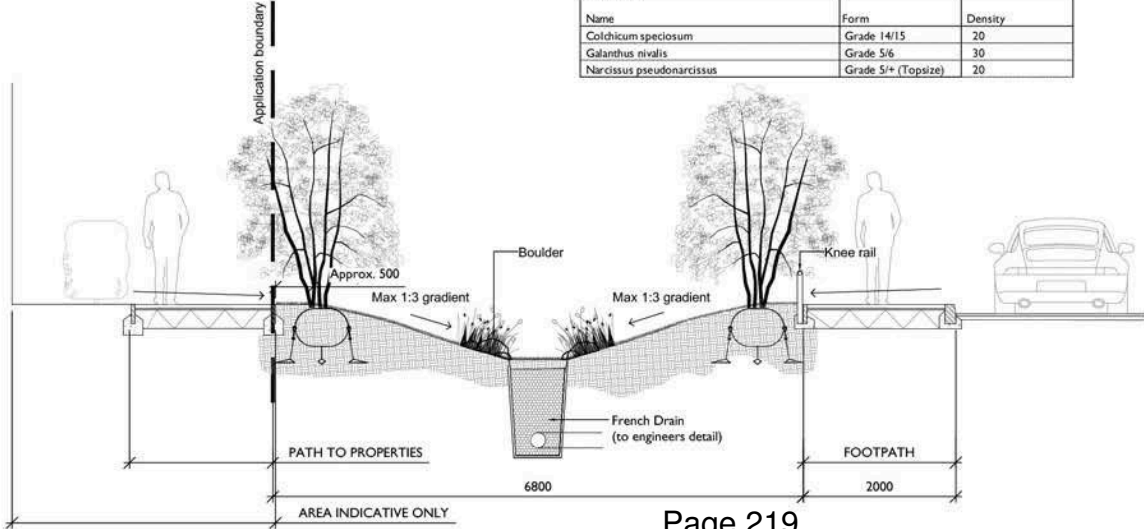
Name	Container Size	Density
Acanthus mollis	2L	3
Anemone hupehensis 'September Charm'	2L	4
Iris foetidissima	2L	4
Iris pseudacorus 'Roy Davidson'	2L	3

Grasses

Name	Container Size	Density
Carex pendula	2L	5
Juncus effusus	2L	5
Luzula sylvatica 'Marginata'	2L	7

Bulbous

Name	Form	Density
Colchicum speciosum	Grade 14/15	20
Galanthus nivalis	Grade 5/6	30
Narcissus pseudonarcissus	Grade S+ (Topsize)	20



