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| Item No. | Report of the Head of Planning, Transportation and Regeneration |
| Address | QUEENSMEAD SCHOOL QUEENS WALK RUISLIP |
| Development: | Demolition of the existing Block B (including basement plant room, adjacent canopies and water tower) and the erection of a new 1974sqm two storey school building including associated access and two free standing canopies. AMENDED PLANS 26/06/20 |
| LBH Ref Nos: | 12933/APP/2020/1023 |
| Drawing Nos: | Mola Level 2 Archaeological Building Record BS5837 Arb impact assessment plan 3 53X009-LFA-ZZ-ZZ-DR-A-1011 P02 3 53X009-LFA-ZZ-ZZ-DR-A-1009 P02 3 53X009-LFA-01-ZZ-DR-A-0030 S2-P01 3 53X009-LFA-01-ZZ-DR-A-0020a S2-P01 3 53X009-LFA-01-ZZ-DR-A-0020 S2 P02 3 53X009-LFA-01-ZZ-DR-A-0011a S2-P01 Construction Phase Health and Safety Plan Addendum Covid 19 PM PLN1 Part 1 - Project Execution Plan (PEP) Q PLN1 Quality Management Plan RSK 444009-01 -DMP for Queensmead School SEPLN1 Environmental Management Plan SH PLN1 Construction Phase Health and Safety Plan (CPHSP) (PEP Part 2) 53x009-LFA-ZZ-01-DR-A-SK002_S2-C01 53X009-LFA-ZZ-ZZ-DR-A-0008 _S2-C03 Energy and sustainability report 8 53X009-DWS-03-XX-DR-C-0700_P02 8 53X009-DWS-03-XX-DR-C-0501_P03 8 53X009-DWS-03-XX-DR-C-0500_P03 8 53X009-DWS-03-XX-CA-C-0011_P02 8 53X009-DWS-03-XX-CA-C-0010_P02 BS5837 Arb method statement Ground Condition Assessment Desk Top Study_compressedPart-1 Desk Top Study_compressedPart-2 Mola heritage statement BS5837:2012 Tree survey BS5837 Tree protection plan 3 53X009-LFA-01-ZZ-DR-A-0011 S2 P02 3 53X009-LFA-01-ZZ-DR-A-0010a S2-P01 3 53X009-LFA-01-ZZ-DR-A-0010 S2 P02 Preliminary Ecological Appraisal 26-06-2 CPTMP Logistics and Phasing Plan Traffic Management Plan Main Works Science Lab Extract Fan Specification Science Lab Extract Fan Specification Science Lab Extract Fan Specification Boiler Technical Sheet Refuse and Servicing Management Plan |

Planning statement
Noise and Vibration Assessment V3
Sheet 01 Topo
53X009-LFA-01-ZZ-DR-A-0031_S2-P01
MTC flood risk assessment
Start Surface Datasheet
53X009-BEC-03-EX-DR-N-0101-S2-P01
53X009-BEC-03-EX-DR-N-0100-S2-P03
53X009-BEC-XX-XX-RP-Z-0102-S1-P04
Queensmead Design and Access Statement_P02
F8772_V1_RIBA_3 Fire safety plan
09-19-79295 AC 6v1 Noise assessment addendum
53X009-LFA-ZZ-ZZ-DR-A-0008 S2-P02
53X009-LFA-ZZ-ZZ-DR-A-0004 S2-P02
53X009-LFA-ZZ-ZZ-DR-A-0001b _P02
Mola written scheme of investigation

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|--------------------------------|------------|---------------------------------|------------|
| Date Plans Recieved: | 25/03/2020 | Date(s) of Amendment(s): | 25/03/2020 |
| Date Application Valid: | 25/03/2020 | | 27/07/2020 |
| | | | 23/03/2020 |
| | | | 23/07/2020 |
| | | | 20/07/2020 |
| | | | 26/05/2020 |

1. SUMMARY

This application seeks full planning permission for the demolition of the Locally Listed Block B building within the Queensmead Secondary School campus and construction of a new technology building. The proposal includes the provision of a new 2-storey block comprising of 18 classrooms and associated facilities. The existing basement plant room would also be filled in following the consent for a new stand alone plant room.

Whilst the application does propose additional floor space the applicant has confirmed that the floor space is required to serve the existing number of pupils and not an increase in pupil numbers. It is clear from visiting the site and the long history of discussions over recent years that the Block B building is in a very poor state of disrepair and unusable to a certain extent. Over recent years the school has resorted to using loft space in other buildings, temporary classrooms and converted garages due to the shortage of teaching space due to the lack of usability of the existing Block B.

The Technology Block (shown as Block B on the submitted Site Location Plan), an adjacent concrete water tower and boiler flue chimney would be demolished along with the existing single-storey modular classroom building which is also in a unusable state. These buildings fall relatively centrally to the developed area of the school site. Block B currently forms part of a group of buildings originally designed by Yorke, Rosenberg and Mardall Architects in 1953. The buildings are considered to have special architectural and historic importance and are in turn Locally Listed.

The existing Block B is in very poor condition and considered to be life expired and beyond refurbishment. Working with the DfE and the School, the new school block utilises Building Bulletin (BB103): Area Guidelines for Mainstream Schools which sets out

simple area guidelines for school buildings and sites for age ranges from 3 to 19. The newly proposed floorspace is in line with the recommended government floor areas for secondary school students. Internally the building layout has been thoroughly considered to create a simple and legible layout.

Whilst the loss of the Locally Listed building is regrettable the applicant has put forward a strong justification for its redevelopment such that, on balance, the loss of the existing building is considered to be outweighed by the benefits of the proposal in accordance with the requirements of national, regional and local planning policy.

The application site is identified as being located within flood zone 2 and a critical drainage are therefore appropriate levels of mitigation are required and a sequential approach taken toward the replacement of the existing floorspace. The application is supported by a Flood Risk Assessment (FRA) which outlines the significant constraints of the site which has dictated the buildings location remaining in the same location as the existing block. Mitigation measures have been agreed by the Councils Flood Water Management Officer who is satisfied that subject to further drainage details to be secured by condition, the proposal is considered to comply with national, regional and local policy.

The development would not result in any increase in pupil numbers to/from the site and so it would have no impact on the local highway network. The proposal is supported by a detailed Transport Assessment and provides for mitigation measures to reduce its impact on the local highway network during the construction phase of the development.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. Furthermore, it is not considered that the proposal would have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

Taking the above into consideration the proposal is recommended for approval subject to conditions and a legal agreement.

2. RECOMMENDATION

That delegated powers be given to APPROVE this application by the Head of Planning, Transportation and Regeneration subject to the following:

A. Subject to No Objection being raised by the MoD on Air Safeguarding Matters Planning Document - Planning Obligations (2014)

B. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

1. Employment Strategy and Construction Training - either a contribution equal to the formula within the Council Planning Obligations Supplementary Planning Document (SPD) 2014, or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development. Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is Council's priority. Financial Contribution will only be accepted in exceptional circumstances

2. Project Management & Monitoring Contribution equal to 5% of the total cash contributions. Details shall be in accordance with the Council Planning

Obligations Supplementary Planning Document 2014.

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement and conditions.

D. That, if the S106 agreement has not been finalised within 31-09-2020, under the discretion of the Head of Planning, Transportation and Regeneration, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E. That if the application is approved, the following conditions be attached:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

3 53X009-LFA-ZZ-ZZ-DR-A-1011 P02
53X009-BEC-03-EX-DR-N-0100-S2-P03
53X009-BEC-03-EX-DR-N-0101-S2-P01
53X009-LFA-01-ZZ-DR-A-0031_S2-P01
3 53X009-LFA-ZZ-ZZ-DR-A-1009 P02
3 53X009-LFA-01-ZZ-DR-A-0030 S2-P01
3 53X009-LFA-01-ZZ-DR-A-0020 S2 P02
3 53X009-LFA-01-ZZ-DR-A-0011 S2 P02
3 53X009-LFA-01-ZZ-DR-A-0010 S2 P02
53X009-LFA-ZZ-ZZ-DR-A-0001b _P02
53X009-LFA-ZZ-ZZ-DR-A-0008 S2-P02
53X009-LFA-ZZ-ZZ-DR-A-0004 S2-P02

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

BS5837 Arb impact assessment plan
09-19-79295 AC 6v1 Noise assessment addendum

Noise and Vibration Assessment V3
F8772_V1_RIBA_3 Fire safety plan
Energy and sustainability report
8 53X009-DWS-03-XX-DR-C-0501_P03
8 53X009-DWS-03-XX-DR-C-0500_P03
8 53X009-DWS-03-XX-CA-C-0011_P02
8 53X009-DWS-03-XX-DR-C-0700_P02
Queensmead Design and Access Statement_P02
BS5837 Arb method statement
Preliminary Ecological Appraisal 26-06-2
BS5837:2012 Tree survey
BS5837 Tree protection plan
CPTMP Logistics and Phasing Plan
Traffic Management Plan Main Works
Refuse and Servicing Management Plan
53X009-BEC-XX-XX-RP-Z-0102-S1-P04
Boiler Technical Sheet
Classroom Ventilation Specification
Graphics Lab Ventilation Specification
Science Lab Extract Fan Specification
2153 - FRA & DS Rev A - Feb 2020
53X009-DWS-03-XX-CA-C-0010_P02_SW results All Storms
5000407-RDG-XX-ST-XX-C-0001 GCA
5000407-RDG-XX-XX-DOC-C-0002- desk stop study part 1
5000407-RDG-XX-XX-DOC-C-0002 - desk stop study part 2
Construction Phase Health and Safety Plan Addendum Covid 19
PM PLN1 Part 1 - Project Execution Plan (PEP)
Q PLN1 Quality Management Plan
RSK 444009-01 -DMP for Queensmead School
SE PLN1 Environmental Management Plan
SH PLN1 Construction Phase Health and Safety Plan (CPHSP) (PEP Part 2)
53X009-LFA-ZZ-ZZ-DR-A-0008 _S2-C03
53x009-LFA-ZZ-01-DR-A-SK002_S2-C01
RSK 444009-01 -DMP for Queensmead School
Level 2 Archaeological Building Record Survey

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

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan Part 2 (2020)

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

Prior to above ground level works (excluding demolition) 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, including pollution absorbing planting where possible in order to provide further air quality mitigation
 - 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
 - 2.b Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased
4. Schedule for Implementation

