

## Report of the Head of Planning, Sport and Green Spaces

**Address** ST HELENS SCHOOL EASTBURY ROAD NORTHWOOD

**Development:** Development of a new part two-storey and part single-storey Junior School building with associated external works.

**LBH Ref Nos:** 7402/APP/2014/2761

**Drawing Nos:** 1284-301-01 (Site Location Plan)  
Appendix 10 - School Recycling policy Documents  
1284-301-03 (Block Plan - Proposed)  
1284-301-04 (Ground Floor - Proposed)  
1284-301-05 (First Floor - Proposed)  
1284-301-06 (Roof Plan - Proposed)  
1284-302-01 (Elevations as Proposed - 01 & 02)  
1284-302-02 (Elevations as Proposed - 03 & 04)  
1284-302-03 (Elevations as Proposed - 05 & 06)  
1284-302-04 (Elevations as Proposed - 07 & 08)  
1284-303-01 (Site Sections - Existing)  
1284-303-02 (Site Sections - Proposed)  
1284-308-01 (3D Views 1)  
1284-308-02 (3D Views 2)  
532\_GA\_001 Rev.P04 (Site Wide Landscape GA Plan)  
D300 Rev.P1 (Swept Path Analysis)  
Planning Application Supporting Statement - Incorporating Design and Access Statement, prepared by IID Architects dated July 2014  
Appendix 1 - Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Heads of Terms for the Arboricultural Method Statement Rev.1, prepared by MJC Tree Services Ltd dated 24/09/14  
Appendix 2 - pre-application Planning Advice  
Appendix 3 - Consultation Material (Exhibition Boards)  
Appendix 4 - Phase 1 Habitat Survey Prepared by Arbtech  
Appendix 5 - School Travel Plan 2010 Review  
Appendix 6 - Rainwater Harvesting Feasibility Report for Planning (Rev.B), prepared by Couch Perry Wilkes dated 21/07/14  
Appendix 7 - Outline Energy Assessment for Planning (Rev.B), prepared by Couch Perry Wilkes dated 21/07/14  
Appendix 8 - landscape Strategy Rev.E dated July 2014  
Appendix 9 - Flood Risk Assessment and Surface Water Drainage Strategy prepared by Elliott Wood dated 28/07/14  
1284-301-02 (Block Plan - Existing)  
Supplementary Parking Study Sheets 1 - 3  
Email from IID Architects dated 19/09/14 confirming pupil numbers

|                                |            |                                 |            |
|--------------------------------|------------|---------------------------------|------------|
| <b>Date Plans Received:</b>    | 04/08/2014 | <b>Date(s) of Amendment(s):</b> | 04/08/2014 |
| <b>Date Application Valid:</b> | 04/08/2014 |                                 | 27/08/2014 |
|                                |            |                                 | 11/09/2014 |
|                                |            |                                 | 19/09/2014 |
|                                |            |                                 | 24/09/2014 |

## 1. SUMMARY

This application seeks full planning permission for the erection of a new part two-storey part single-storey junior school building (Key Stage 2) at St Helen's School in Northwood.

St Helen's School is an independent day school for girls aged between 3 and 18 years. Founded in 1899 and originally a boarding school it has been a day school since 2009. The existing junior school currently occupies five buildings located towards the west of the site. These include a Victorian building, two pre-fabricated mobile classroom units, and two comparatively modern buildings. Some of these buildings were not purpose designed and, as such, offer poor teaching spaces and accessibility.

The school aspires to bring the school into the 21st century and "promote a more open and spacious environment which will provide the model for the future development of the school as a whole."

A number of shortcomings have been identified with the existing junior school accommodation, which inhibit the school's ability to achieve its aspirations. These include the following:

- Inconsistent class sizes;
- No direct views of grounds beyond;
- Accommodation scattered in different buildings;
- Poor accessibility to all floors;
- Claremont, the oldest of the buildings, has a particularly awkward layout resulting in poor circulation and ineffective teaching spaces;
- Poor relationship between class bases and external areas generally;
- Insufficient capacity in junior hall;
- Limited storage;
- No real defined Junior School identity;
- Lack of changing facilities linked to hall;
- Lack of good quality library and learning resources - these facilities are currently scattered across different buildings.

In order to address these shortcomings through this application the school is seeking to provide an "inspirational and innovative new Junior School which relates well to and is integrated within the landscape and which enhances the character of the site." The proposals seek to:

- Create a clear identity for the Junior School with its own separate entrance and convenient drop-off access;
- Integrate the new building within the landscape;
- Keep the organisation and layout clear, simple and intelligible;
- Enhance and consolidate the links between the three lower school buildings and also between the junior and senior school;
- Minimise the impact on surrounding properties;
- Create a new shared social plaza and focus at the heart of the site;
- Generally improve the landscape character at the heart of the site as this currently lacks coherence;
- Improve traffic movement around the site.

It should be noted that the applicant has confirmed that there is no intention to increase pupil numbers as a result of the proposals and would be content to accept a cap on pupil numbers in order to allay any concerns there may be in this regard.

The proposed works form the first part of a site wide masterplan for the entire school site and this seeks to provide a strategic long-term approach to address the site's

shortcomings and to enhance the overall school. Whilst not forming part of this application an indicative masterplan has been provided within the Planning Statement/Design and Access Statement. This demonstrates that the long-term intention is to review the use of existing spaces within the school site to improve the cohesiveness of the school environment through the clear zoning of different parts of the school site to relate to different key stages and specialisms in addition to ancillary uses such as administration and sport. The school aspires to provide a new sixth form centre and learning resource centre, expand its drama and music facilities, enhance the administration areas and main entrance, provide additional informal social spaces and to improve vehicular and pedestrian access and circulation.

The two existing mobile classroom units, currently forming part of the junior school, would be removed from the site and this area would be re-landscaped. The remaining vacated junior school buildings would become specialist teaching areas, a sixth form centre and a careers centre.