Rev	Description	Date	Drawn	Checked

Drawing Status
PLANNING

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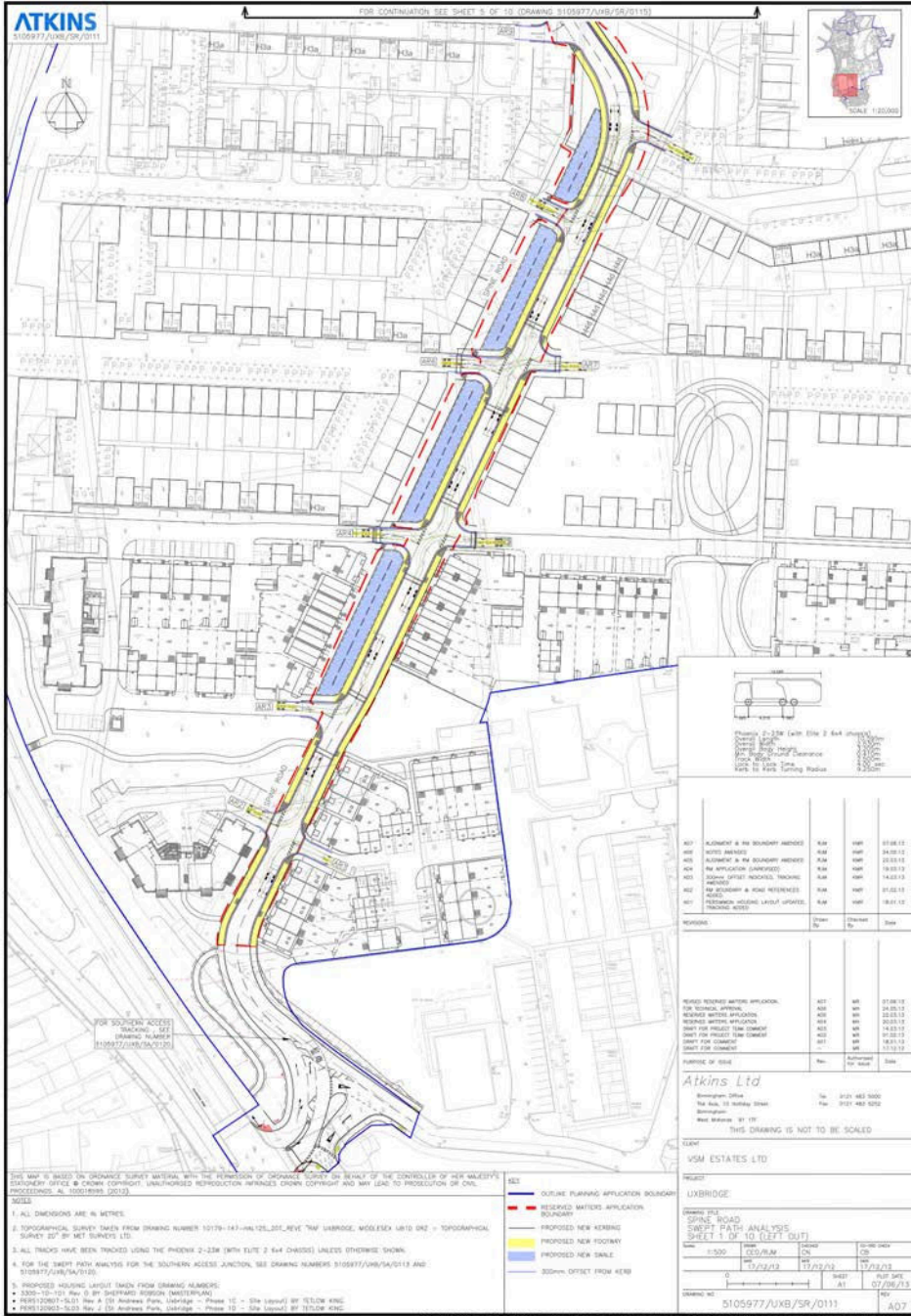
