

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

- Address** HILLINGDON COURT 108 VINE LANE HILLINGDON
- Development:** Creation of science laboratories above the existing West Wing, extension to existing hall/West Wing to create a multi-purpose hall, refurbishment of internal rooms, enclosure and refurbishment of the internal courtyard and alterations to manoeuvring yard and access road with associated landscape works (Application for Full Planning Permission).
- LBH Ref Nos:** 2393/APP/2015/1146
- Drawing Nos:**
- Sur-A-02-010 Rev.P (Site Location Plan
  - L-90-001 (Existing Landscape Plan
  - A-Ex-A-03-001 Rev.P1 (Existing Lower Ground Floor Plan
  - A-Ex-A-03-002 Rev.P1 (Existing Ground Floor Plan
  - L-90-003 (Landscape - Proposed Sections
  - L-90-004 A (Landscape - Proposed Hard Materials
  - A-02-Pro-030 PD1 (Lower Ground Floor
  - A-02-Pro-031 PD1 (Ground Floor
  - A-02-Pro-032 PD1 (First Floor
  - A-02-Pro-033 PD1 (Second Floor
  - A-02-Pro-034 PD1 (Roof Plan
  - PrA-A-35-100 PD (Science Roof Top Extension to West Wing Proposed Ceiling Finishes)
  - PrA-A-40-100 PD (Science Roof Top Extension to West Wing Proposed Floor Finishes)
  - PrB-A-35-200 PD1 (High School Hub Lower Ground Ceiling Finishes)
  - PrB-A-35-201 PD1 (High School Hub Ground Floor Ceiling Finishes)
  - PrB-A-40-200 PD1 (High School Hub Lower Ground Floor Finishes)
  - PrB-A-40-201 PD1 (High School, Hub Ground Floor Floor Finishes)
  - PrC-A-35-300 PD1 (First Floor Refurbishment - First Floor Proposed Ceiling Finishes)
  - PrC-A-35-301 PD1 (Lower Ground Floor Refurbishment - Lower Ground Floor Ceiling Finishes)
  - PrC-A-40-300 PD1 (Refurbishment - First Floor Proposed Floor Finishes)
  - PrC-A-40-301 PD1 (Refurbishment - Lower Ground Floor Proposed Floor Finishes)
  - PrD-A-22-400 PD5 (Multi-Use Hall - Ground Floor Wall Finishes)
  - PrD-A-35-400 PD1 (Multi -Use Hall - Ground Floor Ceiling Finishes)
  - PrD-A-35-401 PD1 (Multi-Use Hall - First Floor Ceiling Finishes)
  - PrD-A-40-400 PD1 (Multi -Use Hall - Ground Floor Floor Finishes)
  - PrD-A-40-401 PD1 (Multi-Use Hall - First Floor Floor Finishes)
  - PrE-A-35-500 PD1 (Staff & Administration GF & FF Ceiling Finishes)
  - PrE-A-40-500 PD1 (Staff & Administration GF & FF Floor Finishes)
  - SL-A-(02)-001 P1 (Existing Campus Site Plan
  - SL-A-(02)-002 P3 (Proposed Campus Site plan - Extent of Project)
  - SL-A-(02)-004 P2 (Existing Campus Site Layout (Front Lawn & Parking)
  - A-04-Ex-001 PD1 (Existing Site Sections & Elevations)
  - A-04-Ex-002 PD1 (Existing Building Side Elevations & Detailed Elevations Extracts)
  - A-04-Ex-003 PD1 (Existing Building Rear Elevation & Detailed Elevations Extracts)

Extracts)

A-04-Ex-004 PD1 (Existing Building Side Elevation and Courtyard Section: Planning Statement prepared by BDP, dated March 2015)

Heritage Impact Assessment prepared by Jane Seaborn Associates & Grov Lewis Associates, dated February 2015

Energy Statement (1327(002).R2 - Rev A, prepared by QODA, date 12/02/15

Document entitled 'Principle - Scope of work' (Rev 1

Noise Survey Report, prepared by Ion Acoustics, dated 30/01/15

Acoustic Design Report, prepared by Ion Acoustics, dated 23/01/15

Phase 1 Habitat Survey, prepared by Arbtech Consulting Limited

Flood Risk Assessment & Drainage Strategy, prepared by AKS Ward, date January 2015

PrA-A-04-Pro-100 PD6 (Science Extension Section PrA-04-100)

PrA-A-04-Pro-101 PD6 (Science Extension Section PrA-04-101)

PrA-A-04-Pro-102 PD6 (Science Extension Section PrA-04-102)

PrA-A-22-100 PD3 (Science Extension Wall, Floor & Windows Scope)

PrB-A-03-200 PD3 (High School Hub Lower Ground Floor Proposed Plans)

PrB-A-03-204 PD4 (High School Hub Staircase Plans & Section)

PrB-A-04-Pro-200 PD4 (High School Hub Section A - South Facing)

PrB-A-04-Pro-201 PD3 (High School Hub Section B - East Facing)

PrB-A-04-Pro-202 PD2 (High School Hub Section A - South Facing Surrounding Mansion House)

PrB-A-22-200 PD5 (High School Hub Lower Ground Finishes and Intervention to Fabric)

HS Hub Scene 1

HS Hub Scene 2

HS Hub Scene 3

HS Hub Scene 4

HS Hub Scene 5

South Colour Elevation

Design & Access Statement, prepared by Broadway Malyan dated March 2015 and Issued 30/06/15

Planning Construction Management Plan, dated 17/06/15

Transport Statement, prepared by Mayer Brown, dated July 2015

Access Management Plan

PrE-A-22-500 PD4 (Staff & Administration GF & FF Finishes & Intervention to Fabric)

PrE-A-03-500 PD3 (Staff & Administration Proposed Plan GF & FF)

PrC-A-22-401-PD5 (Multi-Use Hall - First Floor Finishes)

PrD-A-04-400-PD4 (Multi-Use Hall - Section PrD-01 & 02)

PrD-A-03-400-PD4 (Multi-Use Hall Extension - Proposed Plan Ground Floor)

PrD-A-03-401-PD4 (Multi-Use Hall Extension - Proposed Plan First Floor)

PrC-A-22-301 PD4 (Lower Ground Floor Repurpose - Finishes & Intervention to Fabric)

PrC-A-22-300 PD4 (First Floor Repurpose - First Floor Finishes & Intervention to Fabric)

PrC-A-03-Pro-300 PD2 (First Floor Refurbishment GA Proposed Plan)

PrB-A-22-201 PD4 (High School Hub Ground Floor Finishes & Intervention to Fabric)

Fabric)  
 Arboricultural Report, prepared by Crown consultants, dated 10/12/1  
 Surface Water & Foul Drainage Survey (Sheet 2 of 4  
 Foul Drainage Survey (Sheet 3 of 4  
 Foul Drainage Survey (Sheet 4 of 4  
 Extract from SI Soakage Test:  
 Table 12.12 - Pervious pavement operation and maintenance requirements  
 SW -C91002 - P1 (External Works Build Up - Sheet 2  
 SW -C90001 - P1 (Drainage Layout - Sheet 1  
 SW -C90002 - P1 (Drainage Layout - Sheet 2  
 SW -C90003 - P1 (Drainage Layout - Sheet 3  
 SW -C90004 - P1 (Drainage Layout - Sheet 4  
 A-Ex-A-03-003 Rev.P1 (Existing First Floor Plan  
 A-Ex-A-03-004 Rev.P1 (Existing Second Floor Plan  
 Email from AKS Ward Ltd, dated 04/06/15  
 A-Ex-A-03-005 P2 (Existing Roof Plan  
 A-03-Pro-001 P1 (Proposed Lower Ground Floor Plan  
 A-03-002 P3 (Proposed Ground Floor Plan  
 A-03-Pro-003 P1 (Proposed First Floor Plan  
 A-03-Pro-004 P1 (Proposed Second Floor Plan  
 A-03-Pro-005 P3 (Proposed Roof Plan  
 PrA-A-05-Pro-100 PD6 (Science Extension Elevation North & South  
 PrA-A-05-Pro-101 PD6 (Science Extension West & East  
 PrA-A-03-Pro-100 PD5 (Science Roof Top Extension to West Wing Proposed  
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 Roof Plan)  
 PrD-A-05-400 (Multi-Use Hall Elevation North & West  
 A-27-100 PD (Existing Sports Roof Proposed PV Plan  
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 PrB-A-03-201 PD3 (High School Hub Ground Floor Proposed Plans  
 PrC-A-03-301 PD2 (Lower Ground Floor Reurbishment GA Proposed Plan  
 PrD-A-22-400 PD5 (Multi-Use hall Ground Floor Finishes  
 CGI - Sports Hall Render with Plants  
 CGI - Viewpoint from South East Closer  
 CGI - Viewpoint from South East Distant  
 CGI - Viewpoint Link Road  
 L-90-005 B (Planting Strategy)  
 L-90-006 B (Landscape - Proposed Master Plan  
 L-90-002 A (Landscape - Proposed General Arrangements)

<b>Date Plans Received:</b>	27/03/2015	<b>Date(s) of Amendment(s):</b>	26/06/2015
<b>Date Application Valid:</b>	22/04/2015		05/06/2015
			27/03/2015
			02/07/2015
			04/06/2015

**1. SUMMARY**

This application seeks full planning permission for various extensions and alterations to the American Community School (ACS), which occupies Hillingdon Court, a Grade II\* Listed

Building and its grounds, in Hillingdon. An application for Listed Building consent has been submitted in parallel with this application and is reported on this same agenda.