Whilst it must be acknowledged that the masterplan is indicative only at this stage and subject to change it should also be recognised that many of the changes proposed relate to better use of existing spaces and educational enhancements rather than the physical expansion of the school and would not therefore require planning permission.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities.

The proposed new building will be of a high quality design appropriate to its setting on the edge of a Conservation Area and would be visually acceptable in this location. Whilst some existing mature and attractive trees would be lost as a result of the proposals, extensive new planting and landscaping would be provided which would mitigate against their loss.

The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and there would be no increase in traffic associated with the development.

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 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 1284-301-01, 1284-301-02, 1284-301-03, 1284-301-04, 1284-301-05, 1284-301-06, 1284-302-01, 1284-302-02, 1284-302-03, 1284-302-04, 1284-303-01, 1284-302-02, 1284-308-01, 1284-308-02, 532\_GA\_001 Rev.P04 & D300 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 COM5 General compliance with supporting documentation**

The development hereby permitted shall be completed in accordance with the mitigation measures and recommendations within the following supporting documents:

- i) Planning Statement - Incorporating Design and Access Statement
- ii) School Travel Plan
- iii) Landscape Strategy Rev.E
- iv) Flood Risk Assessment prepared by Elliot Wood dated 28/07/14

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 Local Plan Part 1 and 2 Policies, London Plan policies, the NPPF and relevant Supplementary Planning Documents and Guidance.

### **4 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **5 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, to include details of the fenestration and roof light, canopies and external stairs, 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 Policies BE4 and BE13 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 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 Covered and secure cycle storage for 20 bicycles
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 20% of all parking spaces (10% active and 10% passive) 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. Living Roofs
  - 3.a Full details of the proposed green roofs
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 surfing/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 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).

## **8 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 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.

## **9 NONSC Ecological Enhancements**

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the

approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

**10 NONSC Living Screens**

Prior to commencement of development a scheme for the inclusion of living screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

**11 NONSC Energy**

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development, and the detailed measures to reduce CO2 emissions by 40%. The assessment shall provide detailed specifications of the measures and technology set out in the outline energy assessment. The assessment shall also include full details of the photovoltaics including type, specification, and a detailed roof layout which must be reflected in other plans.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

**12 NONSC Cap on pupil numbers**

The total number of pupils on roll at the school shall not exceed 1,192, unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to allow a full assessment of parking and traffic impacts should an increase in pupil numbers occur, in compliance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**13 NONSC Construction Traffic Management Plan**

Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to ensure the safety of children, access (vehicular and pedestrian) and parking provision for school and contacting staff and the delivery of materials during construction. These measures shall be complied with in accordance with the approved

details thereafter for the duration of construction works.

#### REASON

To ensure that the construction does not have an unacceptable impact on pedestrian and highway safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **14 NONSC Changing Places requirement**

The staff/hygiene room shall be a designated 'Changing Places' cubicle and signed as such. The cubicle shall be locked by means of an access control system, with appropriate pass cards issued to individuals who need to use the room. The cubicles shall be designed and fitted in accordance with 'Changing Places' specifications.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

#### **15 NONSC Fire Evacuation Plan**

Prior to construction of the building hereby approved an emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted to and approved in writing by the Local Planning Authority. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

#### **16 COM15 Sustainable Water Management**

Prior to commencement of development, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Flood Risk Assessment produced by Elliot Wood dated 28th July 2014, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
  
- ii. provide a management and maintenance plan for the lifetime of the development of



arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii. 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 through water collection, reuse and recycling and will:

iii. incorporate water saving measures and equipment.

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 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) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 (Flood Risk Management) of the London Plan (July 2011), the aims of the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). Also to ensure surface water is handled as close to its source as possible in compliance with Policy 5.13 (Sustainable Drainage) of the London Plan (July 2011), and conserves water supplies in accordance with Policy 5.15 (Water use and supplies) of the London Plan (July 2011).

#### **17 COM31 Secured by Design**

The building(s) 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 London Plan (July 2011) Policies 7.1 and 7.3.

#### **18 NONSC Japanese Knotweed**

Prior to commencement of development a method statement detailing the safe and effective removal of Japanese Knotweed, as identified in the submitted Tree Survey, shall be submitted to and agreed in writing by the Local Planning Authority.

#### REASON

To prevent the spread of this invasive species and 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).

## **19 NONSC Topsoil storage**

If site won topsoil is to be re-used, then prior to its handling and storage a method statement shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that it will be handled and stored in an appropriate manner and to ensure that it is of sufficient quality to be used in landscape mitigation earthworks. Soil should be stored in accordance with British Standard 3882:2007.

### **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).

## **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.

|      |   |
|------|---|
| BE4  | New development within or on the fringes of conservation areas  |
| 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.     |
| BE39 | Protection of trees and woodland - tree preservation orders   |
| OE1  | Protection of the character and amenities of surrounding properties and the local area  |
| 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  |
| AM7  | Consideration of traffic generated by proposed developments.  |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| 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

**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 - Residents 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            I14                    Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High

Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **8            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](http://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.

## **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](http://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](http://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](http://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](http://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            I58                    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](mailto:petersale@hillingdontraining.co.uk)

## **12**

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).

## **13**

With regard to condition 10 it should be noted that living screens can be used on 'blank elevations' and can consist of affordable wire trellising systems which climbing plants can

be trained up. These living screens can also be used for the growth of 'vertical allotments' and food production.

## **14**

You are advised to note the following:

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.