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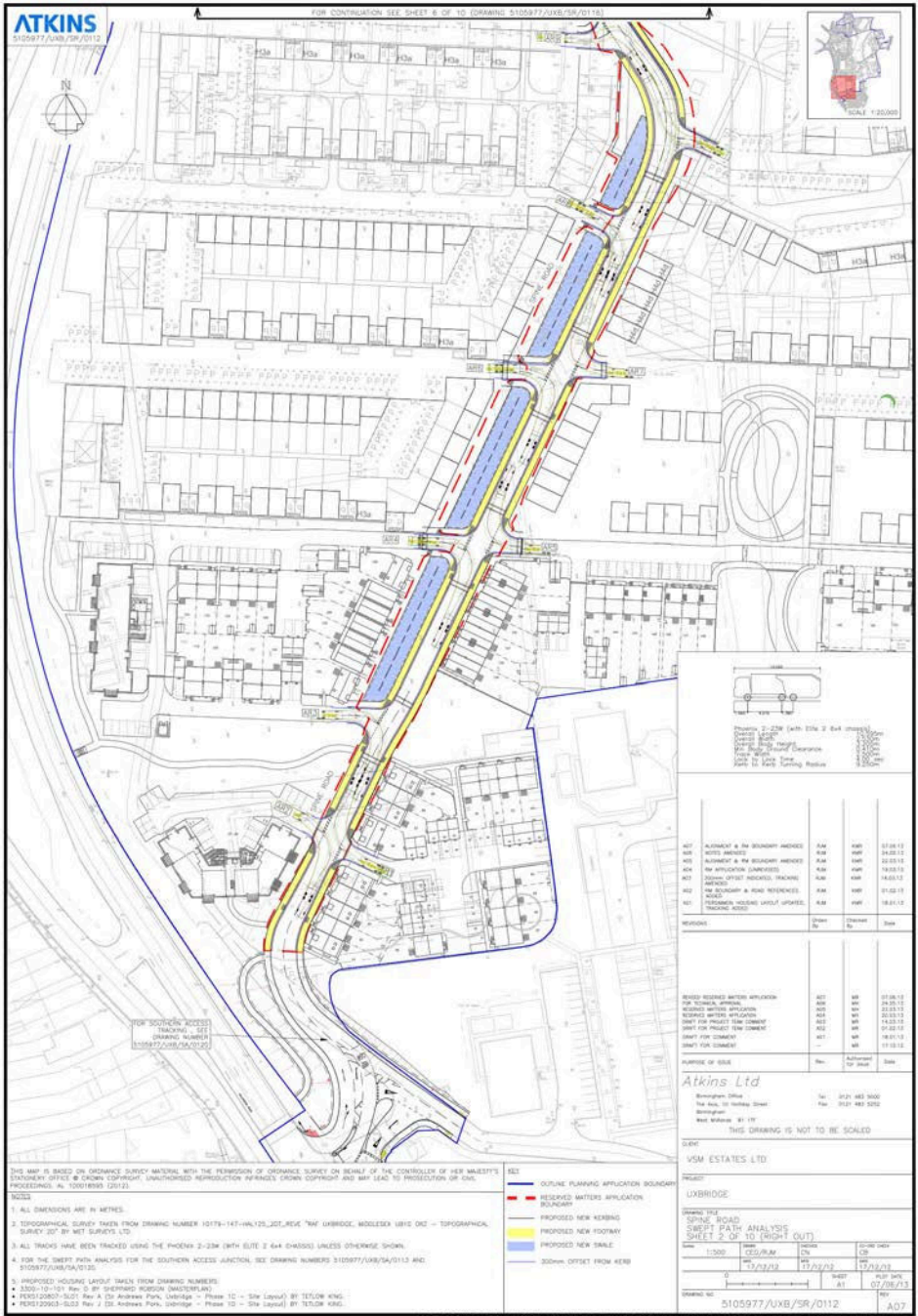
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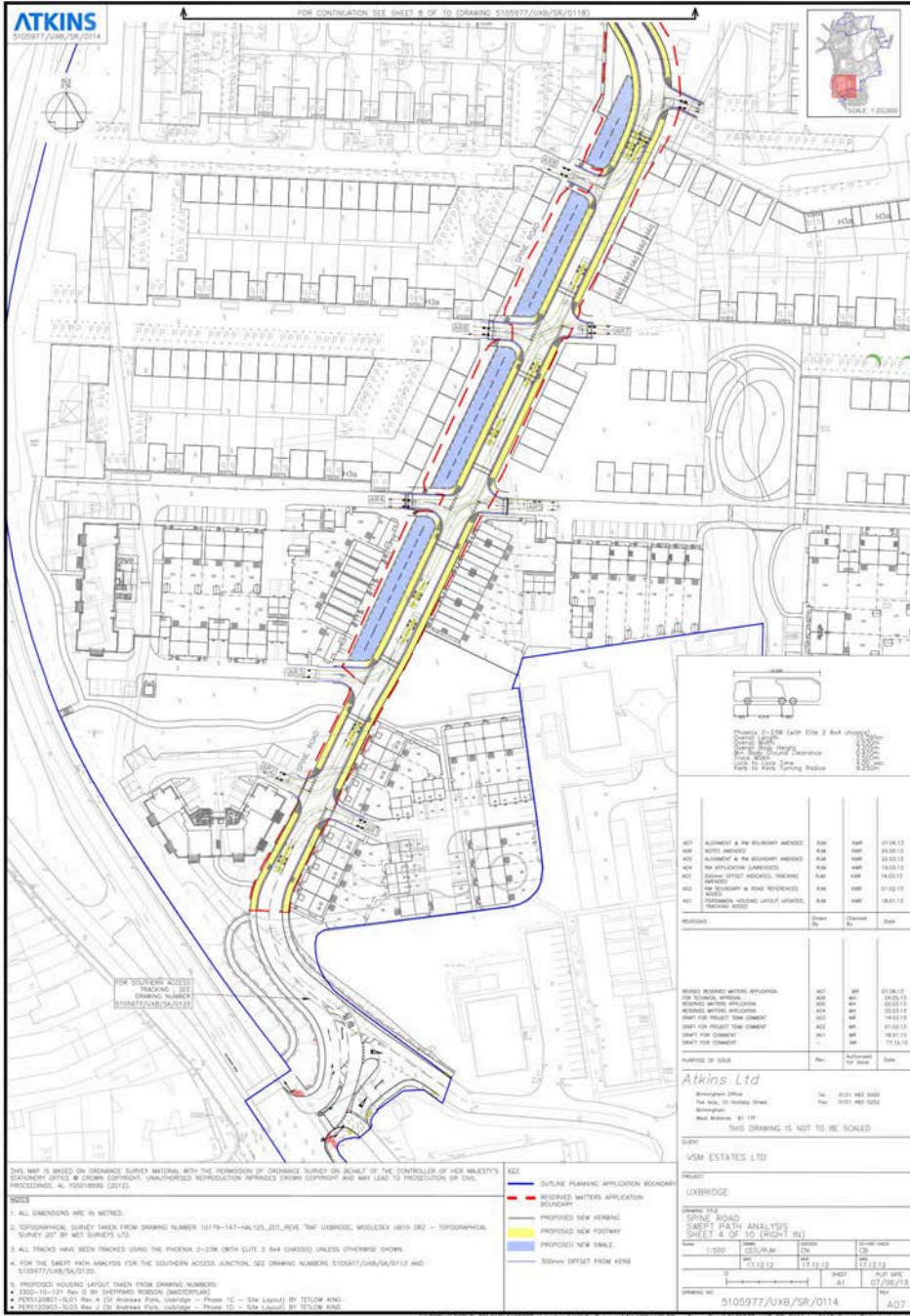