The school has identified a number of shortcomings relating to its existing facilities, many of which no longer meet the current needs of a learning environment and, as such, a Strategic Campus Plan has been developed which seeks to address these issues by making a number of modifications and extensions to the buildings over the next 15 years. This has in turn been developed into a 'Main Project' which forms this planning application and consists of the following works:

Project A: Provision of a rooftop extension over the West Wing to provide accessible science classrooms.

Project B: Refurbishment and provision of a roof over an existing courtyard to create new internal courtyard space for a High School Hub.

Project C: Refurbishment of existing science laboratories to create general classrooms.

Project D: Extension to the West Wing/Sports Hall to create a new multi-use hall and fitness teaching suite.

Project E: Reconfiguration on internal space within the Mansion House to create enhanced staff and administration facilities.

Project F: External works to include provision of a one-way system around the site and extension/alterations to coach parking area.

It is understood that these works are proposed in order to modernise and enhance the existing facilities on offer at the site and to enable ACS Hillingdon to better compete with ACS' other campuses and also with other similar institutions. The school is currently operating below capacity at approximately 550 pupils and it is hoped that these improvements will bring pupil numbers back up to recent figures of 700.

The Council's Urban Design and Conservation Officer has raised no objections to the proposals, particularly in light of the planning history which shows planning permission was granted for a roof top extension in 2001. Whilst Historic England's view is that the development would cause visual harm to the building, particularly with regard to the roof top extension, they have confirmed that this would not be substantial and so have raised no objections.

It is not considered that the development would have any significant detrimental impact on the setting of the listed building, the character or appearance of the school site or on the openness of the Green Belt in this location. Furthermore, it is not considered that the proposals would have any significant adverse impact on the amenity of the nearest residential occupants.

It is considered that the small increase in bus and car parking bays would have a negligible impact on the local highway network and the school's sustainable approach to travel is supported.

The development is considered to comply with current planning policies which support the expansion and enhancement of existing school sites and the proposal is considered to comply with Local Plan and NPPF policies which allow small infill development to already developed sites.

The development is considered to comply with relevant current planning policies and, accordingly, approval is recommended.

## 2. RECOMMENDATION

### 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 following plans and shall thereafter be retained/maintained for as long as the development remains in existence:

Sur-A-02-010 Rev.P (Site Location Plan)  
L-90-001 (Existing Landscape Plan)  
A-Ex-A-03-001 Rev.P1 (Existing Lower Ground Floor Plan)  
A-Ex-A-03-002 Rev.P1 (Existing Ground Floor Plan)  
L-90-003 (Landscape - Proposed Sections)  
L-90-004 A (Landscape - Proposed Hard Materials)  
A-02-Pro-030 PD1 (Lower Ground Floor)  
A-02-Pro-031 PD1 (Ground Floor)  
A-02-Pro-032 PD1 (First Floor)  
A-02-Pro-033 PD1 (Second Floor)  
A-02-Pro-034 PD1 (Roof Plan)  
PrA-A-35-100 PD (Science Roof Top Extension to West Wing Proposed Ceiling Finishes)  
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PrB-A-35-200 PD1 (High School Hub Lower Ground Ceiling Finishes)  
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 PrA-A-04-Pro-102 PD6 (Science Extension Section PrA-03)  
 PrA-A-22-100 PD3 (Science Extension Wall, Floor & Windows Scope)  
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 PrB-A-03-204 PD4 (High School Hub Staircase Plans & Section)  
 PrB-A-04-Pro-200 PD4 (High School Hub Section A - South Facing)  
 PrB-A-04-Pro-201 PD3 (High School Hub Section B - East Facing)  
 PrB-A-04-Pro-202 PD2 (High School Hub Section A - South Facing & Surrounding Mansion House)  
 PrB-A-22-200 PD5 (High School Hub Lower Ground Finishes and Intervention to Fabric)  
 Unnumbered South Colour Elevation  
 PrE-A-22-500 PD4 (Staff & Administration GF & FF Finishes & Intervention to Fabric)  
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 PrD-A-22-400 PD5 (Multi-Use Hall Ground Floor Finishes)  
 L-90-005 B (Planting Strategy)  
 L-90-006 B (Landscape - Proposed Master Plan)  
 L-90-002 A (Landscape - Proposed General Arrangement)

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**3 COM5 General compliance with supporting documentation**

The development hereby permitted shall be carried out in accordance with the following specified supporting plans and/or documents:

Energy Statement (1327(002).R2 - Rev A, prepared by QODA, dated 12/02/15  
Noise Survey Report, prepared by Ion Acoustics, dated 30/01/15  
Acoustic Design Report, prepared by Ion Acoustics, dated 23/01/15  
Phase 1 Habitat Survey, prepared by Arbtech Consulting Limited  
Flood Risk Assessment & Drainage Strategy, prepared by AKS Ward, dated January 2015  
Email from AKS Ward Ltd, dated 04/06/15  
Access Management Plan  
Arboricultural Report, prepared by Crown consultants, dated 10/12/14  
Planning Construction Management Plan, dated 17/06/15  
Transport Statement, prepared by Mayer Brown, dated July 2015

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**4 COM6 Levels**

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

REASON

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

**5 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, including those for the courtyard infill structure, 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 texture, colour, finish, make and product/type and photographs/images and/or samples shall be provided as relevant.

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policies BE8, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **6 COM8 Tree Protection**

No site clearance or construction work shall take place until the tree protection measures, including drawing no. CCL09219 /TPP Rev.1, specified in the Arboricultural Report prepared by Crown Consultants and dated 10/12/14, have been fully implemented. The development shall be carried out in accordance with the approved method statement as detailed in the report and tree protection measures shall be retained in position until development is completed. Unless otherwise agreed in writing by the Local Planning Authority 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.

A qualified arboriculturalist shall be employed throughout construction to supervise all on site works which have the potential to harm trees, shrubs and vegetation which is to be retained.

### **REASON**

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

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

No external works 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 Means of enclosure/boundary treatments, where relevant
  - 2.b Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
  - 2.c Hard Surfacing Materials
  - 2.d External Lighting
  - 2.e Other structures (such as play equipment and furniture)
- 3. Living Walls and Roofs
  - 3.a Details of the proposed living walls to the multi-use hall extension
- 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

#### **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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **9 COM15 Sustainable Water Management**

The development hereby approved shall be carried out in complete accordance with the submitted Flood Risk Assessment & Drainage Strategy prepared by AKS Ward, dated January 2015, the email from AKS Ward dated 04/06/15 and its associated attachments, as listed in condition 2, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

**10 NONSC Ecological enhancements**

Prior to the commencement of any external development works 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 development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.19 of the London Plan (2015).

**11 NONSC Noise**

The rating level of the noise emitted from the site by any Air Conditioner or other mechanical plant shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142.

REASON

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

**12 NONSC Lighting**

No external lighting shall be installed on the land unless the details have first been submitted to and approved in writing by the Council. Any installation of external lighting shall only be carried out in accordance with the previously approved details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**13 NONSC Non Standard Condition**

Prior to the installation of any external flues, vents and roof plant, including air conditioning units and air source heat pumps, full details to include exact location, height, size and design shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE8, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant

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

## **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

## **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**            **13**                            **Building Regulations - Demolition and Building Works**

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

**5**            **111**                            **The Construction (Design and Management) Regulations 1994**

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

**6**            **112**                            **Notification to Building Contractors**

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

**7**            **114**                            **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

With regard to condition 6, the importance of having a qualified and experienced arboriculturist on-site to supervise works throughout construction is emphasised and you are strongly encouraged to provide the Council's Trees/Landscape Officer with Inspection reports carried out by the arboriculturist at regular intervals throughout the construction process.