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 DMHB 11 and DMHB 14, of the Hillingdon Local Plan Part 2 (2020)

5 COM10 Tree to be retained

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

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 RES7 Materials (Submission)

Prior to above ground level works (excluding demolition) detailed drawings or samples of all materials and external surfaces are submitted to and approved in writing by the local planning authority. The works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

Samples of external finishing materials including mortar for the brickwork.
Product details (including detailed sections) of the proposed windows, doors shall be submitted to and approved in

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement,(excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water in the most sustainable ways:

a) Suds features: i.A site investigation must be provided to establish the infiltration potential and level of groundwater on the site to determine appropriate SuDs methods (This should be undertaken at the appropriate time of year as groundwater levels fluctuate). ii. Evaluation of all sustainable urban drainage options in accordance with the hierarchy set out in Policy 5.13 of the London Plan.

b)The proposal must be integrated with provision of green infrastructure, air quality and urban greening requirements to justify the most sustainable solution is provided. Hillingdon has specific policies for a requirement on all major development for Living Walls and Roofs Any proposal should use of methods to minimise the use of potable water through :i.incorporating water saving measures and equipment. ii. Collecting water for use and recycling iii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield runoff rates at a variety of return periods including 1 in 1, 1in 30, 1 in 100, and 1 in 100 year plus Climate change, iv. Safe access and egress must be demonstrated - any above ground storage and or overland flooding or flows paths should be mapped, (please include depths and velocities and hazards) above the 100, plus climate change.

c) During Construction i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (Nov 2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 1 Living Walls and Roofs and on site vegetation (Jan 2020) Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 9 Management of Flood Risk (Jan 2020) Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (Jan 2020) London Plan Policy 5.12 Flood Risk Management (March 2016) London Plan Policy 5.13 Sustainable Drainage (March 2016), and London Plan Policy 5.15 Water use (March 2016). National Planning Policy Framework (June 2019), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

8 NONSC Flooding

Prior to occupation of the development, a Verification Report demonstrating that the approved drainage/SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include: As built drawings of the sustainable drainage systems including level information (if appropriate)

Photographs of the completed sustainable drainage systems throughout the construction process. Any relevant certificates from manufacturers/suppliers of any drainage features. A confirmation statement of the above signed by a chartered engineer Prior to occupation a management and maintenance plan should be submitted to the Local Authority for approval in writing. This should cover the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, Appropriate performance specification, Remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

REASON : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with EM6 Flood Risk Management and DMEI 10 Water Management, Efficiency and Quality Policies 5.12 & 5.13 of the London Plan and the NPPF.

9 NONSC Contaminated Land

(i) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

(ii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

REASON

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of contamination and/or water pollution from previously unidentified contamination sources at the development site. in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

10 NONSC Imported materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

11 NONSC Noise 1

The scheme shall meet acceptable internal noise design criteria and design guidance

within BB93 Guidance on sound insulation and noise reduction for buildings and the Institute of Acoustics & Association of Noise Consultants: Acoustics of Schools: a design guide. The design and internal noise levels must take into account requirements for ventilation and cooling.

REASON

To safeguard the amenity of the surrounding area in accordance with policies DMHB11 of the Hillingdon Local Plan Part 2 (2020) and policy EM8 of the Local Plan Part 1 (2012).

12 NONSC Noise 2

The rating level of noise emitted from any plant and/or machinery installed shall be at least 5 dB below the existing background sound level. The noise levels shall be determined at the nearest noise sensitive receptors (i.e. the existing school). The measurements and assessment shall be made following the methodology of British Standard 4142:2014+A1:2019.

REASON

To safeguard the amenity of the surrounding area in accordance with policies DMHB11 of the Hillingdon Local Plan Part 2 (2020) and policy EM8 of the Local Plan Part 1 (2012).

13 NONSC Ecological enhancement

Within 6 months of the commencement of the development the following shall be submitted and approved in writing by the Local Planning Authority

(i) an ecological enhancement plan shall be submitted. The plan should demonstrate how the quadrant space to the front of the proposed building could be enhanced to provide an area of ecological value. The plan shall also include a diverse range of planting through an updated landscaping plan that has been developed to improve biodiversity. Finally, the plan shall also show the inclusion of wildlife enhancement features (i.e. bat and bird boxes as well log piles) throughout the landscaped areas and within the fabric of the buildings. The development must proceed in accordance with the approved plan.

REASON

To ensure the development incorporates measures to improve biodiversity in accordance with Policy EM7 of the Local Plan Part 1.

14 NONSC Car park reinstatement

Prior to the commencement of development, further details of the arrangements to secure overspill parking at the adjoining Goals Football Club shall be submitted and approved in writing by the Local Planning Authority.

Prior to the occupation of the development the school car park shall be cleared of the construction compound and all parking spaces reinstated. This includes surfacing and the marking out of the spaces.

REASON

To ensure the development complies with DMT 1, DMT 2 & DMT 6 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (January 2020) and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

15 NONSC Crane management

Prior to above ground works a Crane Operation Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Ministry of Defence

(RAF Northolt) and Heathrow Airport Limited. The submitted plan shall include details of:

- cranes and other tall construction equipment (including the details of obstacle lighting) - Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues'(available at www.aoa.org.uk/policy-campaigns/operations-safety).

The approved Crane Operation Plan (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

In the interests of aircraft safety in compliance with Policy DMAV 1 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (January 2020).

16 NONSC Bird Hazard management

Prior to above ground works, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Heathrow Airport Limited and the Ministry of Defence. The submitted plan shall include details of:

- management of any flat roofs within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building.

REASON

In the interests of aircraft safety in compliance with Policy DMAV 1 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (January 2020).

17 NONSC External lighting

There shall be no additional external lighting beyond that which is included within the plans hereby approved.

REASON

In order to protect the wildlife and ecological habitats within close proximity to the site in accordance with Policy EM7 of the Local Plan Part 1 (2012).

18 NONSC Fire safety strategy

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building has been submitted to and approved in writing by the Local Planning Authority.

The principles of the submitted Fire Strategy Report shall be implemented on site in conjunction with a suitably qualified consultant.

Thereafter the development shall not be carried out other than in accordance with the approved Fire Emergency Plan.

REASON

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

with Policy D12 of the emerging London Plan (Intend to Publish version 2019).

19 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2015) Policies 7.1 and 7.3.

20 NONSC Pupil and staff cap

The total number of pupils at the school shall not exceed 1,476 pupils and the number of staff shall not exceed 148 (FTE).

REASON

To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy DMT1, DMT 2 and DMT6 of the adopted Hillingdon Local Plan : Part 2 - Development Management Policies (2020)

21 NONSC Changing places plan

The changing places facility which is to be created within Block M shall be implemented prior to the first occupation of the new building and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON: To meet the needs of pupils with complex and multiple disabilities in compliance with London Plan Policy 3.1 and 7.2.

22 NONSC Step free access

Prior to construction of the principal entrance and exit points details of step free access via the principal entrance and exit points shall be submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that an appropriate standard of housing stock, in accordance with Policy 3.8 c of the London Plan (March 2016), is achieved and maintained.

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

| | |
|----------|---|
| LPP 5.1 | (2016) Climate Change Mitigation |
| LPP 5.2 | (2016) Minimising Carbon Dioxide Emissions |
| LPP 5.3 | (2016) Sustainable design and construction |
| LPP 5.7 | (2016) Renewable energy |
| LPP 5.12 | (2016) Flood risk management |
| LPP 5.13 | (2016) Sustainable drainage |
| LPP 5.15 | (2016) Water use and supplies |
| LPP 6.1 | (2016) Strategic Approach |
| LPP 6.3 | (2016) Assessing effects of development on transport capacity |
| LPP 6.9 | (2016) Cycling |
| LPP 6.11 | (2016) Smoothing Traffic Flow and Tackling Congestion |
| LPP 6.13 | (2016) Parking |
| LPP 7.2 | (2016) An inclusive environment |
| LPP 7.3 | (2016) Designing out crime |
| LPP 7.4 | (2016) Local character |
| LPP 7.14 | (2016) Improving air quality |
| LPP 7.15 | (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. |
| LPP 7.21 | (2016) Trees and woodlands |
| LPP 8.2 | (2016) Planning obligations |
| NPPF | National Planning Policy Framework |
| DMAV 1 | Safe Operation of Airports |
| DMCI 1A | Development of New Education Floorspace |
| DMCI 2 | New Community Infrastructure |
| DMCI 7 | Planning Obligations and Community Infrastructure Levy |
| DMEI 10 | Water Management, Efficiency and Quality |
| DMEI 11 | Protection of Ground Water Resources |
| DMEI 12 | Development of Land Affected by Contamination |
| DMEI 14 | Air Quality |
| DMEI 2 | Reducing Carbon Emissions |
| DMEI 3 | Decentralised Energy |
| DMEI 7 | Biodiversity Protection and Enhancement |
| DMEI 9 | Management of Flood Risk |
| DMHB 3 | Locally Listed Buildings |
| DMHB 11 | Design of New Development |
| DMHB 14 | Trees and Landscaping |
| DMHB 15 | Planning for Safer Places |
| DMT 1 | Managing Transport Impacts |
| DMT 2 | Highways Impacts |
| DMT 4 | Public Transport |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| LPP 3.18 | (2016) Education Facilities |
| LPP 3.9 | (2016) Mixed and Balanced Communities |
| LPP 7.6 | (2016) Architecture |

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

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

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

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

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

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

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

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To manage potential construction noise and vibration issues from works on the existing teaching spaces it is recommended that the works are conducted with a s.61 consent under the Control of Pollution Act 1974.

The development must comply with the guidance in Building Bulletin 93: Acoustic Design in Schools.

3. CONSIDERATIONS

3.1 Site and Locality

Queensmead is an eight form of entry secondary academy and sixth form, catering for 11-18 year olds. It occupies an approximately 9.2 hectare, irregularly shaped plot, located on the south west side of Queens Walk and to the north west of Victoria Road in South Ruislip.

The existing school buildings, which comprise numerous predominantly single-storey and two-storey blocks, are located towards the eastern most part of the site. Sports facilities, including Queensmead Sports Centre, Goals Soccer Centre and tennis courts are located towards the southern most part of the site. The playing fields occupy the north of the site. Playgrounds are located to the north of the school buildings. Car car parking is located towards the south of the site, accessed via Victoria Road and also to the east of the site, accessed via Queens Walk.