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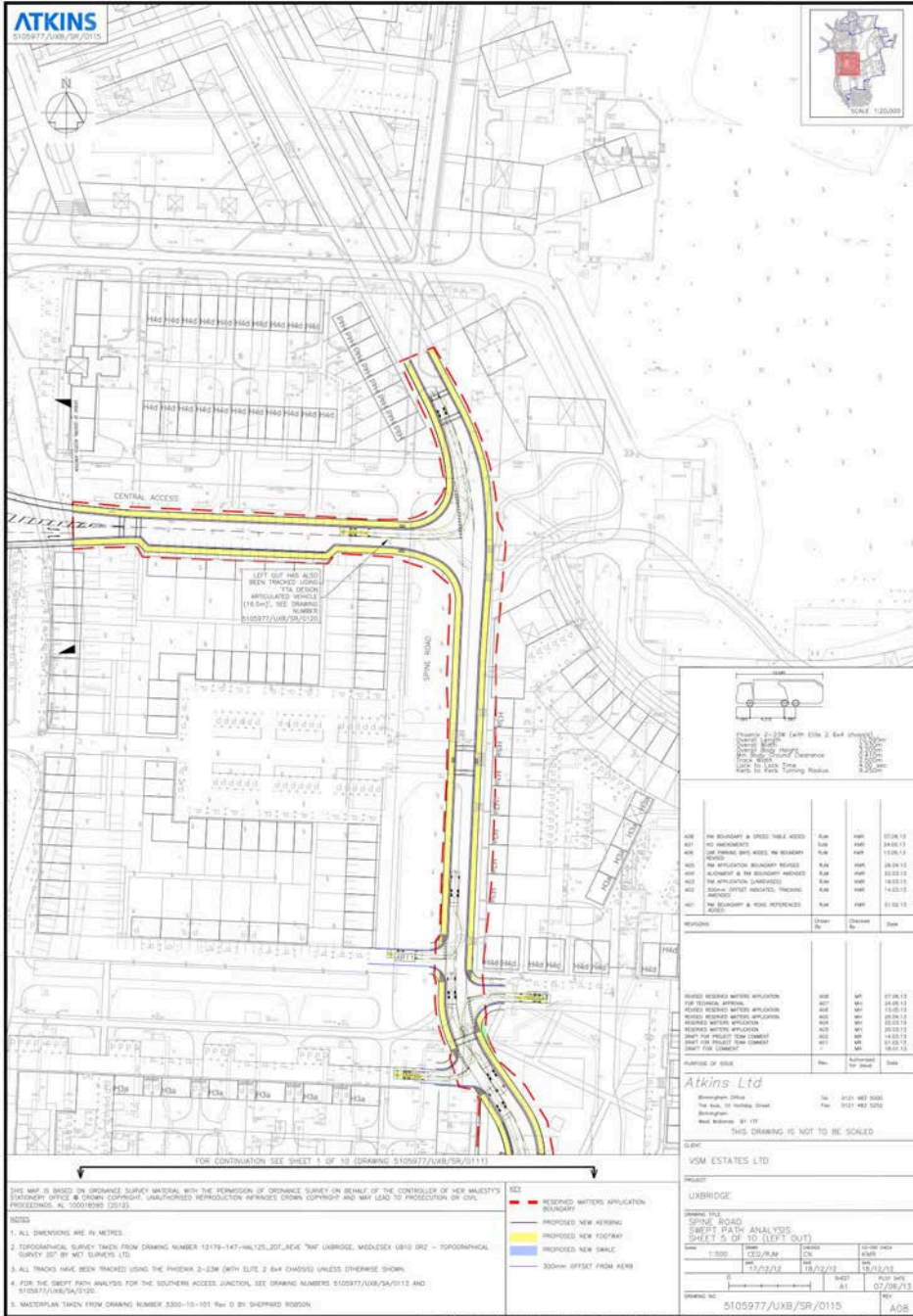
Drawing Title: Spine Road Swale Planting Plan Date: 21/03/13