## 12

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

a) 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+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

b) 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.

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

## 13

Thames Water have advised as follows:

Surface Water Drainage:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or offsite storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge into a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments:

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

#### **14**

Residents have advised that a verbal undertaking has been given by the school to provide additional tree planting between the proposed multi-use hall and the western boundary. You are strongly encouraged to undertake such works, which will provide additional screening for residents and enhance the visual amenities of the school site. The Local Planning Authority has no objection to details of such planting forming part of the submission of landscaping details which will need to be submitted in compliance with condition 7, as this will enable the Council's Trees/Landscape Officers to assess the appropriateness of any planting proposed and to provide advice if needed.

### **3. CONSIDERATIONS**

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

The ACS Hillingdon campus occupies an approximately 4.5 hectare irregularly shaped plot located on the eastern side of Vine Lane in Hillingdon.

Now occupied by the school, Hillingdon Court, a two-storey former residential property dating back to the mid 19th century, is located relatively centrally to the site. The original part of the building is now known as the 'Mansion House.' That building has been significantly extended in the past with more modern large additions, dating from the 1980s (Sports Hall and Cafeteria) and 1990s (West Wing), extending towards the western site boundary. A stand alone building, known to the school as 'Pavilion' is located along the west boundary to the south of the main school buildings. A number of smaller detached buildings, which are more residential in their scheme and character, are located towards the north western most part of the site, detached from the main school building and close to the school's vehicular and pedestrian entrance.

Located within a parkland setting, the school's grounds comprise a sweeping driveway which skirts the northern most boundary and culminates in a turning circle in front of the Mansion House. Staff car parking is located off this to the east. Further staff and coach parking is also located immediately in front (north) of the West Wing and Sports Hall.

Formal gardens are located immediately to the south and east of the main building beyond which are outdoor sports facilities including an all weather pitch, tennis courts and playgrounds.

The site falls within a predominantly residential area, bounded by residential properties and their gardens to the north, west and south. To the east the site is bounded by Hillingdon Court Park.

The entire site falls within the Green Belt as designated in the Hillingdon Local Plan. The Mansion House buildings are Grade II\* Listed. A Tree Preservation Order covers the site and it is bounded by Hillingdon Court Park Area of Special Local Character on all sides.

#### **3.2 Proposed Scheme**

This application seeks full planning permission for a range of works, including extensions, refurbishment works and alterations to the external landscape. The school has identified a number of shortcomings relating to its existing facilities and these works are proposed in order to modernise and enhance the existing accommodation on offer at the site and to enable ACS Hillingdon to better compete with ACS' other campuses and also with other similar institutions. The school is currently operating below capacity and it is hoped that these improvements will bring pupil numbers back up to recent figures of approximately 700. The applicant has clearly confirmed that no expansion in pupil numbers above the school's existing capacity of 700 is however proposed.

The scheme is split into six projects, as follows:

#### Project A - Science Laboratory

This project comprises the construction of a roof top extension above the West Wing, which would be accessed via two sets of stairs on both the eastern and western ends of the development with a lift located at the western end.

The extension, which would provide approximately 833m<sup>2</sup> of floorspace, would comprise four High School laboratories, three Middle School laboratories, a preparation room, office, store, WC's and circulation space. It is anticipated that each science laboratory would accommodate up to 22 pupils.

The extension has been designed so as to be located as centrally to the roof as is possible and would have a split pitched roof with a central cavity. This allows the provision of clerestory windows, which would provide natural daylight and ventilation into the new space, and also enables the screening of roof plant and equipment, which would be located within the cavity space.

#### Project B - Mansion House Lower Ground and Ground Floors

This project comprises the lower ground floor courtyard of the Mansion House, connecting with the ground floor rooms and corridor of the building. The 132m<sup>2</sup> courtyard and adjacent rooms on the lower ground and ground floors would be repurposed to consolidate central school functions which are currently spread across the campus.

At lower ground level this will provide a new 'High School Hub,' which will serve as an informal social and study space, doubling up as a teaching and presentation space, and provide IT services, staff suite, additional language suite, locker banks, staff workrooms and WCs.

At ground floor level this would create staff rooms, admissions and secretary's offices, school councillor's room, a High School library and a cafe and gallery space.

To achieve the above the courtyard would be enclosed by a lightweight glazed roof structure, supported on new columns, which avoid the need for substantial fixings to the walls of the listed building.

In order to conserve the heritage significance of the building, the majority of the rooms would be refurbished and repurposed. However this, with the creation of additional openings, would help to consolidate High School and Middle School uses into a single location rather



than having them spread across the campus.

The sympathetic enclosure of the courtyard, would provide a multi-purpose area for students to sit, socialise or study and is particularly aimed at given students a place to congregate, particularly at the start of the day when students travelling by bus often arrive early.

The lower ground and ground floor floors would be connected via a new wide stair case which would be provided within the courtyard area. Lift access would be available via the West Wing.

#### Project C - Mansion House First Floor

Project C comprises internal refurbishment works and repurposing of existing classrooms to create three additional classrooms through the introduction of lightweight and reversible stud partition walls. This includes the splitting of two science labs into three general classrooms and the subdivision of two existing classrooms. No new floorspace would be provided as part of these works.

#### Project D - Multi-Purpose Hall

This comprises the erection of an approximately 384m<sup>2</sup> extension to the north west corner of the existing building , within the recess currently formed by the West Wing to the east and the existing Sports Hall to the south. This would displace hardstanding currently used for car and coach parking. The extension would provide additional space for sport, drama and dance, exams and gatherings of pupils and staff. The majority of the extension would be double height, although part of it would be two-storey. The ground floor would accommodate the multi-use hall, an equipment store, a climbing wall and a lobby. The first floor would accommodate a fitness suite and plant room.

Externally, the hall's design would reflect that of the existing West Wing and large windows would be provided to naturally light the space. A green wall would also be provided to soften the visual appearance of the front elevation.

#### Project E - Mansion House - Staff and Accommodation

This relates to repurposing of rooms at both ground and first floor levels. The existing library is located within a historic and intact wood panelled room, which no longer provides an appropriate space to accommodate the required multi-media functions of a contemporary library. Accordingly, at ground floor level the library and library store will become the whole school staff rooms and the study room will become an administrative space for the Principal. At first floor level existing rooms would be repurposed to provide the Principal's office, administrative space, a meeting room and offices.

#### Project F - External Works

This project relates to the external area along the northern facade of the building and proposes the provision of a new parking layout for mini-buses and coaches to minimise the amount of reversing they need to do; the construction of a drive in front of the building to provide one-way circulation around the site; pedestrian pathways to enable children to be safely dropped-off and picked-up by car and coach/bus; and hard and soft landscaping works to enhance the setting of the main building and to reflect the historic landscape setting

of the site.

A total of 45 bus parking spaces would be provided, representing an increase of 7 spaces. Six additional staff parking spaces would also be provided, providing a total of 40 spaces.

### 3.3 Relevant Planning History

2393/APP/2001/923 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING A NEW LIFT SHAFT AND STAIRCASE ENCLOSURE

**Decision:** 06-11-2002 Approved

2393/APP/2001/924 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING AND NEW LIFT SHAFT INCLUDING STAIRCASE ENCLOSURE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 06-11-2002 Approved

2393/APP/2001/925 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING NEW LIFT SHAFT AND STAIRWAY ENCLOSURE

**Decision:** 06-11-2002 Approved

2393/APP/2001/926 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING A NEW LIFT SHAFT AND STAIRCASE ENCLOSURE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 06-11-2002 Approved

#### Comment on Relevant Planning History

The site has an extensive planning history. Most relevant to this scheme are two 2001 consents relating to the provision of a rooftop extension to the West Wing. Whilst slightly smaller in scale the extensions allowed at that time were not insignificant in size and although never implemented, they do set some precedent. The details of those applications are summarised above.