The school is bounded to the north west by residential properties in Long Drive and by Deanesfield Primary School. To the south east and south west it is bounded by Victoria Road, beyond which are commercial properties. Residential properties lie beyond Queens Walk to the north east. Access is available via both Queens Walk and Victoria Road.

This application relates specifically to the Design and Technology Block (shown as Block B on the submitted Site Location Plan), an adjacent concrete water tower and boiler flue chimney, and also an adjacent single-storey modular classroom building. These buildings fall relatively centrally to the developed area of the school site.

Block B currently forms part of a group of buildings originally designed by Yorke, Rosenberg and Mardall Architects in 1953. The buildings are considered to have special architectural and historic importance and are in turn Locally Listed.

The existing technology block comprises a single-storey long building, with basement, situated on the eastern side of the courtyard. It is characterised by a distinctive form, made up of five linked post war prefabricated buildings of uniform design. Each building is rectangular in shape linked by a narrow single-storey corridor and characterised by barrel vaulted roof forms, Crittall-type windows and blue panelled sections below the fenestration adding colour to the building. Each building can be accessed via concrete steps from the courtyard or internally via other classrooms. The existing water tower and chimney is an interesting, individual feature.

This building differs in design to the surrounding buildings, which were built at the same time and are predominantly defined by their square, block form and external timber cladding. Each building was originally designed for function; therefore it could be assumed that the distinctive form of the existing building reflected its use as workshops.

A Tree Preservation Order covers the developed part of the site. Furthermore, a significant part of the site, including the developed area, falls within Flood Zone 2, the entire site falls within a Critical Drainage Area and large parts of the site are known to suffer from surface water pooling. Victoria Road is designated as a Local Distributor Road.

3.2 Proposed Scheme

The proposals seek the demolition of the existing Design and Technology block, known as Block B and demolition of covered walkway and basement plant room. These would be replaced by a new two-storey teaching block.

The new teaching block would occupy a slightly larger footprint than the existing building and would accommodate Design & Technology related workshops at ground floor and additional new teaching classrooms at first floor. The proposal would increase the capacity of teaching space at the school by the addition of the first floor. However, it is understood that no increase in pupil numbers is proposed at the school as a result of the works.

The proposed building would provide 1974 sqm of teaching space which is a net increase

of approx 1000 sqm. Whilst this is a significant increase in floor space, consideration needs to be given to the schools current need to utilise space within converted garages, loft areas and temporary modular units in order to accommodate the existing teaching requirements. The existing modular units would be replaced by new modular units to be used during the construction period and a condition has been added to that consent pertaining to the removal of the units with a specific time period so that the school does not benefit from additional space which could be used to increase pupil numbers.

The new two storey building would measure approximately 10 metres in height, 55 metres in width and approximately 19 metres in depth. As the building is located in area which is identified as being at risk of flooding the finished floor levels have been raised as a form of mitigation. As such a ramp is proposed in order to meet accessibility standards, at both the entrance and exist which are located at either of the front facade.

The new school building has been designed in a linear shape and suitably located at the centre of the school to be suitably located for the existing service routes and close proximity to the existing buildings and access around the site.

The proposed elevations illustrate a functional design approach has been adopted. The rectangular building is of a similar shape to the existing block and would be constructed of materials similar to those of the surrounding buildings which include the other locally listed buildings which form the square in the centre of the campus. A canopy has been included in order to improve the circulation space outside making it easier for pupils and teachers to move between the buildings.

3.3 Relevant Planning History

12933/APP/2020/363 Queensmead School Queens Walk Ruislip
Erection of a new plant room

Decision: 20-05-2020 Approved

12933/APP/2020/414 Queensmead School Queens Walk Ruislip
Demolition of existing temporary school classrooms and the erection of a new two storey temporary school classroom building

Decision: 27-05-2020 Approved

Comment on Relevant Planning History

-12933/APP/2020/414- Full planning application for the demolition of the existing temporary school classrooms and the erection of a new 339sqm two storey temporary school classroom building- Approved

-12933/APP/2020/363- Erection of a new 49sqm standalone plant room at Queensmead School - Approved

-12933/APP/2009/1195- Erection of single-storey detached building for use as Class D2 (Assembly and Leisure)- Approved

-12933/APP/2008/176- Erection of a modular building to provide replacement science facilities and administration accommodation (involving demolition of existing science building and garage block)- Approved 11/03/2008.

-12933/APP/2007/2481- Erection of a modular building to provide replacement science facilities and administration accommodation (involving demolition of existing science building and garage block)- Refused 20/12/2007

-12933/APP/2007/2496- Erection of a single storey pre-fabricated storage unit (involving demolition of an existing detached garage at the northeast corner of the school compound)- Approved 04/10/2007.

4. Planning Policies and Standards

London Borough of Hillingdon Development Plan (from 6th April 2020)

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

1.6 The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

1.7 More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

| | |
|---------|---|
| PT1.BE1 | (2012) Built Environment |
| PT1.CI1 | (2012) Community Infrastructure Provision |
| PT1.EM1 | (2012) Climate Change Adaptation and Mitigation |
| PT1.EM6 | (2012) Flood Risk Management |
| PT1.EM7 | (2012) Biodiversity and Geological Conservation |

Part 2 Policies:

| | |
|----------|---|
| LPP 5.1 | (2016) Climate Change Mitigation |
| LPP 5.2 | (2016) Minimising Carbon Dioxide Emissions |
| LPP 5.3 | (2016) Sustainable design and construction |
| LPP 5.7 | (2016) Renewable energy |
| LPP 5.12 | (2016) Flood risk management |
| LPP 5.13 | (2016) Sustainable drainage |
| LPP 5.15 | (2016) Water use and supplies |
| LPP 6.1 | (2016) Strategic Approach |
| LPP 6.3 | (2016) Assessing effects of development on transport capacity |
| LPP 6.9 | (2016) Cycling |
| LPP 6.11 | (2016) Smoothing Traffic Flow and Tackling Congestion |
| LPP 6.13 | (2016) Parking |
| LPP 7.2 | (2016) An inclusive environment |
| LPP 7.3 | (2016) Designing out crime |
| LPP 7.4 | (2016) Local character |
| LPP 7.14 | (2016) Improving air quality |
| LPP 7.15 | (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. |
| LPP 7.21 | (2016) Trees and woodlands |
| LPP 8.2 | (2016) Planning obligations |
| NPPF | National Planning Policy Framework |
| DMAV 1 | Safe Operation of Airports |
| DMCI 1A | Development of New Education Floorspace |
| DMCI 2 | New Community Infrastructure |
| DMCI 7 | Planning Obligations and Community Infrastructure Levy |
| DMEI 10 | Water Management, Efficiency and Quality |
| DMEI 11 | Protection of Ground Water Resources |
| DMEI 12 | Development of Land Affected by Contamination |
| DMEI 14 | Air Quality |
| DMEI 2 | Reducing Carbon Emissions |

| | |
|----------|---|
| DMEI 3 | Decentralised Energy |
| DMEI 7 | Biodiversity Protection and Enhancement |
| DMEI 9 | Management of Flood Risk |
| DMHB 3 | Locally Listed Buildings |
| DMHB 11 | Design of New Development |
| DMHB 14 | Trees and Landscaping |
| DMHB 15 | Planning for Safer Places |
| DMT 1 | Managing Transport Impacts |
| DMT 2 | Highways Impacts |
| DMT 4 | Public Transport |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| LPP 3.18 | (2016) Education Facilities |
| LPP 3.9 | (2016) Mixed and Balanced Communities |
| LPP 7.6 | (2016) Architecture |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th July 2020**

5.2 Site Notice Expiry Date:- **10th July 2020**

6. Consultations

External Consultees

21 letters were sent to local neighbouring properties, a site notice displayed outside of the site and the development was also advertised in the local press. A further 14 day consultation was undertaken following a minor change to the red line boundary. All public consultation expired 10-06-20. No responses were received.

MOD - Safeguarding (RAF Northolt)

This is a full application and the applicant is seeking permission to demolish the existing building block B and erect a new 2 story building.

The application site resides in the statutory safeguarding zones surrounding RAF Northolt. In particular, the aerodrome height, technical and birdstrike safeguarding zones surrounding the aerodrome and lies approximately 2.5km from the centre of the airfield.

The site occupies aerodrome height and technical safeguarding zones. We have no safeguarding concerns with the height of the proposed development.

The MOD recognises that cranes may be used during the construction of taller buildings at this site. These may affect the performance of the air traffic safety and navigational aids. It will therefore be necessary for the developer to liaise with the MOD prior to the erection of cranes or temporary tall structures at this site.

The MOD requests that a condition such as the one below be included in any planning permission granted to ensure that the MOD is notified of when and where cranes will be erected.

Submission of a Construction Management Strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.

In conclusion, provided a crane condition is applied to any consent granted then the MOD does not object to this proposal.

It is important that the conditions requested in this response are included in any planning permission granted as per Planning Circular 01/03: Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas, if Harrow Council decides to grant planning permission contrary to our advice then we must be notified 28 days prior to a decision being made.

I trust this is clear however should you have any questions please do not hesitate to contact me.

CASE OFFICER COMMENT

The MOD safeguarding team have stated no objection to the proposal but have requested a condition pertaining to the submission of a construction management plan in order to control the use of cranes on site. The applicant has submitted various plans which would normally be included within a Construction Management Plan which include

- Construction traffic management plan
- Dust and emissions
- Construction noise
- Covid 19 impact assessment

All of the above documents have been assessed and considered to be acceptable and therefore a stand alone crane condition has been included rather than a construction management plan condition.

Ruislip, Northwood and Eastcote History Society (RNELHS)
No comment received

Internal Consultees

FLOODING

Following the submission of FRA from MTC there are no further objections to the demolition and erection of a new building subject to the provision of the appropriate compensation proposed as outlined in the FRA and the request of conditions to manage drainage from the site. It is noted the consideration of the sequential approach to location of the site is not possible due to the significant constraints in the loss of playing fields should it be placed elsewhere which would also make the proposal unacceptable to sport England.