## **15**      I58                      **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](mailto:petersale@hillingdontraining.co.uk)

## **16**

You are advised to note the following advice from the Council's Trees/Landscape Officer:

· The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

- New planting should seek to enhance biodiversity, by including species of known value to wildlife which produce berries and / or nectar.
- Japanese Knotweed is designated as an invasive species by the Environment Agency and is a structurally damaging plant able to penetrate a range of hard man-made surfaces and structures. All Japanese Knotweed identified on site should be accurately plotted on plan and the contaminated areas sealed off. No site clearance or development should be undertaken until Japanese Knotweed remediation works have been completed, and disposed of, by a specialist licensed contractor, in accordance with Environment Agency guidelines.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

St Helen's School is an independent day school for girls aged between 3 and 18 years. It occupies an approximately 7.8 hectare irregularly shaped plot located on the east side of Eastbury Road in Northwood.

The site accommodates a number of buildings, largely located towards the periphery of the site, which make up the nursery, infant, junior and senior schools; sixth form and staff accommodation; specialist teaching blocks; and indoor sports facilities. It also accommodates sports pitches, tennis courts, car parks and associated facilities.

The buildings on site vary significantly in age and size, with some dating back to the turn of the 20th century, and the swimming pool building, the largest and newest building on site, having been granted planning permission in 2002.

Despite its proximity to Northwood Town Centre the site falls within a predominantly residential area. It is bounded to the north by Carew Road, beyond which are residential properties. To the east it is bounded directly by residential properties in Maycock Grove and Wildoaks Close. It is bounded to the south by retail units in Rowlands Place and by Green Lane, beyond which are residential properties. To the west it is bounded by Eastbury Road, beyond which are residential properties and retail units.

The application site itself comprises an area of approximately 1.7 hectares, located within the middle of the site, which currently accommodates landscaped areas, including a number of mature trees, and an area of car parking.

A large part of the school site, including the north west and south west corners and a large part of the eastern half of the site, falls within the Northwood, Frithwood Conservation Area as designated in the Hillingdon Local Plan, as does the eastern half of the application site. The remainder of the school site falls within the developed area. Several trees on the site are protected by Tree Preservation Order with trees located towards the northern part of the application site are covered by Order number 415. Green Lane, to the south of the school, is designated as a Local Distributor Road.

#### **3.2 Proposed Scheme**

This application seeks full planning permission for the construction of a new junior school (Key Stage 2) building, to be located relatively centrally within the site and towards the rear of the existing nursery building and car park.

The existing junior school currently occupies five buildings, located towards the west of

the site. These buildings, some of which were not purpose designed, fail to offer high quality modern teaching space, offer poor accessibility and, due to the nature and location of the buildings, they offer a fragmented junior school, which has a poor physical relationship with the infant and nursery schools, located towards the east of the site.

Through the provision of a new KS2 building the school seeks to give the junior school a clear identity, provide a better relationship between the different key stages and significantly improve accessibility to this part of the school.

The proposed building, which would provide approximately 2,200m<sup>2</sup> of floor space, would essentially comprise a two-storey core with single-storey parallel wings. The design concept is to provide 'fingers' which, at single-storey level, would merge into the landscape.

At ground floor level, the building would comprise several classrooms, in addition to a music room with associated practice rooms, a school hall, a library and ICT suite, a staff room, administration and office space, WCs, circulation space and ancillary facilities. At first floor level it would accommodate classrooms, WCs and circulation space.

Externally, the building would be of a high quality modern design with the landscape running up and over the single-storey elements of the building to create intensively planted roofs. Photovoltaic panels would be located on the two-storey roof.

'Learning courtyards' would be created around and between the 'fingers' of the building and would predominantly comprise hard communal areas for gathering, socialising, informal lessons and play. Moveable seating would be provided in these areas and existing mature trees would provide shade to these areas.

To the north of the proposed building informal soft landscaped play areas would be provided with turf mounds and valley pathways, punctuated with existing and proposed tree planting. This seeks to complement the roof form of the proposed building and help the building to sit comfortably within its landscaped setting.

The existing Little St Helen's Nursery play area (shown as 'Little Gables' on drawing no. 1284-301-02) would be relocated from the north to the east of that building. This enables the provision of a soft landscaped area, a wildlife pond and an outdoor classroom with canopy over for occasional use during warmer weather, to be provided to the south east of the new building. To the south west a formal entrance plaza would be created.

Access will be retained via Green Lane but internally the existing car park will be reconfigured to create a more rational layout, including a drop-off zone, to avoid congestion currently experienced when coaches are parked. Eight additional spaces will be provided for drop-off and pick-up. A central plaza would be created to provide an area for coach and minibus parking at the start and end of the school day and also an area for special school events.

The applicant has confirmed that there would be no increase in pupil numbers as a result of the proposals and that whilst the school wish to improve their existing facilities they have no desire to expand and would be willing to accept a reasonable cap on pupil numbers if considered necessary.

As part of a longer term master plan the vacated junior school buildings would be converted to provide specialist learning areas and would allow the reconfiguration of



spaces within the existing school buildings to provide improved links between different teaching areas and age groups. Any external alterations, extension or new buildings proposed as part of the longer term master plan would be the subject of a separate application.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no planning history directly relevant to this proposal.

### **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: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Noise  
Hillingdon Supplementary Planning Document - Air Quality

#### **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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- 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.
- BE39 Protection of trees and woodland - tree preservation orders
- OE1 Protection of the character and amenities of surrounding properties and the local area
- 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   |
| AM7  | Consideration of traffic generated by proposed developments.   |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd September 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 338 local owner/occupiers and the Northwood Residents' Association. Site and press notices were also posted. One letter of support, six letters of objection, including one from the Northwood Residents' Association, and one letter raising general comments were received.