### 4. Planning Policies and Standards

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

## **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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

### Part 2 Policies:

- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
  - (i) Dial-a-ride and mobility bus services
  - (ii) Shopmobility schemes
  - (iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

**5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **15th May 2015**

**5.2** Site Notice Expiry Date:- Not applicable

19th May 2015

## 6. Consultations

### External Consultees

Consultation letters were sent to 62 local owner/occupiers and Court Drive householders Association. One response has been received. One letter of comment was also made on the application for Listed Building Consent for these proposed works, which also appears on this Committee Agenda. The issues raised are however considered to better relate to this application. The comments made in both letters are therefore summarised below:

- i) Further to a meeting with the head teacher and the architect it was agreed that the hedge and trees between the school and 98 and 100 Vine Lane (west of the site) would be renewed to provide a visual and noise screen.
- ii) The height of the new hall should be reduced to limit its visual impact on neighbouring properties.
- iii) Noise from the air conditioning unit should be monitored as it would be close to the boundary and could cause a nuisance.
- iv) Further tree planting should be provided along the southern boundary area of the school (abutting Harwood Drive). Several trees have been removed from this area in recent years and this has resulted in an increase in visibility and noise levels from the school buildings and outdoor sports areas.
- v) It would show goodwill if further tree planting could be included along the southern perimeter to mitigate the inevitable noise which will arise from these extensive building works, and reinstate some landscaping where it has previously been removed.

It should be noted that one response was also received to the consultation relating to the application for Listed Building Consent for these proposed works, which appears on this Committee Agenda. The issues raised are considered to better relate to this application and, as such, are summarised below: I have no objection in principle to the proposals. I would however like to request that consideration be given to further tree planting, along the southern boundary area of the school (abutting Harwood Drive). Several trees have been removed from this area in recent years and this has resulted in an increase in visibility and noise levels from the school buildings and outdoor sports areas. It would show goodwill, and assist both the local ambience and the quiet enjoyment of local residents, if further tree planting could be included in this scheme along the southern perimeter of the site (not currently included in tree plans), to mitigate the inevitable noise which will arise from these extensive building works, and reinstate some landscaping where it has previously been removed. Thank you for your consideration.

### HISTORIC ENGLAND

We received notification of the revised or amended information in respect of the application for listed building consent relating to the above site on Friday 26 June 2015. Thank you for involving Historic England in discussions regarding the proposals.

Amendments have been made to several areas we raised concerns about in our initial response of 12 May 2015. Our updated position on each point is as follows.

#### Science roof extension (Project A)

We initially raised concerns about the cluttered appearance of the roof forms and structures proposed, and the prominence of the pitched roof which we felt did not chime well with the existing

extension. The design has developed in response to feedback, removing the lift overrun, adding a pitched element to cover an exposed vertical face, and continuing the bay rhythm along the majority of the length of the structure. We consider that these changes have improved the appearance of the roof extension in comparison to that initially proposed. However, we must note that these works would still have an impact on the listed building. The current extension is characterised by a steady rhythm of bays with a simple roof form in a matching brick, which is a relatively elegant, considered response to the original building. The extension now proposed increases the prominence of the extension partly through increasing the building's height and proportions, and reduces its simplicity through use of different forms and materials, which draws attention to the extension in views of the original grade II\* building's facade. We consider that the extension would cause some harm.

#### Multi-use hall (Project D)

In pre-application discussions, the size of this hall was reduced in response to feedback so that it would have a smaller impact on views of the building. We raised some concerns about the facade treatment, stating that a better articulated facade without the two blank panels would be preferable. It was explained that glazing in place of the blank panels would cause difficulties in environmental controls. As an alternative, the blank panels are proposed to be screened to their full height with climbing plants. The glazing has been recessed further in response to feedback, which will go some way towards continuing the definition of the existing extension. Planting will also shield views of this element from in front of the main entrance.

#### Courtyard 'hub' (Project B)

We commented that the principle of this project would be acceptable as long as care was taken to retain the sense of the space as a courtyard. We noted that the proposed roof, including plant, was rather heavy, and that acoustic panels would be potentially harmful. The panels have been removed and the roof structure lightened, with a less visible ventilation scheme proposed. We are content that this would be an acceptable approach, subject to all walls and floors being made good over and around the sunken ventilation duct. The alterations to windows to create access to the space should preserve the width of the openings and the brick arches above.

#### Kitchenette in room G06 and other internal works (Projects B, C and E)

The proposed works to G06 have now been shown on the drawings, to clarify that a free-standing unit which does not impact on existing fabric is proposed, rather than a fitted kitchenette. On the first floor, the plans of finishes and interventions (PrC-A-22-300 rev. PD4) shows changes to a ceiling annotated as follows: 'removed feature ceiling over (modern plasterboard ceiling) to hide air conditioning units to existing corridor areas.' We are unclear as to whether this means a plasterboard ceiling will be removed, removed and replaced, or that an original ceiling above it will be altered. We recommend that this is clarified.

#### Summary of impact and recommendation

In all, the proposal will cause some harm to the listed building, largely due to the impact of the science extension on views from the south. We would note that the design has developed to reduce the harm since the submission of this application in response to feedback, as explained above, and that the harm caused to the significance of the building would be less than substantial. We would also note that the applicants have presented their reasoning as to why the required plant could not be relocated to other areas to eliminate any need for a pitched roof. According to NPPF paragraph 134, the harm caused should therefore be weighed against the benefits of the proposal, including securing the building's optimum viable use.

We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of

the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

**MINISTRY OF DEFENCE (MOD)**

No objection.

**NATIONAL AIR TRAFFIC SERVICES (NATS)**

No objection.

**THAMES WATER**

**Waste Comments:**

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

**Surface Water Drainage:**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or offsite storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge into a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

**Water Comments:**

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

**GREATER LONDON AUTHORITY (GLA)**

The application does not raise any strategic planning issues. The application is considered as an exceptional case within the context of Para 89 of the NPPF.

Therefore, under article 5(2) of the Town and Country Planning (Mayor of London) Order 2008 the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

**TRANSPORT FOR LONDON (TfL)**

1. A full trip generation and full mode share assessment for staff and pupils, trips for travelling on public buses and school buses must be disaggregated. The current transport statement only stated that 84% of pupils and staff travel by bus, but it does not clearly state how many are on school buses

or by public buses.

2. Provision of additional school bus bays needs justifying; it appears that the school has a large scale school bus operation, does the school intend to rationalise / re-organise this to reduce the number of vehicles required to operate?

3. Justification for the increase of car parking spaces should be provided.

4. Further details of proposed cycle Parking provision are required.

5. Does the school intend to implement a travel plan? Are there any existing travel plans? Would the plan be 'STAR' accredited?

Officer comment:

The applicant has provided the following response to TfL's comments:

"School Expansion

In recent years the number of pupils on the school roll has reduced for a variety of reasons, with around 550 students currently on the roll against recent levels of 700 students. Whilst the proposed development will not increase the existing student roll capacity, it is hoped that the upgraded facilities will enable a return to student levels closer to 700. Therefore the proposed development is not an expansion of the existing school capacity, and is considered an upgrade of facilities to enable greater take up of existing school places.

Bus Use

In relation to bus use, the proposed development is aimed at improving the operation and safety of the existing bus access and parking arrangements. Currently, circa 84% of students travel to the school by bus, this is considered to be exceptional for this type of school and clearly demonstrates that the school is very sustainable with a current effective travel plan. Indeed, the 38 buses that serve the site have a total capacity of 673 people, which equates to 673 cars (assuming a car occupancy of 1). This clearly has significant highways and environmental benefits.

TfL appear to be suggesting that the school should look to reduce the level of buses that visit the site.

This is considered contrary to sustainable transport policies and the aims of the school's travel plan to minimise car trips to the site. The number of buses used by the school is set at a level that allows a wide catchment area to be covered to ensure maximum take up of bus travel by school pupils. The buses which serve the school are private buses organised by ACS International Schools and therefore the proposed development will not result in a detrimental impact on the TfL bus network."

The Council's Highway Engineer has also commented specifically on TfL's view as follows:-

The TfL request for additional information is not considered to be reasonable because:

a. the proposals includes extension of school sports hall that affects the existing parking area. The proposals would also improve the internal access and parking arrangements, including the drop off arrangements to mitigate concerns over student safety. The application does not increase pupil or staff numbers above existing capacity and does not propose any change to cycle parking (application form indicates there is no provision on site). There would also be no adverse impact on public transport (buses).

b. the provision for additional school buses should be encouraged to reduce reliance on use of private car and the proposed change in number of parking bays is relatively insignificant in terms of traffic impacts on the highway.

c. The increase in proposed parking would be negligible.



- d. Regarding the Travel Plan, the Transport Consultant has advised that it is intended that the school will implement a school travel plan and for it to be 'STAR' accredited.
- e. The transport statement and the Design and Access statement satisfactorily consider / explain the proposals.

### **Internal Consultees**

#### **URBAN DESIGN/CONSERVATION OFFICER**

Hillingdon Court dates from the mid 1850s, it is grade II\* listed and is the work of the prominent Victorian architect P C Hardwick. It ceased to be private house in the 1920s, when it became a Catholic convent and later a convent school. It has been in use as a private school by its current owners since the late 1970s.