The finished floor levels are to be set at 35.49m AOD which is above the 1 in 100 year event and 20mm above the current finished floor level so the occupants and contents will be safe. However the proposed building lies partly in the floodplain. 12.8m² area at the very southern tip of the replacement building falls outside the footprint of existing buildings on the site and within the current 1 in 100 year plus 35% climate change flood plain.

The proposed building will result in a loss in flood storage of approximately 1.152m³ in the 34.15m to 34.3m AOD level band, and 1.92m³ in the 34.30m to 34.45m AOD level band. Another part of the proposed building will result in a loss in flood storage of approximately 2.835m³ in the 34.15m to 34.3m AOD level band, and 6.075m³ in the 34.30m to 34.45m AOD level band. The total area is 6.5m² thus a compensation volume of 0.975m³ will be provided in the 34.30m to 34.45m AOD level band. An area of the embankment near the artificial grass football centre will be removed, with the 28.1m² existing mound in the southeastern corner of the car park shown in red on the plan provided in Appendix 11 lowered to a maximum level of 34.2m AOD. This will provide a compensation volume of approximately 2.81m³ in the 34.15m to 34.3m AOD level band, and 4.215m³ in the 34.30m to 34.45m AOD level band.

This mitigation for flood risk compensation is considered acceptable to ensure that the proposals do not increase flood risk to the school or surrounding area. Surface water discharge from the replacement buildings is likely via the existing surface water drainage network on site which will have revisions made as necessary to accommodate discharge from the site.

Micro Drainage calculations (Appendix 12) show that during a 1 in 1 year event the existing discharge rate from the current roof area is 15.1 litres per second (l/s), with the maximum discharge volume being 34.5m³. During a 1 in 30 year event the rate and volume will increase to 36.6 l/s and 64.0m³, then increasing to 46.5 l/s and 78.7m³ during a 1 in 100 year event.

A maximum discharge rate of 2.0 l/s is therefore proposed for all events upto and including a 1 in 100 year plus 40% climate change rainfall event. All external paths and paved areas that will be altered will use permeable paving. To provide the necessary attenuation volume of 52.2m³ the proposed blanket would require an area of about 140m².

It is noted that this will likely be located in the vicinity of the new plant room (which is being applied for under a separate application), as indicated on the plan provided in Appendix 10 where a significant area of ground will require resurfacing in association with the demolition and construction works in this area. As further work is required to determine the detail of this proposal a condition is therefore requested on any permission granted.

ACCESS

In assessing this proposal for a new school building, reference has been made to the 2016 London Plan and its contained policy 3.1 and 7.2. References also made to Policy D11 contained within emerging 2020 London Plan. To this end, the opportunity should be taken to create accessible facilities within the proposed new school to provide the correct facilities in schools for disabled children who have complex care support needs. Further information should be provided on the following issues:

1. It would be preferable to achieve level access into the new school, as opposed to the proposed ramped access. The technical reasons supporting the move for ramped access should be documented, else level access should be achieved.
2. A 'Changing Places' cubicle should be incorporated into the scheme. The facility should be designed to accord with the specifications set out in BS 8300-2:2018, section 18.6.
3. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include:
 - a) a stay-put policy within a large fire compartment (e.g. within a classroom at first floor with suitable fire resisting compartmentalisation);
 - b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply)

attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail. Conclusion:

Additional details required in respect of the above matters.

The following informatives should be attached to any grant of planning permission. Recommended Informatives

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

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

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

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

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

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

Site Characteristics & Background

The school site is located off Victoria Road (designated as Classified in the Councils' hierarchy of roads) in South Ruislip and lies directly adjacent to Queensmead Sports Centre which is occupied on a long term lease by LBH and 'Goals Football Complex' which is a private enterprise. Queens Walk is covered extensively by a controlled parking zone (CPZ) operating from 9am to 5pm - Monday to Friday whilst Victoria Road exhibits double yellow line waiting restrictions. The site address exhibits a PTAL rating of 2 which is considered as below average.

This application seeks permission for the demolition of the existing Block B (including basement plant room, adjacent canopies and water tower) and the construction of a new two-storey school building positioned on the footprint of the existing Block B and will form phase 2 of the development. The existing one storey building (Block B) will be demolished (GIFA - 962sqm) and the new two storey replacement school building will cover an increased footprint of 1974sqm GIFA split over two floors. There would be no increase in pupil or staff numbers as a result of the proposals which remain at 1435 and 147.65 (FTE) respectively.

The initial 'enabling' phase 1 stage of the proposal consists of the removal of two separate single storey temporary classroom blocks which are to be consolidated into a new temporary single 2 storey block. This new facility would be located on the expanded footprint of one of the existing single storey classroom blocks adjacent to the neighbouring 'Goals Football Complex'. It would function as a decant provision for occupants of the existing Block B thereby allowing its scheduled demolition. This enabling 'temporary' decant facility is subject to a separate application (12933/APP/2020/414) which is to be determined.

ADDITIONAL ACCESS COMMENTS

This morning's conference call with James Gale and John Webbe, from Morgan Sindall, resulted in a good outcome having reached a compromise on a workable solution regarding the Changing

Places facility.

Essentially, we have agreed that the school would have a large accessible toilet on the first floor that could be fitted out at a later stage should the need for a CP facility at some future point. The infrastructure, including drainage, structural strength in the walls and ceilings, and electrical feeds would be installed at the build stage, thus allowing for relatively straightforward adaptation.

I have agreed for plans and the Design & Access Statement to be updated accordingly, but it would be acceptable for a suitably worded planning condition to be attached to any approval.

Finally, in order to allow the details to be handed down to the school and incorporated into their management plan, I pointed out the importance of formalising what is agreed at the planning.

Case officer comment:

Further to the above an ammended DAS has been submitted which states that the school incorporate changing places facilities elsewhere within the campus. The Access Officer has since reviewed this document and requested that a enlarged cubicle measuring no less than 3m x 4m be incorporated in the design. However the school have stated that there is adequate space elsewhere within the campus and have submitted a plan demonstrating an area within Block M which is to be converted into a changing places facility.

HIGHWAYS COMMENTS

Appraisal

For the purposes of this application, with the exception of construction related traffic movements, there are no highway/traffic related consequences with the proposal to replace Block B as the level of pupilage and staff numbers are to remain unchanged. It is therefore accepted that no permanent additional car parking or cycle parking is proposed as part of this development and that the existing school travel plan would remain unaffected.

Construction Phase Traffic Management Plan (CPTMP)

The school have submitted detail of their anticipated construction phasing and logistics plan which is focused on the provision of a new plant-room as part of Phase A (April to July 2020) with Phase B (July 2002 - August 2021) which incorporates the replacement of Block B.

Operational site hours would be from 7.30am to 5.30pm - Monday to Friday & 7.30am to 1pm. For the purposes of this application, Phase B is relevant however the same CPTMP principle of least disruption to school operations and the highway network applies to both build phases.

It is stated that the school has access to a total of 173 on-plot parking spaces which are underused with an approximate daily usage/occupation of 65 spaces. This spare capacity is proposed to be utilised for construction purposes i.e. contractor parking & compound with 27 & 63 spaces being utilised for such purposes during Phases 1 & 2 respectively. These spaces would be reinstated for school usage once construction is complete following phase 2. Site traffic and deliveries will be restricted within the times as set out in CPTMP.

Notwithstanding this point, if this spare parking capacity is required by the school, it is anticipated that vacant parking spaces during school hours would be available within the neighbouring 'Goals Football Complex' which can facilitate up to 77 spaces. This facility would be made available for both phases. This aspect would need to be secured via planning condition.

Construction access during phase 2 will be gained via Victoria Road with complete segregation from the main school pupil entrance on Queens Walk hence public access to the school site would not be affected by the proposed construction works. Once construction of the new school block B is complete, occupation would follow with the 'temporary' school (decant) building then being demolished and reinstated as hard standing.

Although the submitted CPTMP is considered relatively robust, what is missing is an indication of the expected level of construction vehicle activity particularly during the peak morning and afternoon periods traffic periods which ideally should, where practical, be minimised for clear reason. In order to ensure the uninterrupted function of the school and sports centre together with the aims of least disturbance to the public realm including the highway network, further logistics planning is required in order to ensure this is achieved. A planning condition is therefore required to secure a full construction management/logistics plan to encompass both phases.

Waste Strategy

As no additional pupils or staff numbers are proposed as part of the development, existing waste provisions would therefore remain but any necessary adjustments to physical positioning would be applied as necessary. There are no further observations.

The proposed development will connect to the existing recycling and waste facilities thereby enabling the transfer of waste to and from the central support spaces of the wider school site.

Conclusion

Subject to the application of the two aforementioned planning conditions (highlighted in bold):-
"The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016)".

ADDITIONAL HIGHWAY COMMENTS :

The logistics plan is not ideal as there are no projected figures related to activities, however in realistic terms this level of detail may be difficult to provide hence on balance, if I understand this correctly, a compliance condition would be acceptable instead of a pre-commencement condition.

(OFFICER COMMENT: Condition no.3 as proposed requires compliance with the CPTMP and Traffic Management Plan .)

TREES AND LANDSCAPES

This site is occupied by a single-storey school building, known as Block B, at the west edge of an open quadrangle / courtyard surrounded by other school buildings. The eastern end of the school campus lies within the area protected by TPO 617, however, there are no protected trees close to the development zone. - One group of trees lies immediately to the east of a car park which will be used as a site compound and haul route. These trees are not at risk from construction-related activity but will be protected by site hoardings.

A tree survey, by Arbtech, has identified and assessed one group of trees, one hedge and four individual trees. T02 and T04 , both London planes are 'A' grade trees, the group G01 is category 'B', with the remaining hedge and tree rated 'C'. No trees will be removed to facilitate the development and none should be directly affected by the siting of the (replacement) building. The two 'A'grade London planes are located either side of the haul route - and will be protected. A Tree Protection Plan and Arboricultural Method Statement has been submitted which, if adhered to, will safeguard all trees. The submission includes a Preliminary

Ecological Appraisal by Arbtech. The survey recommends that: 'The site is highly developed and ecological deficient. The teaching block, Block, B, forms part of a series of academic buildings within a secondary school which is fragmented from the wider landscape by roads, residential and commercial development to all boundaries. The demolition of the existing block, and erection of a new block and plant room will have no impact on ecological receptors. The development can proceed without further survey. The quadrangle to the east of the new building is in a poor state in terms of its spatial layout, quality and maintenance. Landscape enhancements should be provided to complement the new building and connect it with the surrounding structures.