The letters of objection raise the following concerns:

- i) The design is quite attractive but requires building in part of the Conservation Area.
- ii) Loss of many mature and significant trees including two with TPOs, although it's not clear which ones these are.
- iii) The documents online all have the same name making them difficult to consider.
- iv) There is a discrepancy in the location and numbers of trees between the tree surgeon's report and the summary document. 26 trees, not 23 will be removed. The applicant also needs to be clear which trees are to be felled and the numbers.
- v) The entrance to the site and new building would be via Carew Road which is already congested at school times. Adding further traffic would make the situation untenable and using Green Lane would offer little improvement.
- vi) Noise, disturbance and pollution during construction.
- vii) The proposed 'overflow courts' would be very disturbing to residents.
- viii) The application states that no increase in pupil numbers is planned but this is hard to believe.
- ix) Increase in traffic problems including congestion, queues at junctions and inconsiderate parking. This particularly impacts on more vulnerable residents needing to attend appointments.
- x) The building works will impede residents' enjoyment of their gardens. For some this is a major factor in coping with illnesses.
- xi) Green space in Northwood is limited and this will further reduce it.
- xii) Careful assessment of the impact of construction traffic on Eastbury Road, which has a history of serious accidents, needs to be carried out.
- xiii) Road markings at the junction of Carew Road and Eastbury Road are faded and poor and should be renewed and maintained to a high standard. The 'give way' sign should be replaced with a 'stop' sign.
- xiv) The school's Travel Plan identifies Carew Road as dangerous and refers to the provision of a pedestrian crossing, which has not been implemented. Carew Road remains a key pedestrian

access route to Frithwood School

xv) It is inadequate not to include any assessment of traffic impact on Carew Road.

Northwood Residents' Association raise the following concerns:

- i) The development would not preserve or enhance the Conservation Area contrary to policy BE4 of the Local Plan.
- ii) The development would not harmonise with the features of the area contrary to policy BE13 of the Local Plan.
- iii) The loss of 23 trees, including 2 protected by TPOs and 10 in a Conservation Area, would be contrary to policies OL26, BE38 and BE39 of the Local Plan.
- iv) An alternative location, as shown in the applicant's options appraisal, would be preferable.
- v) Carew Road would be unsuitable for use for access and egress by construction related vehicles.

One general comment has been received which confirms that no objections are raised to the proposed development but that concerns are raised about construction traffic using Carew Road rather than Green Lane and that the hours quoted for access (9am - 3pm) would clash with peak school start/finish times. It also suggests the 'give way' sign at the junction of Carew Road and Eastbury Road is replaced with a 'stop' sign.

#### ENGLISH HERITAGE

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

There is no known archaeological interest on or in the immediate vicinity of this site.

No further assessment or conditions are therefore necessary.

#### **Internal Consultees**

##### FLOOD & WATER MANAGEMENT SPECIALIST

A Flood Risk Assessment has been undertaken and Sustainable Drainage Systems are proposed, including green roofs, permeable paving, cellular storage and an attenuation pond to control surface water drainage. A restriction is proposed to limit run off to green field run off rates. It is important any scheme is designed to meet National Sustainable Drainage standards to manage water quality as well as quantity.

A suitable condition to ensure this is undertaken is therefore requested.

##### CONSERVATION/URBAN DESIGN OFFICER

The site of the proposed new building falls in part within the Northwood Frithwood Conservation Area. The school site is quite large and comprises a number of 2 and 3 storey buildings from the late Victorian period onward. Many of the older buildings on the site are of architectural interest, although none are designated. Some of the newer buildings, for example, the swimming pool are large, although most are well designed. A particular feature of the site is the spacious landscaped grounds, with mature trees and grassed open areas. To the north of the school, along Carew Road, are a number of Locally Listed Buildings, mainly large late Victorian/Edwardian houses.

The new building has been subject to extensive pre-application discussion and the current design has evolved as a result of this process. Whilst the proposed building will be partially visible from Green Lane, it is unlikely to impact on other views into the site or wider views within the conservation area, and will not affect the setting of the adjacent Locally Listed Buildings.

The design of the proposed building is modern, innovative, carefully considered and of a very high quality. The careful choice of materials, attention to detail and the integration of the building with the existing and new landscape will ensure that this building enhances the site and does not detract from its open and green character.

No objections are raised in conservation or design terms subject to conditions relating to all external materials, details of the fenestration and roof light, canopies and external stairs.

#### ACCESS OFFICER

Situated close to the Northwood Commercial Centre, St Helens School is an independent establishment for girls aged 3 to 18. Planning permission is sought to construct a replacement during the school element. It is understood that the purpose is not to increase the number of pupils, but rather to improve the quality of the accommodation.

The proposal would include a hygiene room for pupils with a complex impairment, in addition to accessible toilets for staff and visitors. There is an aspiration to create an inclusive school environment.

The car park capacity would increase from 83 to 89 spaces, and the existing two accessible parking spaces would remain.

Whilst the details submitted with the application present an aspiration to create a fully inclusive learning environment, the following observations should be translated into suitable planning conditions attached to any grant of planning permission:

1. The staff/hygiene room should be a designated 'Changing Places' cubicle and signed as such. The cubicle should be locked by means of an access control system, with appropriate pass cards issues to individuals who need to use the room. The cubicles should be designed and fitted in accordance with 'Changing Places' specifications.

2. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to the occupation of the building. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: acceptable, subject to suitable planning conditions which secure the above provisions.

Standard informatives should also be attached to any grant of planning permission.

#### TREES/LANDSCAPING OFFICER

Landscape Character/Context -

Site description:

· The site is occupied by St Helen's School campus, which comprises school buildings and external spaces including sports facilities, play areas, car parks and landscaped areas. It is located immediately north-east of Northwood Town Centre and is bounded by residential streets, with Carew Road (to the north), Green Lane (south), Watford Road (east) and Eastbury Road (west). The development area lies within the centre of the site, to the north-east of the swimming pool and gym complex.

Landscape Planning designations:

- Parts of the development site lie within the Northwood Frithwood Conservation Area, a designation which protects trees. Specific trees within the site are also afforded protection by three separate Tree Preservation Orders. TPO No. 415 affects trees within the current development area.

#### Landscape constraints / opportunities:

- The landscape quality and appearance of the site is characteristic of this area, with fine trees and well-maintained external spaces, which should be retained and enhanced.
- The land is higher to the north and slopes down to Green Lane. The local topography should be respected and understood as it offers both opportunities and constraints with regard to the changes of levels, the effects on retained trees and the visual impact of proposed built development.