The works subject of this application have been discussed in detail with officers and also with representatives of Historic England. Apart from its historical significance, the architectural significance of this building lies in the architectural quality of its external appearance, its finely decorated principal rooms (at ground floor), the entrance hall and staircase. Its attractive mature garden and remaining garden features are important elements that contribute to the setting of the building.

The proposals are for a roof extension and a new gym, both requiring changes to the modern wing of the school and the infill of an internal courtyard within the service wing of the original house. There are also proposed changes to the car park and a new access road in front of the modern addition.

The works to the historic house are minor in terms of changes to historic fabric and features of the building. The principal change is the infilling of an existing internal light well. The roof of the proposed infill structure would be light- weight in appearance and partially glazed, thus allowing the courtyard to retain something of its existing character as a "open space". The walls of the building will be retained as painted brickwork and access to the space will be via existing openings at ground floor and a new staircase to the first floor. This will link to the original building via one of the wider existing window openings at this level. The internal space will be ventilated via a system that has plant within a discrete secondary internal light well, with the necessary ducting being constructed under the building to avoid having to run through the internal spaces.

The other proposed internal works are largely related to the installation and removal of partitioning, these works would not impact on any areas, or features, of historic significance.

The main external alteration is the proposed construction of an additional floor to the modern wing to the west of the house, for which consent has previously been granted. This would be set behind the existing parapet and have a part flat, but mainly pitched grey coloured metal roof. The roof slopes would screen the plant and other equipment required for the school's science labs, which would be relocated within the new floor.

The addition would be dark coloured and recessive in appearance. It would be partially screened by existing mature trees along the driveway, but would perhaps be most visible from the lawned area to the rear of the house. The addition would, however, be seen against and as part of the already extensive additions. Whilst well designed, it is considered that this alteration would have a slight negative impact on the setting of the historic building, but that this would not be severe enough to support the refusal of this application. This consideration also needs to be balanced against the need to ensure that the house is maintained long term; improvements to the school would allow it to stay on the site and to keep the building in what is a very appropriate use for a building of its type.

The work also includes the addition of a multi purpose sports hall adjacent to the existing modern sports hall. This is set slightly behind the adjacent modern wing and would be slightly lower than the

existing hall. This location is positioned well away from main listed building and the design of the new structure, which would include screening with climbing plants, is such that it would reflect the architecture of modern wing and would not impact on the setting of the original house.

Other changes include the addition of PVs to the existing sports hall roof. No objections are raised to these works as it is considered that they would not be visible from the surround gardens.

Changes to the car park and access road are also proposed. These are not ideal in terms of the setting of the listed building, however, provided additional planting is provided to screen the area and sympathetic conservation materials are used for the hard surfaces, as suggested in the Design and Access Statement, no objections are raised to these works.

Suggested elements to be covered by condition:

all new external materials and materials for light well infill structure - samples illustrating texture, colour and finish to be provided for agreement  
details of new external flues, vents and plant  
details of works required for the installation of the ducting for the courtyard ventilation system  
drainage details for the new bathrooms and kitchenette  
details of the protection of panelling to rooms G5 and G6 during works  
details of new internal and external joinery for the listed building, drawings to include relevant cross-sections and to be at scale 1:10, 1:5 or to full size as appropriate; details to cover windows, doors, architraves, panelling, dado rails, skirting and glazed screens  
design details of the secondary glazing  
details of the windows, external doors and roof lights for the new additions  
cladding system for the roof addition; eaves detail and design of the brise soleil  
design of new stair within the internal courtyard and flooring for this space

Details of new planting, the layout of the car park and samples of surface materials to be agreed, or as required by the Trees/Landscape Officer.

#### TREES/LANDSCAPING OFFICER

Landscape Character / Context:

Site description:

- The site is occupied by Hillingdon Court, a mansion house built in the 1850's, now a Grade II\* listed building.
- It was converted for use as a school in the 1920's and has been occupied by the American Community School, since 1978.
- The high quality heritage asset is situated within a landscape setting which retains parts of the original design and layout.
- Landscape features include vestiges of the ornamental gardens and parkland, which complement the setting of the listed building.
- The school grounds are managed to a high standard and new / restored facilities have been sensitively designed and detailed.

Landscape Planning designations:

- Selected trees within the parkland and shelterbelt in front of the school are protected by Tree Preservation Order No.7a.
- The site lies within designated Green Belt.
- The park is designated as a Nature Conservation Site of Borough Grade II, or Local, Importance.
- The neighbouring residential areas are designated as an Area of Special Local Character.

Landscape constraints / opportunities:

- There is a duty to preserve or enhance the character and appearance of a Conservation Area and setting of a listed building.

Proposal:

The proposal is to create science laboratories above the existing West Wing, extension to existing hall/West Wing to create a multi-purpose hall, refurbishment of internal rooms, enclosure and refurbishment of the internal courtyard and alterations to manoeuvring yard and access road with associated landscape works (Application for Full Planning Permission).

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.

Saved policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

- No trees or other landscape features of merit will be affected by the proposal.
- The Design & Access Statement, (document ref. Rev B: 09.03.2015) by Broadway Malyan, describes the proposed landscape scheme and the design rationale, referring to JSA drawing Nos 240 I-90-001 -005.
- The report confirms that the hard and soft landscape proposals have been designed to mitigate the effects of the development proposals, including the screening of the new car park, the details of the new slip road accessing the car park and replacement planting with appropriate species.
- The report includes a Landscape Masterplan and indicative palettes of hard and soft materials, together with enhancements for biodiversity.
- An Arboricultural Report, by Crown Consultants, assesses the condition and value of 65No. trees within the area to the front of the school and considers the inevitable, or potential, impact of the development on nearby trees.
- The Arboricultural Impact Assessment (section 5.2) concludes that no 'A' grade trees will be removed to facilitate the development.
- Two 'B' grade trees (T27 and T31, both Yews) and 7No. 'C' grade (G23, G24, T25, T26, G33, T64 and T65) will be removed to accommodate the external works (access, car park and footpath).
- In addition, T29 (C grade Yew), T32 (B grade Yew), T46 (A grade Sycamore) and T47 (B grade Swamp Cypress) will require special protection measures to safeguard them from nearby work or encroachment within their root protection areas (RPA).The report provides details of Tree Protection Barriers (section 9.0) and Ground Protection Measures (section 10.0)
- The contents of the survey are supported by the following plans: Tree Constraints Plan, Impact Assessment Plan, Tree Protection Plan.
- The surveyed trees are all protected by TPO No. 7a, including the group edging the car park (A3 on the TPO schedule). The Yew (T19) within the parkland is T84 on the TPO schedule, and the Sycamore T46 on the submission is T126 on the TPO.
- There is no objection to the tree retention / removal strategy, subject to the protection of the remaining trees and the provision of appropriate replacement planting - to be submitted for approval through a condition.
- At section 7.0 the report refers to the need for site inspections / supervision at key stages of the development by an arborist. This detail should be conditioned.
- Notes of these arboricultural monitoring meetings should be submitted to the local planning authority.
  
- A Heritage Impact Assessment, by Jane Seaborn Associates (landscape architect and heritage specialist), considers the landscape significance of Hillingdon Court 3.19 - 3.21 and confirms that 'the gardens and grounds of Hillingdon Court are important today because they form part of the setting of a Grade II\* listed building, a nationally important designation'.

- The report notes that there are fine ornamental and native trees on the site, some of which are protected by a Tree Preservation Order.
- At 5.25 the report confirms that the 'opportunity exists to part re-instate a tree and shrub belt as originally laid out prior to 1866'. This will 'also serve to restore the setting of the mansion and the original approach' and 'screen the expanded coach park and car park area'.
- Supporting plans by Jane Seaborne Associates include: Landscape - Proposed General Arrangement (ref. L-90-002 Rev A), Landscape - Proposed Hard Materials (L-90-004 Rev A), Landscape - Proposed Masterplan (L-90-006 Rev A)
- A Phase 1 Habitat Survey, by Arbtech, concludes that further surveys will only be necessary if there are extenuating circumstances 'eg if protected species or habitats are found at a later date.'
- Ecological enhancements should be conditioned, in accordance with the conclusions and recommendations made in Table 4.
- 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 (amended to include site supervision meetings and the submission of meeting notes), COM9 (parts 1,2,4,5, and 6).

#### ACCESS OFFICER

ACS International Schools has occupied the site since 1978. They seek permission for works that comprise a roof extension to the West Wing for a science laboratory, Mansion House (Grade II\* listed) refurbishment, First floor - High School Refurbishment, Multi-use hall - New extension to West Wing, Staff admin offices, External works - landscaping and coach drop off and parking.