No objection subject to conditions COM9 (parts 1,2,4 and 5) and COM10. Robert Reeves

ENERGY

I have reviewed the updated submission:

I agree with the approach being taken that the primary energy savings should be on a fabric first basis. The project delivers a 30% saving in CO2 from the modelled performance of a building regulation compliant structure. This is less than the required 35%. The normal recourse is to complement the fabric first approach with low or zero carbon technology. In that regard, PVs would be the most suitable proposal but I share the concerns of the energy consultants regarding the use of PVs this close to RAF Northolt. Whilst the likely risk is minimal, the concerns of the airbase would be a material consideration and a risk and a likely objection to the use of PVs would invariably take the strategy no further forward.

An alternative strategy is to use the new development to seek improvements across the rest of the site. In this instance, the proposals include the replacement of boilers that serve a wider part of the school. The replacements would be of a more efficient manner and therefore contribute to a further reduction in CO2. The fabric first approach in combination with the replacement boilers will most likely take the final CO2 savings beyond the policy requirements of 35% although accepting that this has not been modelled.

Based on the above I have no objections subject to the proposals being delivered in accordance with the Energy Strategy presented.

There is no need for a separate planning condition.

URBAN DESIGN AND HERITAGE

The application seeks permission to demolish Block B (including basement plant room, adjacent canopies and water tower) and to replace with a new 1974sqm two-storey school building including associated access and two free standing canopies.

There have been a number of pre-application discussions relating to this site the most recent of which was undertaken earlier this year under application 12933/PRC/2020/1.

The accompanying Design and Access Statement states that in order to meet the needs of the school a new build block, located on the existing site is needed based on Education Funding Agency and Dept. of Education requirements - to house Design and Technology and other general teaching classrooms.

The proposed building to be demolished forms part of a group of buildings originally designed by Yorke, Rosenberg and Mardall Architects in 1953. The buildings are considered to have special architectural and historic importance and were Locally Listed around 2009.

The proposed building to be demolished is a long single storey building, situated on the eastern side of the courtyard. It is characterised by a distinctive form, made up of 5 interconnected buildings, with barrel vaulted roof forms, Crittall-type windows and blue panelled sections below the fenestration adding colour to the building. Each building can be accessed via concrete steps from the courtyard or internally via other classrooms. The existing water tower and chimney are interesting features that add visual interest to the block and wider site.

This building differs in design to the surrounding buildings, which were built at the same time, which are predominantly defined by their square block form and external timber cladding. Each building was originally designed for function; therefore it could be assumed that the distinctive form of the existing building reflected its use as workshops.

The courtyard provides a characteristic setting to the Locally Listed buildings, and it is important this area is enhanced. The covered walkways connect each building to one another and contribute to the grouping of the Locally Listed buildings. The accompanying reports explain that the existing technology block is in such a poor condition that it is now considered life expired and refurbishment would only achieve a further 15-year life span. It is concluded that replacement is the best long term solution for providing suitable teaching facilities to meet the schools current and future needs. The entire loss of the original building, including the water tower and flue/chimney, would be regrettable. It is, however, understood the problems with the existing building and that a refurbishment is not viable as it would not sufficiently prolong the life of the building and the growing need to provide good quality teaching accommodation.

Considering the public benefits of the proposals I would not object to Block Bs demolition subject to an appropriately designed replacement that respects the remaining buildings on site and that it is properly recorded to Historic England Level

2 prior to demolition.

Due to cost constraints the new block does not following the same architectural language as the block to be demolished but does reflect the other original rectangular blocks on site in form and finishing materials (brick to ground floor and timber cladding above). The design would sit quietly in its context whilst also reinforcing the western edge of the courtyard respecting the other school buildings and is considered acceptable. The scheme is largely the same as the one presented during the last pre-app. Design concerns had been raised with the southern facing elevation to Victoria Road with its blank facade. This has now been improved with the addition of windows helping to add some modelling and visual interest to the elevation and is considered an acceptable design solution.

The success of the scheme would be dependent on the building's detailed design and the introduction of high quality materials and good quality workmanship.

Particular attention should be paid to the use of the timber cladding and how the building will incorporate adequate weathering details.

Should the application be recommend for approval then I would suggest that the following conditions be added:

- Samples of external finishing materials including mortar for the brickwork.
- Elevation drawings at scale 1:20 and plan and vertical sectional drawings at a scale of 1:2 of the proposed windows, doors shall be submitted to and approved in writing by the LPA. The development shall be implemented in accordance with these approved details.
- Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 2 shall be completed, submitted to, and approved in writing by the Local Planning Authority (LPA). Copies of the final documents shall be made available to the LPA, Local

History Library and Historic England.

CASE OFFICER COMMENT:

A Level 2 Archaeological Building Record Report has also been submitted and deemed acceptable by the Heritage Officer.

SCHOOL PLACEMENTS TEAM

The Local Authority made this bid in 2014 to the Priority School Building Programme to improve the effective operation of Queensmead school. It has taken a long time to develop a scheme which will deliver major improvements for pupils.

The school is one of our larger secondary schools, with 1,444 pupils on roll in the January 2020 census. It is graded Outstanding by Ofsted, with high levels of pupil achievements and is always very popular and oversubscribed.

The school has been fully involved at every stage of this project and is very positive. It will add an additional science laboratory and 6 improved large rooms with facilities for science, graphics and technology which will ensure the school can continue to develop its broad curriculum including Product Design, Graphics and Engineering at KS4 and 5. In addition the school is funding some classrooms so they can stop teaching in a mobile classroom, converted garages and a loft.

NOISE

"SBE to confirm the character of the commercial or recreational noise during the survey and if the commercial or industrial noise influences ambient noise levels"

The SBE noise assessment summarises the site noise survey and provides a summary of the noise environment observed on site. Noise levels at three short term measurement positions and long term measurement position 1 were controlled by noise from road, rail and air traffic.

The report states that noise measurements at long term position 2 were similarly controlled by noise from road, rail and air traffic; however, notes that activity noise from the adjacent Goals sports facility was audible during the evening. Analysis of audio recordings indicates that activity noise from sports activities is generally only audible after 18:00 hours and is not considered to be prominent during typical school hours. Therefore this noise source is not considered to be relevant to assessment of the facade construction or ventilation strategy of the new school building.

Likewise it is noted in the report that noise from existing plant equipment was audible during evening and night time periods. This is considered to be from existing building services plant associated with existing school buildings located locally to the noise measurement position, and is only notable during quieter evening and weekend periods. This noise source was not noted to be significant during school hours and is therefore not considered to be relevant to assessment of the facade construction or ventilation strategy of the new school building.

It is therefore concluded the noise environment around the new building is controlled by road, rail and air traffic, and recreational and commercial noise sources are not of significant impact during school hours.

"LBH is to secure an acceptable ventilation strategy, internal noise levels and the cooling strategy through planning conditions".

Ventilation strategy, internal noise levels and the cooling strategy for the new building are addressed by Approved Document E to the Building Regulations, which requires these elements of the building to meet the acoustic requirements set out in Building Bulletin 93 (BB93). Compliance with the building regulations is monitored by building control. As such, these areas of the building design are not usually considered a planning matter for non-residential buildings.

The recommendations set out in the Planning Noise Assessment in relation to ventilation strategy, internal noise levels and the cooling strategy are in line with the requirements of BB93. It should be noted that these requirements will be monitored by building and therefore should not need to be additionally secured by a specific planning condition.
Please contact me if you have any questions on the above.

CONTAMINATED LAND

1 Summary of Comments:

I have conducted a review of the following documents as submitted with the application:

- Title: Desk Top Study, Queensmead School, Ruislip; Ref: 5000407-XX-XX-DOC-C-0002; Dated: October 2018; Prepared by Ridge & Partners LLP
- Title: Ground Condition Assessment, Queensmead School, Ruislip; Ref: 5000407-RDG-XX-ST-C-0001 GCA; Dated: November 2018; Prepared by Ridge & Partners LLP

The details within the Desk top Study (DTS) include a Preliminary Risk Assessment and Conceptual Site Model which were produced in accordance with authoritative guidance.

The DTS concludes that land at the site was assessed to represent a generally Very low risk - (describing a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe). This information concurs with details of the site which are held in the Council's GIS mapping records concerning land contamination.

However, the DTS does indicate slightly elevated risks may be present from potential ground gas and soil contaminants associated with made ground materials identified at the site. Therefore, the report includes a recommendation for a contaminant screen of the Made Ground and shallow natural soils to be conducted.

The supplementary geo-environmental screening was conducted in conjunction with a geotechnical investigation involving physical and chemical characterisation of soils within the development area.

The results of the geoenvironmental screening conclude No elevated results have been detected and therefore no particular recommendations are required for remediation or protection of site workers during construction.

However, I recommend the following conditions be imposed if planning permission is granted:

Condition 1 - Previously Unidentified Contamination

(i) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation

strategy shall be implemented as approved.

(ii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

REASON To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of contamination and/or water pollution from previously unidentified contamination sources at the development site. in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

Condition 2 - Imported Materials Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

2 Reason for Refusal (if objecting):

N/A

3 Observations

The reports indicate the site is directly underlain by Bedrock Geology of the London Clay Formation which, in terms of aquifer classification, is unproductive

There are no records of Superficial Deposits directly below the site.

The geo-environmental reporting identifies land conditions at the site generally represent a Very low risk - (describing a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe) this information concurs with details of the site which are held in the Council's GIS mapping records concerning land contamination.

AIR QUALITY

If there are no increases to staff or pupil numbers and it is simply replacement of a building then this could be dealt with by condition in terms of air quality. However, if there are any concerns raised by highways please let me know

Air quality conditions:

1 Reducing Emissions from Demolition and Construction

No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

Reason: Compliance with London Plan Policy 7.14 and in accordance with Mayor of London "The Control of Dust and Emissions from Construction and demolition (or any successor document).

2 Non-road mobile machinery (standard condition recommended by Mayor of London, London Local Air Quality Management Policy Guidance 2019)

All Non-Road Mobile machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emissions standards set out in chapter 4, proposal 4.3.3.a of the London Environment Strategy. Unless it complies with the standard set out in the London Environment Strategy, no NRMM shall be onsite, at any time, whether in use or not, without the prior written consent of the LPA. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register <https://nrmm.london/>

Reason: Compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy

3 Condition - Low Emission Energy Provision

No building shall commence until details are supplied to the LPA, in writing, demonstrating that any CHP or gas boilers used conform with the London Ultra Low NOx requirements as set out in the Mayor of London Sustainable Design and Construction SPG (or successor document).