#### Proposal -

The proposal is to develop a new part two-storey and part single-storey Junior School building with associated external work.

#### 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 proposal has been the subject of pre-application discussions with planning and landscape officers.
- A Tree Survey and Tree Constraints Plan, to BS5837:2012 has been prepared by MJC Tree Services. This is primarily intended to inform the architect and the design process, with a view to safeguarding the best trees.
- The survey acknowledges that the removal of 'A' and 'B' grade trees (particularly 'A2' and 'B2' grade trees), to facilitate development, will increase the risk of refusal, unless appropriate justification and replacement can be provided as part of the proposal.
- More than 100 trees have been assessed within the survey, including trees outside the red line of the application.
- An Arboricultural Implications Plan identifies approximately 25No. individual trees which will be removed to facilitate the development. This includes some 'B' grade trees, although most are 'C' or 'U' grade - of poor quality and value with limited useful life expectancy. Due to their location within the site few of the trees have a high visual amenity value from outside the site.
- This plan is annotated with much useful information regarding the site layout and areas of 'no dig'.
- A further plan provides Tree Protection measures, including root protection areas, a protective fencing specification and model site notices. This plan would have been clearer if it had omitted the trees 'to be removed' - or made the information clearer graphically.
- Finally, the report notes that a full Arboricultural Method Statement has yet to be prepared and will be submitted by condition.
- The Planning Statement, confirms (2.2) that several trees will be removed to accommodate the new buildings and notes that all are internal to the site and of limited public visual amenity.
- It also notes that two are protected by TPO and 10No. are within the Conservation Area.
- It is considered that the proposal to plant a substantial number of new trees and the other soft landscape work will contribute to the parkland quality of the school campus, providing renewal and succession for the tree cover on site. In time, the new planting will mitigate the effects of the tree removal.
- The submission is supported by an illustrative Landscape Strategy for the proposed development. The whole building concept has been designed to sit comfortably within the local topography and landscape setting.
- Specific landscape features include an intensive green roof, plaza, new play area, earth modelling, learning courtyards, roof terraces, an amphitheatre and wildlife garden and pond. New planting will include native species which will enhance local biodiversity.
- The submission is supported by a Phase 1 Habitat Survey, undertaken by Arbtech, in June 2014.

The survey raises no particular concerns based on the evidence on site. The conclusions and recommendations for further work are noted in Table 4.

- The tree survey notes the presence of Japanese Knotweed on site. A method statement with regard to its safe and effective removal is required, by condition.
- If site won topsoil is to be re-used, a method statement is required to ensure that it is handled and stored in an appropriate manner to ensure that it is of sufficient quality to be used in landscape mitigation earthworks. Soil should be stored in accordance with British Standard 3882:2007. Condition required.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

#### Recommendations -

This application has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions. No objection, subject to the above observations and COM6, COM7, COM8, COM9 (parts 1,2,3,4,5, and 6) and COM10.

#### HIGHWAY ENGINEER

The proposals are for the construction of a new Junior School building, which will replace the existing accommodation within the site. The existing school buildings will be either removed from the site or be retained and used for associated activities.

As part of the development, it is proposed to reconfigure the existing car park, drop off/pick up area and coach parking facilities, in order to provide improvements to the internal site circulation alongside the provision of 6 additional drop off/pick up parking spaces that will be used by parents/guardians. Access from the adjacent highway will remain as existing, from Green Lane.

When assessing the proposals, it is noted that there will not be an increase in the number of pupils or staff as a result of the development. In addition, the existing number of coach and car parking spaces within the site will be retained and a total of 20 cycle parking spaces will be provided for the use of staff and pupils, which is considered acceptable.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is not raised in relation to the highway and transportation aspect of the proposals, provided that the details below are made conditional to the planning consent.

#### Conditions

In order to prevent the expansion of the school without a formal assessment, the number of staff and pupils shall not be increased without prior permission from the LPA.

Staff car parking within the school should be provided with 20% (active and passive) electrical charging points in accordance with the London Plan.

A Construction Traffic Plan is required to be submitted to and agreed in writing by the LPA before commencement of works at the site in order to minimise the impact along the adjacent highway network during construction. Thereafter, all works shall be carried out in accordance with the approved document.

Details of the proposed cycle parking shall be submitted to the LPA for approval in writing before occupation of the development. Thereafter, the cycle parking shall be maintained and retained at all times for the use of the Junior School. All cycle parking is required to be provided within a

secured location and undercover.

#### SUSTAINABILITY OFFICER

No objections are raised to the proposed development subject to the following:

#### Ecology Comments:

The ecology report submitted with the application provides an unhelpful assessment of the impacts of the proposed development. It fails to decouple the whole survey site from the proposed development. As a consequence, the recommendations seem unrelated to the proposals. For example, the reports states in reference to reptiles:

"If either of the long grass areas around P[ond]1 or to the North-East of the site is to be removed, Full Reptile Surveys will be needed."

Pond 1 and the long grass to the north east are not included within the red line application boundary.

The proposed development will actually have limited impacts on the ecology by virtue of development being proposed on heavily managed amenity grassland with limited need for the removal of vegetation. The recommendations requiring further surveys are deemed unnecessary and not linked to the proposals.

However, the development still needs to contribute to a net biodiversity improvement in accordance with the National Planning Policy Framework. The following condition is therefore necessary to provide final details of the proposed enhancement measures:

Condition: Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

Reason: To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

#### Living Walls and Roofs:

Living walls and roofs can improve air quality, operate as carbon sinks and also be of importance for nature conservation. The following condition is therefore necessary:

Condition: Prior to commencement of development a scheme for the inclusion of living screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

Reason: To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

Nb: Living screens can be used on 'blank elevations' and can consist of affordable wire trellising systems which climbing plants can be trained up. These living screens can also be used for the growth of 'vertical allotments' and food production.