The Hillingdon campus is situated on an historic 11 acre estate. The Mansion House was built between 1854 & 1858 and remains the main entrance for visitors, parents, staff and high school pupils. Under the ownership of the school, the campus has undergone various enhancements which include a single-storey teaching block constructed in 1970, a gymnasium and cafeteria in 1986, a West Wing teaching block 1997, and conversion of a two-storey 19th-century house into the Harmony House Music Centre. The external landscape is understood to have been developed to respect and preserve the historic landscape.

There is an obligation and a commitment from the school to maintain the original landscape of mature trees, paths and historic fabric. It is therefore considered that there would be limited scope to improve accessibility to any significant degree without compromising the historic vista and fabric of the buildings.

The Design and Access Statement, however, reports on the existing West Wing building having a lift and how this would be extended to serve the proposed new floor.

The conservation of The Mansion House is understood to be essential to the design proposal. Many of the existing rooms would be refurbished and repurposed. The lower ground and ground floor are accessible from the lift in the West Wing. The first and second floors are not currently accessible by lift and the view that it would be too intrusive to install a lift within The Mansion House is accepted.

The multi-use hall is accessible from the ground floor of the West Wing using the platform lift and the door from the sports hall. The multi-use hall is to be accessible from the adjoining sports hall and from

outside.

#### Recommendations:

Notwithstanding the constraints outlined above, 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 and take steps to address barriers that impede disabled people. The following issues should be taken into account during refurbishment:

- a) 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+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- b) 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.
- c) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

#### Conclusion:

A management plan should be submitted as a prerequisite to any planning consent. In addition to demonstrating that the design and reconfiguration of the school has reached its maximum potential in terms of integrating disabled pupils into the full range of curricula and social interaction, the plan should also outline how the school intends to ensure that classes and peer working sessions can be easily relocated to a more accessible part of the school.

Officer comment: - following the submission of a management plan the Council's Access Officer has provided the following additional comments:

The document is acceptable and effectively confirms that the proposals have incorporated accessibility to the maximum potential. I have nothing more to add.

#### FLOOD AND WATER MANAGEMENT OFFICER

Further to the receipt of additional information no objections are raised subject to a condition requiring the development to be constructed in accordance with the drawings and additional details submitted.

#### HIGHWAY ENGINEER

- a. The proposals include revisions to the internal car / coach parking area that will increase the provision for coach parking from 38 spaces to 45 spaces.
- b. The transport statement confirms that no increase in number of pupils or staff is envisaged as a result of the proposed development. The school has a capacity of 700 pupils and currently have 600 enrolled pupils.
- c. The school has a very high sustainable transport mode share with 84% of pupils using bus / coach for journey to school.

d. The school operate an effective car / coach park management plan and this will continue with the proposed development.

There are no highway / safety objections to the proposals.

#### ENVIRONMENTAL PROTECTION UNIT

In the Noise report it states that as a minimum, the sound insulation requirements (new build) should be:

- Windows: at least Rw 32 dB sound insulation;
- Roof: at least Rw 44 dB sound insulation
- External walls: at least Rw 45 dB

This should be plenty to ensure that the new classrooms meet the current building regulations.

It is understood that some plant is being installed, which would only be operating during class times, but as such a condition will be required to ensure this is adhered to, so please could the following condition be added:

1) The rating level of the noise emitted from the site by any Air Conditioner or other mechanical plant shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

The following condition should also be added:

2) No external lighting shall be installed on the land unless the details have first been submitted to and approved in writing by the Council. Any installation of external lighting shall only be carried out in accordance with the previously approved details.

#### REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Unitary Development Plan.

### **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 and enhancement of state funded educational facilities, 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 proposal clearly seeks the enhancement of the existing school's facilities in order to enable the school to remain competitive with other similar institutions and to offer the best quality education possible and, as such, is considered to accord with the broad objectives of the above mentioned policies.

Notwithstanding the strong policy support to improve and enhance existing educational facilities, it must be noted that the proposed development falls within the Green Belt.

Saved Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Paragraph 89 of the NPPF reaffirms that the extension or alteration of a building can only be regarded as acceptable in the Green belt if it "does not result in disproportionate additions over and above the size of the original building."

The size, scale, height, bulk and mass of the extensions has been kept to a minimum and they design is sympathetic to the setting of the Listed Building and visual amenities of the Green Belt. Accordingly, it is considered that the scheme complies with the objectives of these policies such that it would not represent inappropriate development in the Green Belt and is considered to be acceptable in this location in Green Belt terms.

Notably, whilst under the Town and Country Planning (Mayor of London) Order 2008 the scheme is referable to the Mayor of London due to its size and location within the Green Belt, the GLA have confirmed that the development raises no strategic issues in this regard and, as such, the Mayor does not wish to comment or be consulted any further on the application.

The site has no other specific designations which would preclude development. Accordingly, no objections are raised to the principle of the development in this location, subject to the proposal meeting site specific criteria. The impact of the development on the Grade II\* listed building and on existing trees, particularly those afforded protection by way of Tree Preservation Orders, are key policy considerations.

## **7.02 Density of the proposed development**

The application proposes extensions and alterations to an existing school. Residential density is therefore not relevant to the consideration of this application.

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

The site does not fall within or close to an Archaeological Priority Area or a Conservation Area. However, land immediately adjoining the site to the north, west and south falls within the Hillingdon Court Park Area of Special Local Character (ASLC) and the Mansion House, which dates from the 1850's, is Grade II\* Listed. Accordingly, the impact of the development on the setting of the ASLC and the listed building are key considerations.

With regard to impact on the ASLC, the development proposals are located relatively centrally to the site. Tree planting around the school boundaries and within the school grounds provides significant screening such that only limited views of the site are available from the ASLC. The applicant has undertaken pre-application discussions with the Council and significant negotiations have taken place between the applicant, Historic England and Council officers to ensure a scheme which is sympathetic in its design is achieved. Accordingly, it is not considered that the proposals would have any significant detrimental impact on the character and appearance or the visual amenities of the adjoining ASLC.

With regard to the impact of the development on the setting of the listed building, the various elements of the scheme are discussed below:

### **Roof top extension**

It is the roof top extension which would have the greatest visual impact and has most potential to cause harm to the setting of the listed building. However, in considering this, it is important that due regard is given to planning permission granted for a similar roof top extension in 2001. Whilst those consents, which have long expired, were never implemented there has been no significant policy change which would deem them no longer relevant and, as such, with regard to the principle of a roof top extension, they still set a precedent.

Notably, the roof top extension would be located on the West Wing, which is a newer part of the school, understood to have been constructed in the mid-late 1990s. The West Wing adjoins the original Mansion House building and, as such, development here must be of a very high quality and sympathetic design.

As stated above, detailed pre-application discussions took place with Council Officers and with Historic England prior to submission. Furthermore, ongoing negotiation has taken place with the applicant throughout the application process and comments made by both officers and Historic England have been fully taken on board. Negotiations have resulted in the omission of a lift overrun, which although shown on the 2001 approvals, added to the bulk and height of the extension and was visually highly undesirable. Significant changes have also been made to the roof forms, including the provision of a pitched rather than a flat roof to the western end to, visually, simplify the extension and ensure that it reads as one element which would be sympathetic to the existing building. Careful consideration and negotiation has also taken place to ensure an appropriate palette of materials is proposed. Notably, a particular benefit of the design is that the roof form allows all roof plant, including the proposed air source heat pumps, to be completely hidden from view and this approach is supported, particularly given the sensitive nature of the site.

Historic England have advised that the extension would cause harm to the listed building but



that this is not considered to be substantial. Whilst the proposed extension would be larger than that approved in 2001, the applicant has fully justified the need for the development and why some design choices have been made and these have been accepted by Historic England and the Council's Urban Design and Conservation Officer. The benefits of preserving the school use of the site to ensure the long-term viability and upkeep of the building are also acknowledged.

It is considered that the development would be sympathetic to the setting of the listed building and that it would not cause such harm that refusal could be justified, particularly taking into consideration previous consents at the site. Neither Historic England or the Council's Urban Design and Conservation Officer have raised objections to this element of the development.

#### Multi-use hall

With regard to the extension to the multi-use hall, comments provided at pre-application stage regarding the need to reduce its size to ensure that it appears subordinate to the existing building have been taken on board. Historic England comments regarding the need to recess the fenestration to better reflect that of the existing building have also been taken on board in addition to suggestions that a green wall is provided to assist in softening the visual impact of the non-glazed element of the north elevation.