Reason: Compliance with London Plan Policy 7.14 , Local Plan Part 1, Policy EM8, LB Hillingdon Local Plan Part 2, Policy DMEI 14, Hillingdon AQAP 2019-2024.

BUILDING CONTROL

1. It is noted that the fire risk assessment has been designed to BS9999. Guidance in BB100 - Design for fire safety in schools should also be adhered to. 2. This fire risk assessment has been reviewed as submitted, however it is not considered the final fire risk assessment. Design for means of escape, active/passive fire measures and access for the fire services will be subject to change as the scheme progresses and therefore a final risk assessment will be required to be submitted along with the Building Control application for review. 3. This fire risk assessment appears to have been produced by a suitably qualified assessor who have attempted to address the standards of Paragraph B within the London Plan Policy D12 (Fire Safety) 4. These comments do not prejudice any formal comments made by the London Fire Emergency Planning Authority (LFEPA). A consultation to the LFEPA will be made as part of the Building Control application process. 5. The final Fire Risk Assessment will need to be checked by a suitably qualified Fire Safety Specialist in order to discharge the Policy D12 planning condition and any costs to be recovered.

CASE OFFICER COMMENT:

The applicant has submitted documents which satisfy the following conditions and therefore no condition for a CEMP is required:

- (i) Non-road mobile machinery
- (ii) Reducing Emissions from Demolition and Construction
- (iii) Construction Noise
- (iv) Construction traffic management

7. MAIN PLANNING ISSUES

7.01 The principle of the development

NEW AND IMPROVED EDUCATION FACILITIES

In respect of new developments for educational facilities there is strong support for this at local, regional and national level.

Policy DMCI 1 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) 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 (2016) 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."

This is further reiterated within policy S3 of the Mayors Intend to Publish version of the London Plan (2019) where specific principles for improving education and early years provision are set out.

Policy DMCI 1A of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states that proposals for new schools and school expansions will be assessed against the following criteria:

- A) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).
- B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games.
- C) The location and accessibility of the site in relation to:
 - i) the intended catchment area of the school;
 - ii) public transport; and iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.
- D) The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016.

Paragraph 94 of the NPPF (2019) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- Work with schools' promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Having regard for the above policies it is clear that there is significant support at national, regional and local level for the improvement of educational and community facilities. Furthermore where there is strong policy resistance to the loss of existing educational facilities. The applicants planning statement and design and access statement provide details relating to the current state of the existing building which is presented as unusable. Given the fact the school has had to relocate teaching space within this building to converted garages and loft spaces of other buildings it is clear that there is a potential loss of teaching space which needs to be replenished.

The proposal for a new two storey building not only replenishes the existing floor space but provides additional floor space which the above policies set out to support.

Notwithstanding this policy support for education related development, the proposals would nevertheless result in the demolition of a distinctive locally listed building which is discussed in detail below.

LOSS OF LOCALLY LISTED BUILDING

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies, confirms that the Council will seek to "conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape" including, amongst other criteria, locally recognised historic features, such as Locally Listed Buildings.

Policy DMHB 3 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Policy 7.8 of the London Plan (2016) and London Plan Policy HC1 (intend to publish version 2019) reaffirms the importance of conserving heritage assets, confirming that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195 states that were a proposed development would lead to substantial harm (or total loss of significance) to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefit that outweigh the harm or loss, or all of the following apply;

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

In the first instance, it is clear that permission can only be granted for the demolition of this locally listed building in accordance with the policies set out above. The applicants have lodged a Heritage Statement and alongside the review of this, site visits have been conducted of the existing Block B building. The development proposals themselves amount to substantial harm, in accordance with the NPPF (2019), and policy DMHB 3 of the Hillingdon Local Plan: Part 2 - Development Management Policies.

However, in accordance with criterion of Paragraph 195 of the NPPF (2019) the total loss is necessary to achieve substantial public benefits through the delivery of fit for purpose teaching accommodation, in addition, the group of buildings at Queensmead School form a cluster of locally listed buildings, therefore, the remaining locally listed buildings on the site remain in tact.

The entire loss of the locally listed building is regrettable however the Council concur with the applicants findings that the buildings current state is beyond the point of refurbishment. The provision of a new functional building which is considered to be designed to respect the surrounding cluster of locally listed buildings whilst improving the visual amenity when viewed within the campus is considered to have been achieved in the proposed development. has been brought forward.

In order to ensure the delivery of a new building which compliments its surroundings and incorporates elements of the existing building design and the adjacent locally listed buildings, conditions are proposed to secure a high level of building design to ensure the architectural composition of the proposed building respects the remaining Locally Listed. It is also imperative to secure a heritage recording of the existing building prior to demolition, which is also secured by condition. Subject to the imposition of the relevant conditions, the proposed demolition of the locally listed is considered to accord with the NPPF (2019) and Policy DMHB 3 of the Hillingdon Local Plan: Part 2 - Development Management Policies.

FLOOD RISK; FLOOD ZONE 2

The application site is located within Flood Zone 2, therefore, ordinarily, any planning

application for this site would require the Sequential Test in line with Paragraph 158 of the NPPF (2019) and Policy DMEI 9 of the Local Plan: Part 2 (2020). The general approach to flood risk and new development is to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

The proposed development seeks the demolition of the existing Block B, which comprises a footprint of circa 751sqm and the proposed Block B footprint would measure 982sqm. This is therefore a increase of circa 231sqm.

National Planning Practice Guidance (NPPG) Paragraph: 033 Reference ID: 7-033-20140306 of the Planning Guidance on Flood Risk and Coastal Change states that the LPA are responsible for applying the Sequential Test to individual planning applications with the aim of this test being to where possible locate development in areas at the lowest probability of flooding in accordance with the NPPF (2019).

Moreover paragraph: 046 Reference ID: 7-046-20140306 of the NPPG states that minor non-residential extensions with a footprint less than 250 sqm should not require a sequential test to be undertaken even if the site falls within Flood Zone 2 as they are unlikely to raise significant flood risk issues.

To this end, the development is not therefore required to provide a sequential assessment. However the applicant has demonstrated within their Flood Risk Assessment that a sequential approach has been taken when establishing the location of the development within the submission in so far as the site and school grounds do not offer a more suitable location for the proposed teaching space within a lower flood risk area.

There are no in principle objections to the proposed works within this Flood Zone 2 site.

7.02 Density of the proposed development

The application relates to new educational development. Residential density is therefore not relevant to the consideration of this application.

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

There are no statutory Conservation Areas, Listed Buildings or Areas of Special Local Character within the vicinity. Although the application site does not fall within a designated Archaeological Priority Area, there is a requirement to consult Historic England's Greater London Archaeological Advisory Service (GLAAS) as the proposal is a major application. An Archaeological Desk-Based Assessment has been submitted in support of the application and GLASS have been consulted. No objection has been raised and there is no further requirement for conditions.

As set out under section 7.01, the existing Block B is a locally listed building and the impact of the proposals on this locally listed building and the retained surrounding locally listed buildings is discussed in sections 7.01 and Section 7.07.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted.

The MOD safeguarding team have been consulted on the development due to the sites relatively close proximity to RAF Northolt, however the LPA are yet to receive comments.

Notwithstanding this it is presumed that there should be no concerns with the height of the development as it is no greater than that of the surrounding buildings. A condition pertaining to a plan for the use of cranes' etc has been included and also a bird hazard management plan condition which are commonly used in development applications close to the airports.

7.05 Impact on the green belt

the application site is not located within or adjoining any designated Green Belt.

7.07 Impact on the character & appearance of the area

Paragraph 131 of the NPPF (2019) requires that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy 7.6 of the London Plan (2016) requires new developments to make be of the highest architectural quality and be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm.

Policy D1 of the London Plan (2019) requires all development to make the best use of land by following a design led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth

Policy DMHB 3 states that local planning authority should seek to protect, reuse and enhance locally listed heritage assets and there setting. This is compounded by London Plan (2016) Policy 7.8 and London Plan Policy HC1 of the Intend to Publish Version (2019) and paragraphs 189 & 195 of the NPPF (2019).

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by;

- A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure;
- B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space;
- C) safeguarding the development potential of adjoining sites and
- D) making adequate provision for refuse and recycling storage.

Policy DMHB 12 of the Local Plan: Part 2 (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

The proposed development is for a new two storey 18 classroom linear block. The building is to be located to the south west of the main school building and would occupy a similar footprint to that of the existing technology block. Whilst the building would be taller than the existing block it would still remain relatively well obscured from outside of the campus, given it is set back from the road by a significant distance and that the boundary treatment of the school itself features tall fencing and a hedge row which extends beyond the height of the fence.

The character and appearance of the surrounding area comprises of a mixture of commercial, industrial and sports and leisure facilities. The site is bounded by the Queensmead Sports Complex to the west, school playing fields to the north. The building itself is surrounded by other school buildings, some of which are locally listed and further south is a retail park which is separated by Victoria Road. The buildings which surround the site from within the campus are of a similar height and those immediately adjacent are constructed of a similar design and materials.

Policy DMHB 3 of the Local Plan: Part 2 (2020) is of particular relevance to this application given that the existing building and adjoining buildings form a wider cluster of locally listed buildings. As set out in Section 7.01, it is important that the design of the new building respects and lends itself to the neighbouring locally listed buildings. With this in mind immediate square of buildings are characterised by two storey block structures with flat or slightly curved roof forms and are located around a quadrant area which is both soft and hard surfaced.

The group of buildings originally designed by Yorke, Rosenberg and Mardall Architects in 1953. The buildings are considered to have special architectural and historic importance and according to the listing were considered to be "a school of the future' due to there advanced ideas relating to sound proofing and double glazing which were introduced because of the sites proximity to Northolt Airport.