#### Energy Comments:

The energy assessment submitted with the application demonstrates the development can meet the necessary 40% reduction in CO2. The energy assessment alludes to the improvement of glazing at 'Claremont' [the neighbouring school] as a potential method of realising the 40% reduction.

The Council is satisfied that there is a suitable energy solution but that detailed designs need to be included in the final option. The following condition is therefore necessary:

Condition: Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development, and the detailed measures to reduce CO2 emissions by 40%. The assessment shall provide detailed specifications of the measures and technology set out in outline energy assessment. The assessment shall also include full details of the photovoltaics including type, specification, and a detailed roof layout which must be reflected in other plans.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

Reason: To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (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."

Whilst at national level the DCLG Policy Statement on Planning for Schools Development and the NPPF focus predominantly on provision of state funded education, the Local Planning Authority acknowledges that there may also be a demand for private provision and that this can also, to some degree, help to meet the increasing need for additional school places. Paragraph 72 of the NPPF confirms that great importance should be attached to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that great weight should be given to the need to create, expand or alter schools.



The site does not fall within the Green Belt, does not comprise school playing fields and has no other specific designations which would preclude development. Furthermore, it complies with current planning policy which seeks to enhance educational facilities. Accordingly, no objections are raised to the principle of the development in this location, subject to site specific criteria being met. The impact of the development on the Northwood Frithwood Conservation Area and on existing trees, particularly those afforded protection by their location with the Conservation Area or by way of Tree Preservation Orders, are however key policy considerations.

#### **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**

The site does not fall within an Archaeological Priority Area and no statutorily listed buildings fall within the vicinity of the site. A number of locally listed buildings are located on the opposite side of Carew Road to the school, but these are located in excess of 85m from the nearest part of the application site and due to screening provided by existing buildings and existing and proposed landscaping the development would have no impact on their setting.

The eastern part of the application site falls within the Northwood, Frithwood Conservation Area. However, limited views of the building would be available from outside the school site to the north, east and west. Whilst the building would be visible from Green Lane, careful consideration has been given to its design, the choice of materials and its landscape setting to ensure that it enhances rather than detracts from the site. Notably, the Council's Conservation and Urban Design Officer is supportive of the proposals and English Heritage have raised no objections.

#### **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**

Not applicable. There is no green belt land within the vicinity of the application site.

#### **7.07 Impact on the character & appearance of the area**

Limited views of the proposed building would be visible from Carew Road to the north or from Eastbury Road to the west due to screening provided by existing buildings and landscaping within the school grounds. The development would be visible from Green Lane, however, it would be set back some distance from the road, behind the car park and nursery building and, as such, would not appear as overly prominent or dominant when viewed from this location. The building would be of a high quality design, sympathetic to its location within and adjacent to a Conservation Area, and significant landscape enhancements are proposed. Accordingly, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area.

#### **7.08 Impact on neighbours**

The nearest part of the proposed building would be located over 40m away from the nearest residential properties at Sentis Court. Given this distance, in addition to existing and proposed tree screening which would limit views available from outside the school site, it is not considered that the development would have any significant detrimental impact on residential amenity in terms of loss of outlook, overshadowing or loss of privacy.

#### **7.09 Living conditions for future occupiers**

Not applicable to this type of development.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

No alterations are proposed to the school's existing vehicular and pedestrian access points as a result of the development and the applicant has confirmed that there would be no increase in pupil numbers as a result of the proposals. At the request of the Council's Highway Engineer, the school has agreed to the imposition of a condition which would cap pupil numbers to provide the necessary assurance that no future increase will take place without the consent of the Local Planning Authority.

The school has advised that the maximum total number of pupils at the School will be 1,192 based on the following:

|                          |   |                            |
|--------------------------|---|----------------------------|
| Nursery                  | - | 48                         |
| Reception, Yr1 and Yr 2  | - | 60 (per year) = 180 total  |
| Junior School (Yrs 3-6)  | - | 66 (per year) = 264 total  |
| Senior School (Yrs 7-13) | - | 100 (per year) = 700 total |

This is considered to be reasonable based on existing pupil numbers and capacity and will be reflected in the condition.

On the basis of the above, there would be no increase in traffic and associated impacts on the local highway network as a result of the proposals.

Notwithstanding the above, it is proposed to reconfigure the existing car park, drop off/pick up area and coach parking facilities within the site, in order to provide improvements to the internal site circulation.

Coach and minibus parking would be relocated to a central plaza area, to be managed by the school to allow parking during start and finish times and alternative uses by the school during the day. The relocation of the coach/minibus bays allows for the reconfiguration and enhancement of the drop-off and pick-up area to ease congestion within this area.

Overall the reconfiguration of space would result in an increase of one minibus bay and six car parking spaces. No objections are raised to this small increase. Provision would also be made for 20 cycle parking bays, which is encouraged in order to promote more sustainable modes of travel to/from the school.

#### **7.11 Urban design, access and security**

The proposed building would feature four arms, splayed out in the centre of the site, on an approximately north-south axis. The centre arms would be two-storeys in height and their roofs would house photovoltaic panels. The two outer arms would be single-storey with intensive green roofs.

A key concept of the design is to integrate the building within the landscape and the intense green roofs on the single-storey wings would effectively merge into the ground level to the north.

The size, scale and height of the proposed building is considered to be appropriate for this location and no objections are raised to the overall design concept, which reflects the high quality landscape value of the site and is sensitive to the location of the development partly within, and adjoining, a Conservation Area. Furthermore, the suggested use of clay/earthy coloured materials is generally supported, subject to further details, and the 'green' design is welcomed.

The design successfully integrates safe and secure access to the single-storey roof

spaces, whilst ensuring that this does not detract from the visual amenities of the building through intensive planting. A large glazed rooflight would be provided within the two-storey element of the building to provide a bright and airy interior space.