This element of the development is considered to be visually acceptable in this location, in keeping with the character and appearance of the existing West Wing and sympathetic to the setting of the listed building.

#### Courtyard enclosure

It is considered that the proposed enclosure of the courtyard through the provision of a lightweight glazed roof, supported by freestanding columns, has been well designed. This would clearly enhance the use of the space for the school and is considered to be sympathetic to the listed building. The Council's Urban Design and Conservation Officer has confirmed that this is acceptable and Historic England have raised no objections.

#### Internal refurbishment and repurposing of rooms

The proposed internal works are considered to be minor and they would have limited impact on the integrity of the listed building. Where new door openings are created these would, where possible, be where former door openings existed but have, in the past, been filled in. No objections to these works have been raised by Historic England or the Council's Urban Design and Conservation Officer.

#### External works

Whilst the provision of additional hard standing is regrettable it is acknowledged that this would have significant benefits to the school's operation, particularly in terms of its management of the high number of buses it accommodates. Furthermore, it is acknowledged that this would be created at the less sensitive end of the site, away from the original Mansion House building.

The reinstatement of a belt of mixed tree and shrub planting, confirmed in the submitted Heritage Impact Assessment as appearing on the 1866 OS map, would further enhance the visual amenities of the site, whilst screening the proposed coach parking area, such that despite the increase in hardstanding this would have very limited visual impact on the setting of the listed building. No objections are raised to the provision of a single track driveway in

front of the building which, due to the levels of the site, would have limited visual impact.

This approach to the landscape is supported by both the Council's Urban Design and Conservation Officer and the Council's Trees/Landscape Officer and, in light of the landscape enhancements which would be made, the proposed increase in hardstanding is considered to be acceptable in this instance.

#### **7.04 Airport safeguarding**

The relevant aerodrome safeguarding bodies have been consulted on this application and have raised no objections to the proposals.

#### **7.05 Impact on the green belt**

This is discussed in part 7.01 of the report. Given the Grade II\* listing of the school Mansion House building the development proposals have been designed to a high quality and are of a sympathetic design, reflective of their sensitive setting and the character and appearance of the school site. Furthermore, they would be seen in context with the existing sizeable school buildings. Accordingly, it is not considered that the proposal would have any significant impact on the openness or the visual amenities of the Green Belt.

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

The school site is bounded by residential properties to the north, south and west. These, combined with existing tree planting in and around the school grounds, provide significant screening from public views from Vine Lane, such that the proposed development would have no impact upon the visual amenities of the street scene.

To the east, tree planting on both sides of the school's boundary provides significant screening to views from Hillingdon Court Park such that only limited views of the site would be available. Given this, combined with the significant set back of the school buildings from the site boundary, it is not considered that the development would have any adverse impact on the visual amenities of the park.

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

Whilst the school falls within a predominantly residential area its site is relatively well screened by boundary planting and, as such, limited views are available from surrounding properties. The nearest residential properties are located approximately 23m away to the west of the nearest part of the proposed development. This exceeds the Council's minimum guidelines relating to overlooking, over shadowing and prominence, as set out in its Supplementary Planning Document on Residential Extensions.

Notably, residents have requested additional tree planting along the west boundary, to assist in screening the proposed new hall from properties in Vine Lane. It is not considered that this could be insisted upon as part of this application given the presence of existing planting along the boundaries and the distance between the proposed extension and those properties. It is however acknowledged that the school have given a verbal undertaking to residents to provide some additional planting along the boundary and should planning permission be granted, an informative would be attached to encourage this.

Residents have also requested additional tree planting along the southern boundary to screen the school site from Harwood Drive. The school building is located over 85m away from the nearest part of the southern boundary and no works are proposed to the south of the site. Given the distance between Harwood Drive and the nearest part of the site subject to any works forming part of this application, this could not be justified as part of this scheme.

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

Not applicable to this type of development.

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

The Submitted Transport Statement confirms that the school site currently accommodates parking for up to 34 staff cars and 38 coaches/buses. The turning area in front of the Mansion House is used for bus-drop off and car pick-up. Car drop-off and bus waiting area is provided in front of the West Wing and sports hall.

Staff parking is provided in front of the west wing and towards the east of the school campus.

The Transport Statement confirms that the school is strongly committed to promoting sustainable travel to/from the school and that a Transport Manager is employed to ensure the effective operation of the school site during peak drop-off and pick-up times.

The school serves a wide catchment area, attracting pupils from west London and the home counties bounding Hillingdon. Nevertheless, approximately 84% of pupils and some staff travel by bus. The remainder predominantly travel by car. Currently 38 private buses ranging in size from 8-seat mini-buses to 49 seat coaches serve the school. When at its maximum capacity of 700 students, there would be demand for a further seven buses, which would need accommodating on the school site.

In terms of operation, current arrangements require the buses arriving to collect students from school to park in front of the West Wing in accordance with the school's existing Parking Plan, with buses parking in locations dictated by their bus number. There is however some conflict with staff parking in this area and staff are required to move their cars before the buses arrive. Children are then directed and escorted to their bus. Buses are not permitted to have their engines running or to move during this period. Once all pupils are loaded, the buses leave the site under the direction of the school's Transport Manager and team.

Existing arrangements operate efficiently and in a well controlled manner, but are reliant on particularly experienced members of staff being present and nevertheless require many vehicles to reverse out of position. Accordingly, the school wishes to improve the safety of this operation.

To allow for the expansion of the sports hall, which would result in a loss of part of the current parking area, and to enhance the efficiency and safety of the bus operation, a one-way system would operate around the site and a more effective layout provided. This would provide an increase of seven spaces to provide a total of 45 bus/coach parking spaces. A small increase in staff parking from 34 to 40 is also proposed.

The Council's Highway Engineer has notably raised no objections to the scheme and is supportive of the school's focus on sustainable travel. Whilst TfL's comments are noted, the applicant has confirmed that the development would have no impact on the TfL bus network as private buses are used. The increase in bus and parking numbers is small and would have a negligible impact on the local highway network. Officers strongly disagree with TfL's suggestion that the existing bus operation should be rationalised to provide fewer buses, which is contrary to current local, London Plan and NPPF policies which are aimed at promoting sustainable travel and reducing reliance on the private car.

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

## Urban Design

Issues relating to Urban Design have been addressed in part 7.03 of the report.

## Security

The school operates high levels of security with the only access being via barriers and a security hut. With regard to security the applicant has commented as follows:

"ACS Schools regard security as a key priority for ACS Hillingdon and actively employ a rigorous security regime. During extended school hours and daytime hours, during school holidays, there are full time security staff located on campus. With regard to CCTV, there is an extensive system currently in place which is monitored 24/7."

Given the sensitive nature of the site the installation of a high number of CCTV cameras and other such security measures are likely to conflict with the need to preserve the heritage of the site. Furthermore, given the nature of the development, which for the most part only proposes alterations to an existing building and an extension at roof level, it is not considered that there would be any significant increase in security risk as a result of the development. Accordingly, given the measures already in place through the provision of on site security personnel and CCTV cameras, a Secure by Design condition is not considered to be justified in this instance.

### **7.12 Disabled access**

Given the need to preserve the historic fabric of the building and protect its character and appearance both internally and externally, it is not feasible to provide disabled access to all parts of the building. With the current configuration, the first and second floors of the Mansion House are inaccessible by lift, as is the upper changing area to the sports hall and the performance space. However, the proposed extensions have been designed in order to ensure that they are fully accessible. Lift access would be provided to ensure all classrooms and associated facilities within the proposed roof-top extension are accessible to all. The multi-use sports hall will be accessible from the adjoining sports hall or from outside and the proposed fitness suite/sports teaching room at first floor level will be accessible from the first floor of the West Wing. These spaces will take some activities from the school's existing performance space, which is inaccessible by lift.

The lower ground and ground floors are accessible from the lift in the West Wing. The first and second floors are not currently accessible by lift and the view that it would be too intrusive to install a lift within The Mansion House is, notably, accepted by the Council's Access Officer. It must also be noted that both the Council's Urban Design and Conservation Officer and Historic England have confirmed that they would not be supportive of the provision of a lift which would be harmful to the setting of the Grade II\* Listed Building.

At the request of the Council's Access Officer a management plan has been provided which confirms that measures are in place to ensure that no disabled pupils are excluded from any activity and the Access Officer has, as such, raised no objections to the scheme.

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

Not applicable to this type of development.