Block H which is located north west benefits from a front canopy and is constructed of brick and benefits from tall front facing windows which provide views out over the quad. South west is Block M which is constructed of brick and a light coloured brick and is two stories in height with smaller windows at both first and ground floor level. Block E is located directly north and is two stories in height, constructed of a light coloured brick and has a similar design to Block M in terms of the window arrangements however it features a flat roof as oppose to a curved roof. Block A which is located directly west (opposite) is the largest of the buildings within the campus and this benefits from a block built form with an undercroft providing an entrance into the building and opens out on the quad. The design of the building consists of brick work around the ground floor and timber cladding around the first floor.

The existing Block B single storey building benefits from a distinct curved design and when viewed within the context of the setting of the neighbouring buildings it is not considered to correlate in terms of the design as the surrounding buildings which are two stories in height and adopt much more of square block design albeit some with a slightly curved roof form. The proposed building would be two stories in height and consist of a much simpler square block built form with a flat roof and would appear distinctly similar to Block E and Block H given there is to be the addition of a canopy. The proposed materials comprise of light faced brickwork around the ground floor and timber cladding therefore drawing from the materials of the surrounding buildings.

The proposed design of the new structure is considered to lend itself to the surrounding locally listed buildings and takes a clear approach to incorporating the building within the setting of the surrounding buildings is evident not only in the design of the structure but also the materials chosen. As such the proposal is not considered to give rise to concerns relating to the impact to the setting of the surrounding listed buildings and complies with DMHB 3 of the LPP2.

Given the comparable the scale and design of the adjacent buildings, the taller buildings outside of the campus which abut the site and the significant obscurity formed by the boundary treatment, the proposed development would not detract from the character and

appearance of the street scene or the school campus as a whole. As such the proposal complies with DMHB 11 and DMHB 12 of the Hillingdon Local Plan and NPPF.

7.08 Impact on neighbours

Policy DMHB 11 (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

There are no residential properties within the vicinity of the site. The immediate neighbours are the Goals Football and Queensmead Sports and Leisure Complex neither of which would experience any additional impacts given that this is a replacement of existing building and the additional floorspace would not result in an increase in pupils numbers.

It is therefore considered that the proposed development would have no impact on neighbouring amenity.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development. However, it is considered that the proposed development, which has been designed to accord with Department for Education standards, would provide an appropriate environment for the future staff and pupils.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) Development proposals must comply with the parking standards outlined in Appendix C

Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The proposed development is for the replacement of the existing technology block and whilst the proposal does present an increase in floor space the applicant has stated in their submission that this would not result in an increase in pupil or staff numbers. As such the existing car parking arrangements remain unaffected and therefore a transport assessment is not required. If the school were to use the additional floorspace to increase pupil numbers this could create a need for a further parking and therefore a condition which will restrict pupil numbers to 1476 will be attached to any grant of planning consent. The reason for the cap is higher than the existing number of pupils is because the school has been operating under capacity in particular at sixth form level which is normal for secondary schools as pupils can leave to attend college or other forms of facilities which offer further education.

Notwithstanding the above it is clear that there will be some temporary loss of parking throughout the 2 phases of building works. The applicant has submitted a construction phasing and logistics plan which outlines how the access and parking will be managed throughout phases 1 and 2. Phase 1 relates to the construction of the new plant room would take place between (April and July) and that this already benefits from planning consent which included its own construction management plan therefore what is being assessed as part of this application is whether Phase B (construction of the main block) creates material issues due to the additional vehicle movements and loss of parking within the school site and this would take place between July and August.

The plan states that overall the school has 173 spaces for use within the schools ground and are currently using on average approximately 65 spaces per day. The plan goes on to say that out of the 173 spaces 96 are associated directly to the school and the remaining 77 are provided through an agreement with Goals Sports Centre for which the school has an agreement for the use of the spaces which are not occupied by the Goals during school hours.

Given that the construction phasing plan demonstrates that various proportions of the car park would be required in order to create construction compounds. Phase 1 would see the temporary removal of 27 spaces and 63 removed during phase 2.

The construction phase management plan clearly identifies the parking arrangements to continue to allow GOALS and the school to have and share the on site car parking area without detriment to local roads and this arrangement is deemed to be acceptable. A condition is proposed to be imposed to secure the reinstatement of the car park post completion of Block B.

In terms of construction vehicle access, during phase 2 access will be gained via Victoria Road with complete segregation from the main school pupil entrance on Queens Walk hence public access to the school site would not be affected by the proposed construction works. Once construction of the new school block B is complete, occupation would follow with the 'temporary' school (decant) building then being demolished and reinstated as

hard standing.

Taking the above into consideration the proposal is considered to be acceptable subject to conditions. The proposed would not raise any highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

URBAN DESIGN

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by;

- A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure;
- B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space;
- C) safeguarding the development potential of adjoining sites and
- D) making adequate provision for refuse and recycling storage.

Policy DMHB 12 of the Local Plan: Part 2 (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

The proposed building differs in design to the surrounding buildings, which were built at the same time and are predominantly defined by their square, block form and external timber cladding. Each building was originally designed for function; therefore it could be assumed that the distinctive form of the existing building reflected its use as workshops.

It is proposed to replace the workshops with a two-storey linear block that will be to a more contemporary design that houses Design & Technology related workshops at ground floor and additional new teaching classrooms at first floor. No objections are raised to the scale, mass or height of the proposed building in this location.

Although it is disappointing that the proposed design has resulted in a less distinct building, the proposed design and use of materials would sit comfortably with the adjacent buildings and would suitably enclose the landscaped courtyard.

The design which has been brought forward is considered to be functional and it is clear that emphasis has been placed on improving the buildings relationship with the adjacent blocks which form part of the square within the site. Entrance and exit points have been sited towards the east and west elevations which will allow pupils to move between buildings more freely and open out to the entrance lobby/circulation space. The ground floor consists of lobby, staff base, prep rooms along with six specialist classrooms, WCs, and a separate access toilet. There are two lobbied staircases to the first floor, at either end of the building, with one having the provision of an enclosed lifting platform to enable those of limited mobility to access the first floor classrooms. To the first floor there are twelve classrooms, with WC's, accessible WCs and general office. All habitable rooms have external windows providing a view outside and affording good levels of daylight.

The design of the southern facing elevation to Victoria Road has been improved with the addition of windows helping to add some modelling and visual interest to the elevation and is considered an acceptable design solution. The success of the scheme would be dependent on the building's detailed design and the introduction of high quality materials and good quality workmanship. Particular attention should be paid to the use of the timber cladding and how the building will incorporate adequate weathering details. For this reason, conditions are proposed to secure a high quality finish.

The proposal is considered to accord with Policies DMHB11 and DMHB12 of the Local Plan: Part 2 (2020).

SECURITY

Policy 7.3 of the London Plan (March 2016) states that development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures: i) providing entrances in visible, safe and accessible locations; ii) maximising natural surveillance; iii) ensuring adequate defensible space is provided; iv) providing clear delineations between public and private spaces; and v) providing appropriate lighting and CCTV.

The application does not propose alterations to the main access or use of the site which would require further security measures to be implemented above those which already existing. Notwithstanding this point the scheme should make reference to the compliance with the secure by design principles. As the supporting documents do not provide this detail a suitably worded condition is to be attached to any grant of consent.

7.12 Disabled access

Policy 7.2 of the London Plan (March 2016) requires that the all new development provides the highest standards of accessible and inclusive design. This is supported by the Councils own adopted SPG.

he submitted Design and Access Statement confirms that the proposed development will achieve reasonable levels of accessibility with level access provided throughout, appropriate signage, disability standard parking bays and provision of lifts.

It confirms that the development will comply with relevant educational design standards (BB98) and Part M of the building regulations, allowing for level access, and an accessible WCs. Provision for ramps and compliant steps have been incorporated into the design of the proposal to achieve this.

During the initial assessment of the application a discussion between the agent and LBH's Access Officer was undertaken to discuss the principle of providing a 'Changing Places' facility. Further work has been undertaken following this meeting to identify a space on the first floor which could be utilised to provide this facility.

However at this time the applicant has stated that the provision of a 'Changing Places' facility within this proposed teaching block is not needed as they believe their present facilities elsewhere on the School's campus are satisfactory and meet their requirements.

In addition, within the proposed building would provide two no. accessible WCs with suitable diversity of design across the building proposal.

Notwithstanding this point a recent statement from the MHCLG outlines the intention to make it compulsory for all new developments to include a space for a changing places facility. In response to this the applicant has provided a plan demonstrating a space within Block M which is to be utilised for changing places. As such the proposal is considered to be compliant. A condition has been included to ensure this facility is delivered and retained as such.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development

7.14 Trees, landscaping and Ecology

Policy 5.3 of the London Plan (March 2016) requires that development proposals incorporate sustainable design and requires that biodiversity and green infrastructure is promoted and protected. Local Plan Part 2 Policy DMHB 14 states;

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The application site is located within a tree preservation area therefore a tree survey is required to ensure that proposed development would not result in the loss or damage to any of the trees subject to a TP order or of value. The survey identifies two clusters of trees and a hedge which are within reasonable proximity to the proposed development and are of value. Notwithstanding this the survey does not identify these to be at risk of loss or damage and this is agreed by the Councils Principle Landscape Architect. The report does identify 2 grade A trees which are located within close proximity to the haul route (construction vehicle route) which will be protected in accordance with the submitted Tree Protection Plan and Arboricultural Method Statement. Given the details submitted and the fact that the area that is subject to developed is an already developed area no concerns are raised with regards to trees or ecology. As such no further survey is required.

It is noted that the proposal does not include any notable landscaping provision. Whilst it is understood that the new building would accommodate the footprint of the existing building in form part of the square of buildings within the developed area of the campus, the quadrangle to the east of the new building is in a poor state in terms of its spatial layout, quality and maintenance. It is therefore recommended that landscape enhancements should be provided to complement the new building and connect it with the surrounding structures and enhance its sense of place which is bounded by locally listed buildings.

Taking the above into consideration the proposed development is considered to be acceptable subject to aforementioned landscaping conditions and complies with DMHB 14 of the Hillingdon Local Plan Part 2 - Development Management Policy (2020) and Policy

5.3 of the London Plan.

ECOLOGY

As stated the application proposes the demolition and rebuild of the existing technology block and within a highly developed area of the campus. As such the development is not considered to give rise to any ecological impacts. A preliminary ecological report has been submitted and does not identify the proposed development as being at risk to the surrounding ecological habitats. Notwithstanding this point, as stated above the quadrangle in front of the building is in poor state and the scheme should contribute towards improvements to this area and certainly assist with restoring the setting to the adjoining locally listed buildings. A condition pertaining to landscaping improvements will be attached to any grant of consent and in addition to an ecological enhancement plan condition.