Drawing Number: 2152-SP-PP-01 Revision:

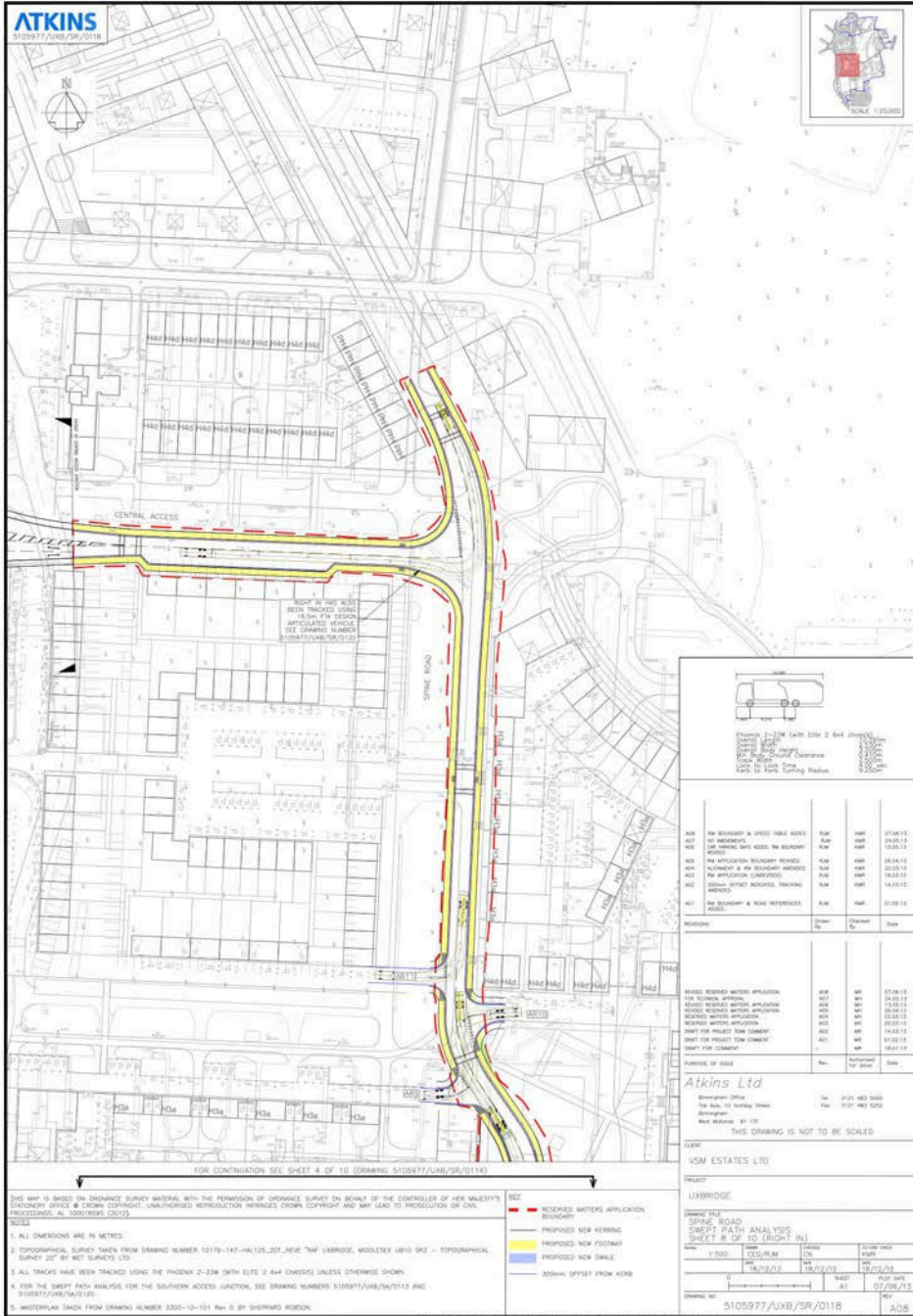


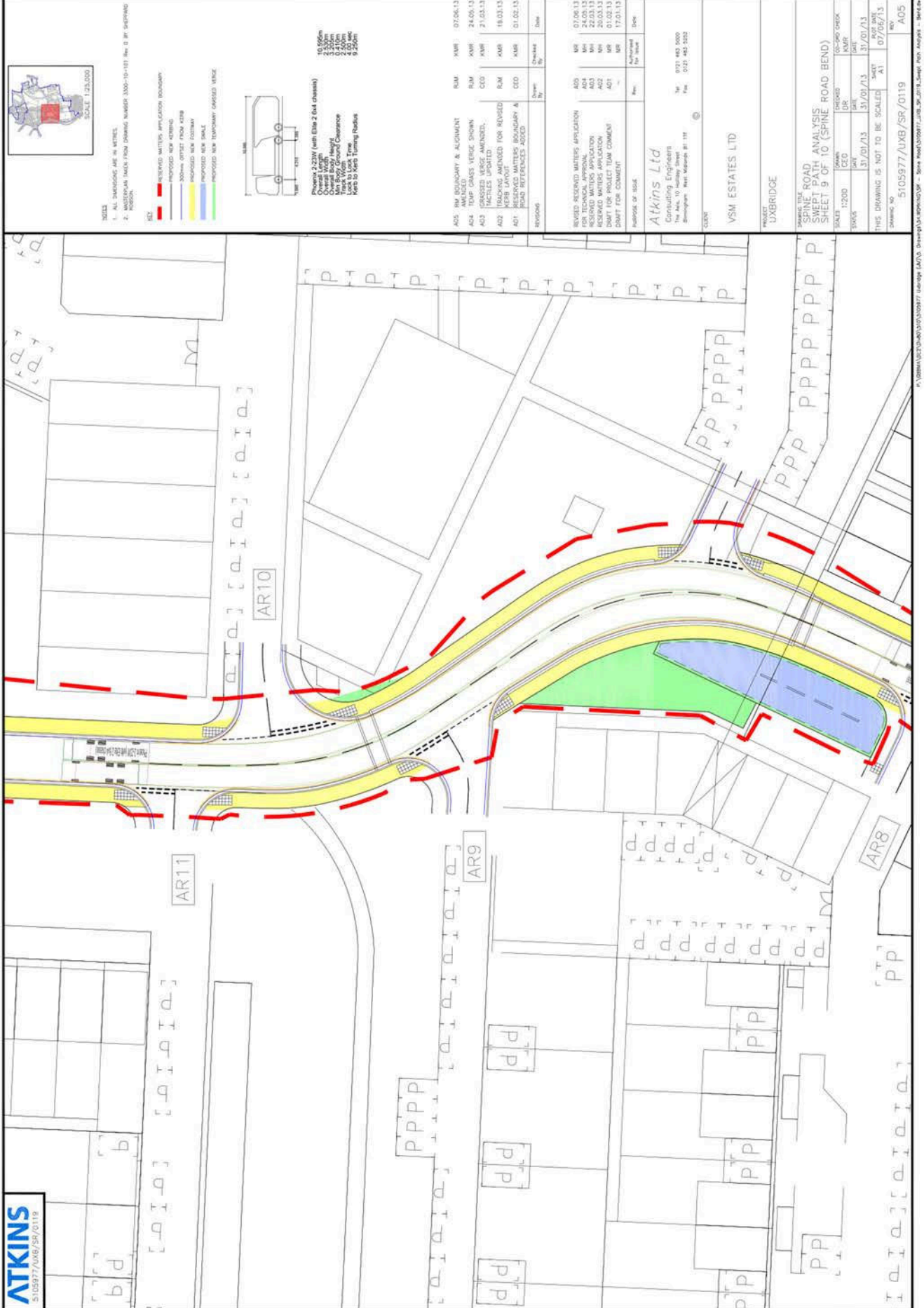


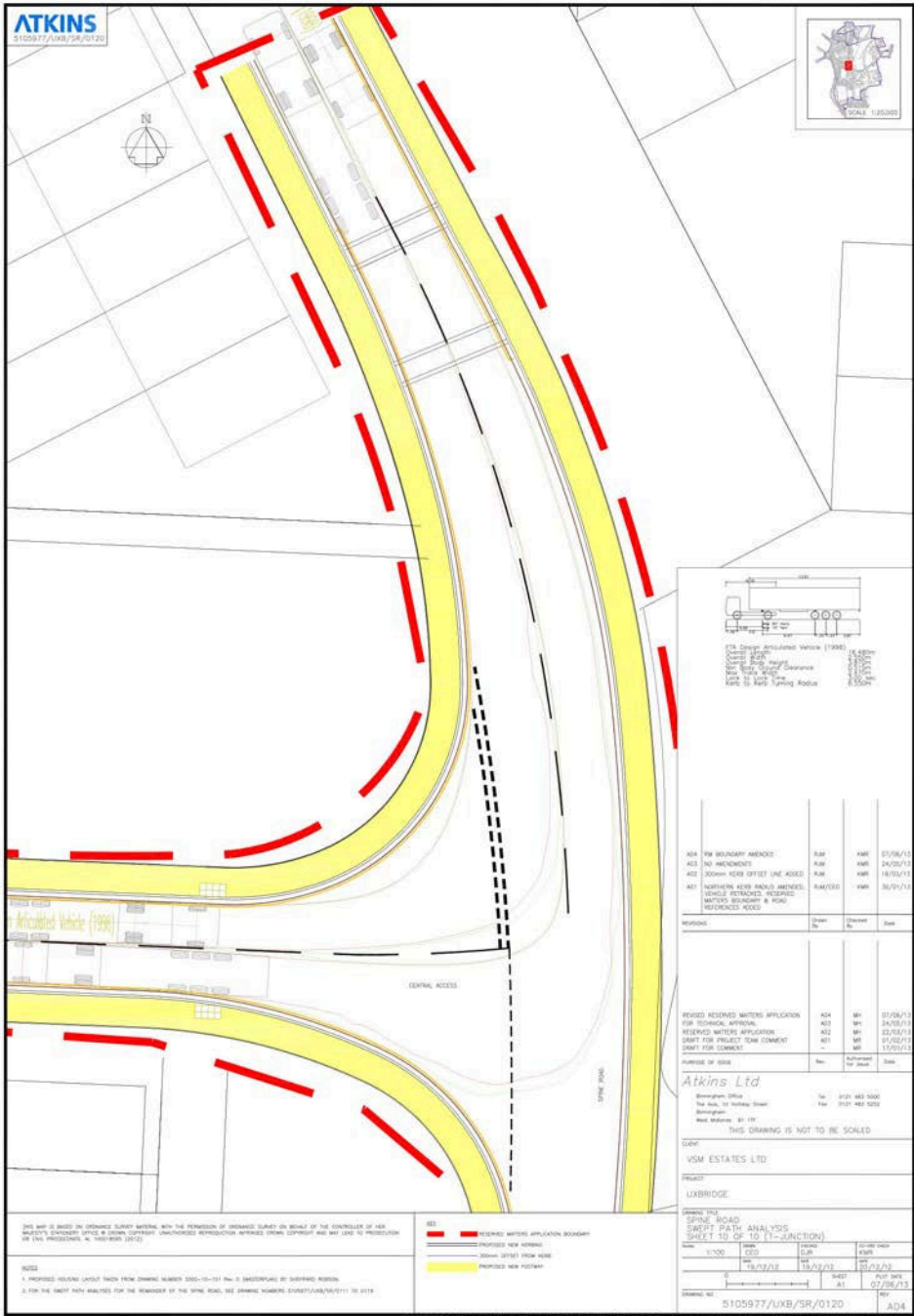















Notes

 Site boundary

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Site Address

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Planning Application Ref:
585/APP/2013/759

Scale
1:4,000

Planning Committee
Major Applications

Date
**May
 2013**



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