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

#### Trees and landscaping

The school building falls within a parkland setting and the existing sweeping drive and formal gardens are reminiscent of the historic landscape character of the site. Trees across the site are protected by way of Tree Preservation Order 07 and they create a high quality

landscaped environment which complements the setting of the listed building. In accordance with pre-application advice, the proposals have sought to achieve an integrated landscape scheme, which incorporates opportunities to enhance the local character and distinctiveness of the surrounding natural and built environment and which responds appropriately to the local site context, including the setting of the listed building.

The creation of a new link road in front of the building to create a one-way vehicular route within the site is considered to be acceptable as it would be single track and effectively sunk down into the landscape in order to minimise its visual impact.

The creation of a significantly enlarged area of hardstanding in front of the building and to the west of the new proposed link road is visually undesirable. However, it is acknowledged that it would be located in front of the more modern extensions to the listed building rather than in front of the Mansion House itself and that its visual impact would be largely mitigated against through the provision of a high quality landscape scheme.

No objections are raised to the removal of younger, or poor quality, trees to provide for the proposed external works and the higher quality (more mature) trees with a useful life expectancy would be retained. The creation of a woodland buffer (tree belt) in front of the hardstanding and to the rear of the lawn, which is reflective of the historic landscape character of the site and view of the Mansion House is supported.

The Council's Trees/Landscape Officer has raised no objections to the proposals subject to standard conditions.

#### Ecology

A Phase 1 Habitat Report has been submitted in support of the application. This confirms that the proposed works are likely to have a negligible impact on protected species and does not suggest that any further surveys are needed in this regard. It does however suggest that some ecological enhancement could be provided on the site and a condition would be attached in this regard should approval be granted.

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

No details of refuse provision have been provided. However, given the nature of the extensions, and that there would be no increase in pupil numbers as a result of the proposals, it would be reasonable to expect the school's existing waste management measures to be used. The school notably 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 an Energy Statement to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures relating to the building fabric, lighting, ventilation, etc, air source heat pumps would be provided on the roof of the proposed West Wing extension and photovoltaic panels would be provided on the roof of the multi-use hall to provide a portion of the site's energy needs through the use of a renewable energy.

These measures would achieve a reduction in carbon dioxide emissions in excess of 40% above Part L of the Building Regulations in compliance with London Plan requirements.

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

The site does not fall within a flood zone or critical drainage area and no specific issues relating to flooding in or around the site have been identified. In accordance with current planning policy a Flood Risk Assessment and Drainage Strategy has been submitted. This confirms that the proposed extensions will not lead to any increased risk of flooding as they are over existing areas of hardstanding. The proposed extended car parking area would however encroach onto an existing grassed area and permeable paving and a flow control to limit the flow in line with Environment Agency standards would be provided to ensure this does not lead to any increased risk of flooding.

In terms of reducing potable water demand, it should be noted that the proposed extensions do not include the provision of any new WC or kitchen facilities where it would be feasible to provide measures such as grey water recycling. Furthermore, with regard to the provision of grey water or rain water harvesting pipes, concern is raised over the potential impact these and associated pipework could have on the setting of the listed building.

Notably, the Council's Flood and Water Management Officer has raised no objections to the proposals subject to a condition requiring the application to implement the scheme in accordance with the details submitted.

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

The applicant has submitted a Noise Survey and Acoustic Design Report in support of the application. These confirm that an acceptable internal teaching environment would be provided in accordance with current Building Regulations. Whilst some roof plant would be provided it is not anticipated that this would cause a noise nuisance to neighbouring residential properties. However, a condition would be attached to ensure residential amenity is safeguarded in accordance with the recommendations of Environmental Protection Officers.

With regard to air quality, the proposals would not lead to any significant increase in vehicular trips to and from the site and, accordingly, the development would have a negligible impact. The school's strong focus on sustainable transport modes which reduce reliance on private car use is supported in this regard.

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

The comments raised have been addressed in the report.

#### **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

No objections are raised to the principle of the development, which is considered to comply with current planning policy which allows extensions to existing developed sites within the Green Belt and which strongly supports the improvement and enhancement of existing schools.

The proposed development has been sympathetically designed and it is not considered that it would cause any substantial harm to the setting of the listed building. Accordingly, it is considered to be visually acceptable in this location and in keeping with the character and appearance of the school site and surrounding area. No objections have been raised to the scheme by Historic England or the Council's Urban Design and Conservation Officer.

It is not considered that the development would have any significant detrimental impact on residential amenity. Furthermore, the small increase in coach and car parking spaces would have a negligible impact on the local highway and the school's strong focus towards bus travel, which reduces reliance on private car trips, is supported.

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

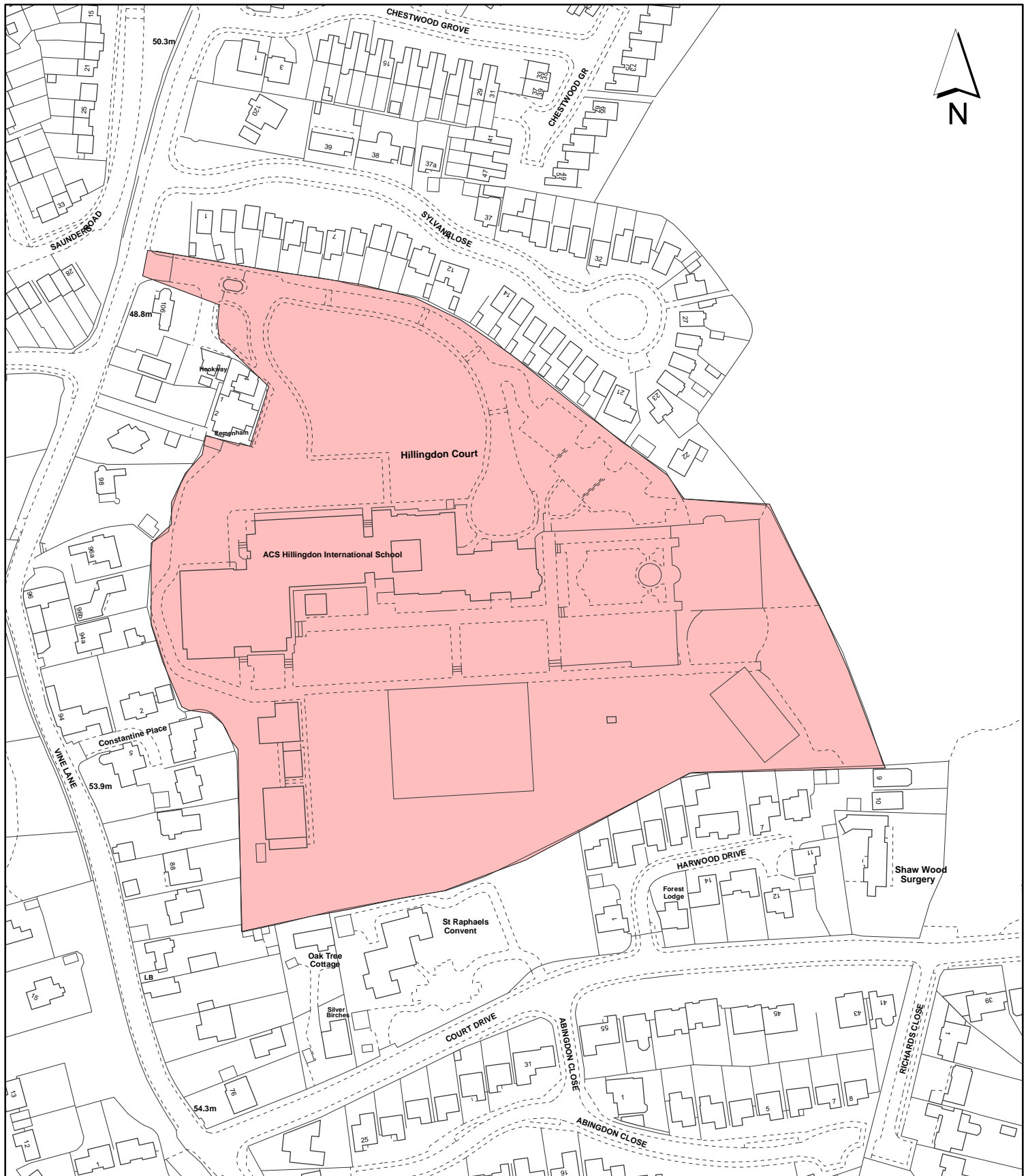
## 11. Reference Documents

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

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**Notes:**

 Site boundary

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**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**2393/APP/2015/1146**

Scale:

**1:2,000**

Planning Committee:

**Major**

Date:

**July 2015**



**HILLINGDON**  
 LONDON