The development is considered to be of an attractive high quality design which would effectively integrate into its landscape setting. The proposed use of soft red brick stock, natural mortar, terracotta rainscreen cladding and timber fascias and soffits, combined with large areas of glazing with aluminium curtain walling is considered to complement the green, almost parkland type setting of the building and is considered to be appropriate for this location.

Notably, the design reflects comments provided during pre-application discussions and the Council's Conservation/Urban Design Officer is supportive of the proposals.

#### **7.12 Disabled access**

The applicant's Supporting Statement confirms that the proposed development will be fully inclusive and will comply with the requirements of Part M of the Building Regulations and the Equality Act 2010. It confirms that level access would be provided throughout, accessible toilets would be provided for students, visitors and staff and that due regard has been given to those with visual and sensory impairments. Notably, the Council's Access Officer has raised no objections to the proposals subject to appropriate conditions.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this type of development.

#### **7.14 Trees, landscaping and Ecology**

Trees/Landscaping:

The site is located partly within a Conservation Area and, as such, many of the trees on site are protected. A Tree Preservation Order protects some of the other trees which fall within the application site but outside the Conservation Area.

Several trees would be removed, including some B Grade trees, in order to enable the development. However, the majority of these are considered to be lower quality trees. Furthermore, due to the location of the trees central to the application site they have limited amenity value from publicly accessible locations outside the school grounds.

A high quality landscaping scheme is proposed which includes the planting of a substantial number of new trees, extensive planting, intensive green roof, earth modelling, a wildlife garden and pond, in addition to hard landscape measures. It is considered that this high quality landscaping scheme would contribute to the parkland quality of the school campus and provide renewal and succession for the tree cover on site which, in time, will mitigate the effects of the tree removal.

In this instance, given the high quality design of the building and extensive replacement tree planting and landscaping proposed, it is not considered that the tree loss would have such a detrimental impact on the visual amenities of the Conservation Area, school site or surrounding area that refusal could be justified. Notably, the Council's Trees/Landscape Officer has raised no objections subject to suitable conditions.

Ecology:

The applicant has provided a Phase 1 Habitat Survey, albeit that this would appear to relate to the entire school campus and it is unclear which recommendations are specific to the school site. Nevertheless, the Council's Sustainability Officer has confirmed that the proposed development will actually have limited impacts on the ecology by virtue of this part of the site being on heavily managed amenity grassland with limited need for the

removal of vegetation. Accordingly, the recommendations requiring further surveys are deemed unnecessary and not linked to the proposals.

In terms of ecological enhancements a wildlife area and pond are proposed in addition to native tree planting. The applicant's Planning Statement also gives mention to habitat creation through the selection of vegetation proposed. Whilst these measures are considered to be acceptable and are encouraged, it is recommended that a condition is attached to ensure opportunities to enhance wildlife habitats within the site are enhanced through the landscaping and the fabric of the buildings to include measures such as habitat walls, bird and bat boxes and nectar rich planting.

#### **7.15 Sustainable waste management**

The applicant has confirmed that 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**

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted a Sustainability Statement and an Outline Energy Assessment to demonstrate how the London Plan objectives will be met. This confirms that through the incorporation of passive design measures, such as reducing the building's air permeability, ensuring high levels of natural daylight, use of a passive cooling strategy, use of high efficiency boilers, energy efficient lighting, etc, and the installation of photovoltaic panels on the roof of the building, a 40% reduction in carbon dioxide emissions above Part L of the Building Regulations would be achieved in compliance with London Plan requirements.

It is understood that the applicant intends to achieve the full 40% reduction in CO2 emissions through passive design measures and the installation of photovoltaic panels on the proposed building only. However, notwithstanding this, the Energy Assessment alludes to improvements to another building on the school's campus, albeit that it is believed that this is referred to in error. Accordingly, whilst it is considered that there is a suitable energy solution, it is recommended that a condition is attached, should planning permission be granted, to require further details.

In compliance with London Plan policy 5.11 extensive accessible green roofs, which would provide roof gardens planted with drought tolerant species, would be provided.

Overall, the development is considered to provide for an appropriate level of sustainable design, which would accord with the requirements set out within Chapter 5 of the London Plan. Notably, the Council's Sustainability Officer has raised no objections subject to conditions.

#### **7.17 Flooding or Drainage Issues**

The site does not fall within a flood zone and no issues relating to flooding have been identified. A Flood Risk Assessment and Surface Water Drainage Strategy has been provided which confirms that a number of sustainable drainage systems will be incorporated into the development including green roofs, permeable paving, cellular storage and an attenuation pond, to ensure that there is no increase in runoff following development.

Whilst a Rainwater Harvesting Feasibility Report has been submitted which demonstrates that the incorporation of rainwater harvesting facilities would not be feasible, the applicant's Planning Statement nevertheless confirms a commitment to reducing potable water demand. Accordingly, a condition would be attached to encourage the incorporation of measures to reduce water usage.

Notably, the Council's Flood and Water Management Specialist has raised no objections to the scheme subject to the standard condition which seeks to minimise surface water run-off and potable water usage.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the proposal would give rise to any significant increase in noise or pollution over and above the existing use of the site.

Resident's concerns regarding noise, disturbance and pollution during construction are noted. However, the developer would be required to comply with strict environmental legislation relating to construction impacts and, as such, refusal could not be justified on these grounds. An informative would be attached to any grant of planning permission however to advise the application of the need to comply with relevant legislation. A condition would be attached to ensure traffic associated with construction does not have an adverse impact on the highway network.

#### **7.19 Comments on Public Consultations**

Points (i), (ii), (iv), (v), (vi), (viii), (ix), (x) and (xii) have been addressed in the report.

Point (iii) suggests that documents are not displayed clearly enough online. This is noted.

Point (vii) suggests that the 'overflow courts' would be disturbing to residents. It is unclear what this objection relates to as no 'overflow courts' are proposed within the application site. Any future alterations proposed to other parts of the site would require separate planning permission.

Point (ix) raises concerns over the loss of green space. The benefits of providing a high quality educational facility with landscape and ecological enhancements is considered sufficient to offset the loss of private green space which would occur as a result of the scheme.

Points (xiii), (xiv) and (xv) raise concerns over the traffic impact on Carew Road, suggesting that a Transport Assessment should be provided and mitigation measures implemented. As the proposal would result in no increase in pupil numbers and no alterations are proposed to the existing access arrangements the provision of a Transport Assessment is considered unnecessary and highway mitigation measures could not be justified as part of this scheme. A condition requiring the submission of a Traffic Management Plan would ensure that construction traffic using surrounding roads is appropriately managed.

Points (i), (ii), (iii) and (v) as raised by the Northwood Residents' Association are addressed in the report. Point (iv) suggests that an alternative location would be preferable. These views are noted, however, the merits of locating the building in its proposed location are considered to outweigh those of alternative locations on the school site for a number of reasons including those relating to the operation of the school, impact on sports facilities and impact on residential amenity.

#### **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 or Hillingdon Community Infrastructure Levy.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

#### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application.

Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

Not applicable.

## **10. CONCLUSION**

The proposal is considered to fully comply with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities.

The proposed new building would be of a high quality design appropriate to its setting in and on the edge of a Conservation Area and it is considered that it would be visually acceptable in this location. Whilst some existing mature and attractive trees would be lost as a result of the proposals, extensive new tree planting and landscaping would be provided which it is considered would sufficiently mitigate against their loss.

The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and there would be no increase in traffic associated with the development.

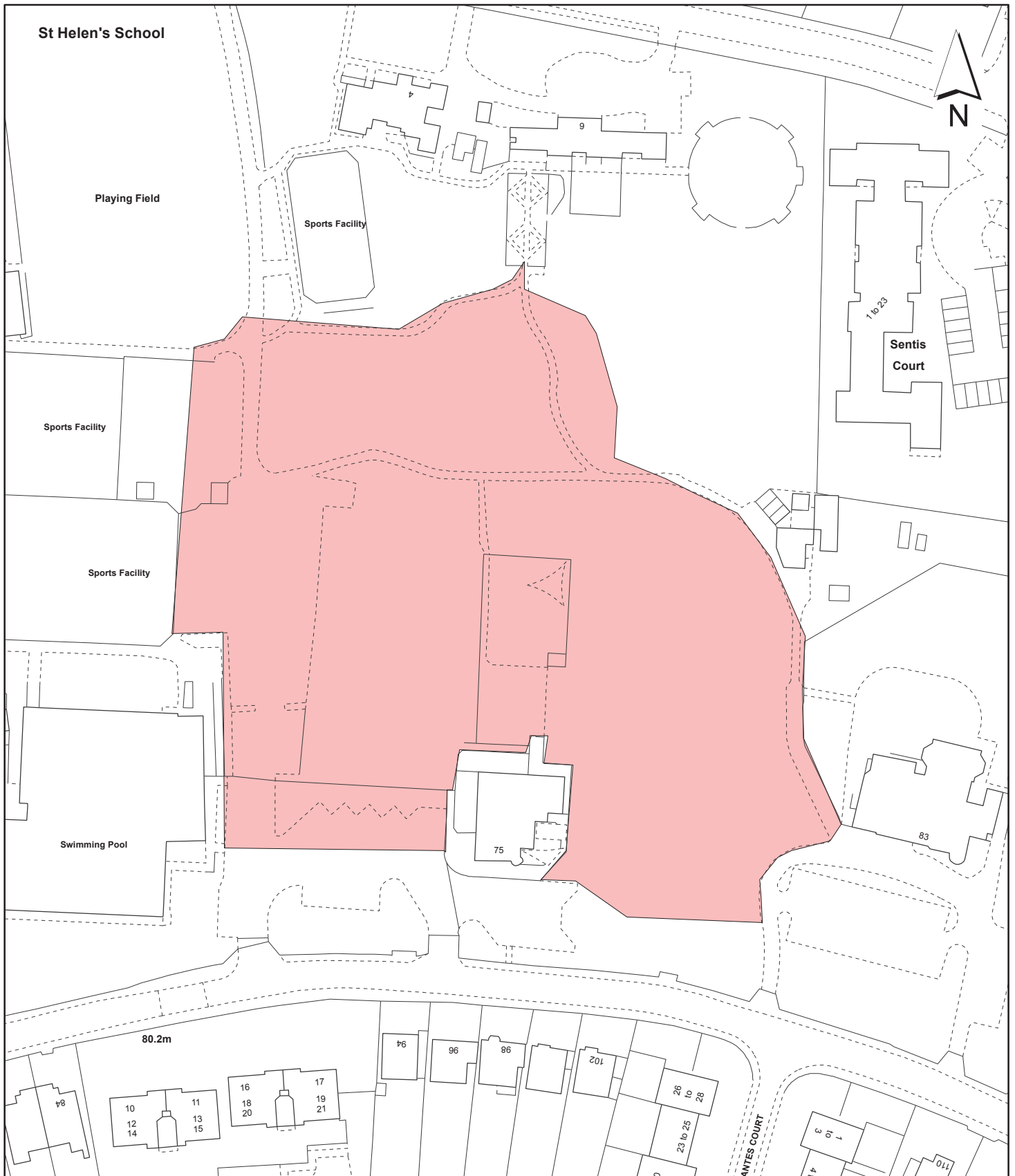
The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

## **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: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Noise  
Hillingdon Supplementary Planning Document - Air Quality

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
 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.

© Crown copyright and database rights 2014 Ordnance Survey 100019283

Site Address

**St Helens School  
 Eastbury Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**7402/APP/2014/2761**

Scale

**1:1,250**

Planning Committee

**Major**

Date

**October 2014**



**HILLINGDON**  
 LONDON