7.15 Sustainable waste management

Policy 5.17 of the London Plan (2016) sets out the Mayors Spatial Policy for Waste Management including the requirements for new developments to provide appropriate facilities for the storage of refuse and recycling. The application does not affect the existing arrangement for waste and recycling collection therefore no further assessment is necessary.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (2016) requires developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

Be lean: use less energy

Be clean: supply energy efficiently

Be green: use renewable energy

Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will ensure that climate change mitigation is addressed at every stage of the development process. This includes the reduction of carbon emissions through low carbon strategies and encouraging the installation of renewable energy to meet the targets set by the London Plan (2016).

Policy DME1 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that: A) All developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets; B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved; C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an off-site contribution to make up for the shortfall. The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

The Energy and sustainability report submitted has been revised since the previous planning submission. The revision encompasses the measures the project has gone through, in order to satisfy the GLA London plan requirements and provides the current results. The process undertaken has been agreed previously with the Sustainability officer and the narrative for what we have done regarding improvements are given below;

- Be Lean - A full review of the building fabric to enhance our original fabric first approach with the current u-values given below;

- External Walls - 0.19 W/m²K for Brick sections, 0.2W/m²K for rendered sections. This has been further reduced to 0.15 W/m²K For the North Elevation.
- External Roof - 0.15 W/m²K
- Ground Floor - 0.16 W/m²K
- Glazing - 1.3 W/m²K (G-Value of 0.35 and Light Transmittance factor of 0.69).
- Air Permeability of 3m³(h.m²) at 50 Pa.

- Be Clean - The equipment selections to include high efficiency equipment, for example;
- Predominantly using hybrid ventilation units operating in natural mode for the proportion of the time, using minimal energy.
- Mechanical heat recovery units have been used in ancillary areas with 85% heat recovery efficiency and a specific fan power of 1.3W/l/s.
- General extract fans have been selected based on high efficiencies with average specific fan powers of 0.25 W/l/s.
- Lighting is full LED with daylight dimming and automatic controls throughout.
- Use of electric water heaters to reduce transmission and storage losses on the hot water.
- CHP and district heating were investigated and ruled out, refer to the report for more detail.

- Be Green - Due to the sites close proximity to RAF Northolt and site restrictions the scheme proposes to deliver the necessary energy savings through the above methods as oppose to the use of PV's. This has been agreed with the Councils Sustainability Officer

The scheme currently achieves a 30.7% betterment over Part L, which is a significant improvement (without the use of renewable energy technologies). Further to this the proposal includes replacing an existing plant room that serves a significant proportion of the school site (circa 450kW of heating load). The boiler upgrade has seen the existing boiler efficiency of 81% to 98.5% efficient with the new boilers. Although the carbon savings are not quantifiable, as the wider site has not been fully modelled, it is clear the wider school site will see a significant reduction in carbon emission and energy use as a by product of the work on the new classroom block.

Therefore, the proposal utilises the fabric first approach of the London plan and with efficiency of equipment being excellent, the proposal is as close as reasonably possible with the current site limitations. It was originally agreed, with the sustainability officer, that consideration would be had for the replacement boilers and the overall school carbon reduction and reduction in energy use.

The combined factors and comments from the Sustainability Officer are considered to meet the above policies.

7.17 Flooding or Drainage Issues

Policy 5.13 of the London Plan (2016) states that development proposals should use sustainable urban drainage systems (SuDs) unless there are good reasons for not doing so and that developments should aim to achieve green-field run-off rates. Policy 5.15 goes on to confirm that developments should also minimise the use of mains water by incorporating water saving measures and equipment.

Policy DMEI 10 of the Local Plan: Part Two (2020) applications for all new build developments are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy.

The site falls within Flood Zone 2 as well as a Critical Drainage area therefore an Flood

Risk Assessment (FRA) was required and submitted with this planning application. The Councils Specialist Officer has reviewed the submitted technical information and raised no objection to the proposed mitigation measures within the FRA.

To ensure that the replacement building is adequately protected against flooding the finished floor level will be set at a minimum level of 35.49m AOD. It will also ensure that the building is adequately protected against potential surface water flooding. No further flood resistant or resilient construction is required in this instance.

There will be no loss in flood storage at the site, with a slight increase in storage provided as part of the proposals. Post development surface water discharge rates from the roof area of the replacement building will be reduced, with discharge being via the existing surface water drainage system serving this area of the school. This represents a significant improvement upon existing discharge rates which are 15.1 l/s during a 1 in 1 year rainfall event and 46.5 l/s during a 1 in 100 year event, and will therefore reduce the downstream risk of flooding.

Appropriate SuDS systems such as permeable paving will be incorporated in the redevelopment, whilst all surface water will receive sufficient treatment prior to discharge from the site, a condition is requested to secure a SUDS maintenance plan.

It is noted that the proposal has been assessed by the Councils Flood Water Management Officer and has raised no objection to the proposal subject to a condition pertaining to further SUDs details.

Foul drainage will continue to be via the existing foul network serving the school. The proposal will have no adverse impact upon the off-site risk of flooding whilst the reduction in discharge rates will provide a benefit, and there are no flood risk or drainage related grounds. As such the proposal is considered to comply with Policies DMEI 10 and Policy 5.13 of the London Plan (2016).

7.18 Noise or Air Quality Issues

NOISE

Policy DMCI 1A of the Local Plan: Part Two (2020) requires new schools and school expansions to take into account the size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations.

The baseline survey details presented with the noise assessment are considered to be acceptable following the applicants confirmation that limited industrial/commercial noise was found to be present during the survey. Furthermore the assessment relating to the impact the proposed development would have on noise levels to the surrounding areas has been found to be acceptable. Notwithstanding this a noise, ventilation and cooling strategy is required and shall be secured via a suitably worded condition.

AIR QUALITY

Policy DMEI 1 of the Local Plan: Part Two (2020) requires major development in Air Quality Management Areas to provide onsite provision of living roofs and/or walls. A suitable offsite contribution may be required where onsite provision is not appropriate.

The Local Plan recognises that living walls and roofs allow a number of environmental goals to be achieved in a relatively small space. They also remove particulates that

improve local air quality. The Sustainability Officer has requested that a condition is added to the decision notice to ensure the proposal contributes to Air Quality enhancements.

Policy DMEI 14 of the Local Plan: Part Two (2020) requires development proposals to demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants. Developments are expected to be:

- Air quality neutral;
- include mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors; and
- actively contribute towards the continued improvement of air quality, especially within the Air Quality Management Area.

The site is not located within an Air Quality Management Area, nor does the proposals include biomass/ CHP therefore the applicant has not provided an air quality assessment. Notwithstanding this the proposal has been reviewed by the Councils Air Quality Officer who has stated that providing there are no additional pupils and no highway concerns raised the development would be acceptable.

Taking the Air Quality Officers comments into considered whilst the application does not benefit from an air quality assessment the proposed development is considered to be acceptable. The applicant has submitted information relating to the CHP boiler condition which the AQ Officer requested and has now confirmed this information is satisfactory.

7.19 Comments on Public Consultations

No letters of representation were received.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020) relates to securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. This policy is supported by more specific supplementary planning guidance.

Should the application be approved, a range of planning obligations would be sought to mitigate the impact of the development, in line with Policy DMCI 7 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

Relevant Officers have reviewed the proposal, as have other statutory consultees. The comments received indicate the need for the following contributions or planning obligations to mitigate the impact of the development.

1. Employment Strategy and Construction Training - either a contribution equal to the formula within the Council Planning Obligations Supplementary Planning Document (SPD) 2014, or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development. Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is Council's priority. Financial Contribution will only be accepted in exceptional circumstances.

2. Project Management & Monitoring Contribution equal to 5% of the total cash contributions. Details shall be in accordance with the Council Planning Obligations Supplementary Planning Document 2014.

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

CONTAMINATED LAND

Policy DMEI 12 of the Local Plan: Part Two (2020) requires proposals for development on potentially contaminated sites to be accompanied by at least an initial study of the likely contaminants. Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

The application is supported by two desk top studies and

The details within the Desk top Study (DTS) include a Preliminary Risk Assessment and Conceptual Site Model which were produced in accordance with authoritative guidance.

The DTS concludes that land at the site was assessed to represent a generally Very low risk - (describing a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe). This information concurs with details of the site which are held in the Council's GIS mapping records concerning land contamination.

However, the DTS does indicate slightly elevated risks may be present from potential ground gas and soil contaminants associated with made ground materials identified at the site. Therefore, the report includes a recommendation for a contaminant screen of the Made Ground and shallow natural soils to be conducted.

The supplementary geo-environmental screening was conducted in conjunction with a geotechnical investigation involving physical and chemical characterisation of soils within the development area.

The results of the geoenvironmental screening conclude No elevated results have been detected and therefore no particular recommendations are required for remediation or protection of site workers during construction.

FIRE SAFETY

In accordance with Policy D12 'Fire safety' of the Mayor's Intend to Publish London Plan, all major development proposals should be submitted with a Fire Safety Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The policy states :

A. In the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety and ensure that they:

1. are designed to incorporate appropriate features which reduce the risk to life in the event of a fire
2. are constructed in an appropriate way to minimise the risk of fire spread
3. provide suitable and convenient means of escape for all building users
4. adopt a robust strategy for evacuation which all building users can have confidence in
5. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party suitably qualified assessor. The

statement should detail how the development proposal will function in terms of:

1. the building's construction: methods, products and materials used
2. the means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach
3. access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
4. how provision will be made within the site to enable fire appliances to gain access to the building.

The application is supported by a Fire Safety Strategy which has been provided by a suitable fire safety assessor. The strategy has been reviewed by the Councils Building Control Team who have stated that the document provided is sufficient to adhere to the policy however a suitably worded condition has been included to ensure the development complies with the details within the Fire Safety Strategy.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The application proposes the demolition of the existing technology block and the construction of a new two-storey linear block providing 18 classrooms and other associated facilities. There is significant policy support at all levels within the policy hierarchy which seek to encourage the expansion of educational facilities. Whilst the application proposes the demolition of the locally listed building, there is an overriding public benefit to warrant the loss of this building which is has deteriorated beyond repair.

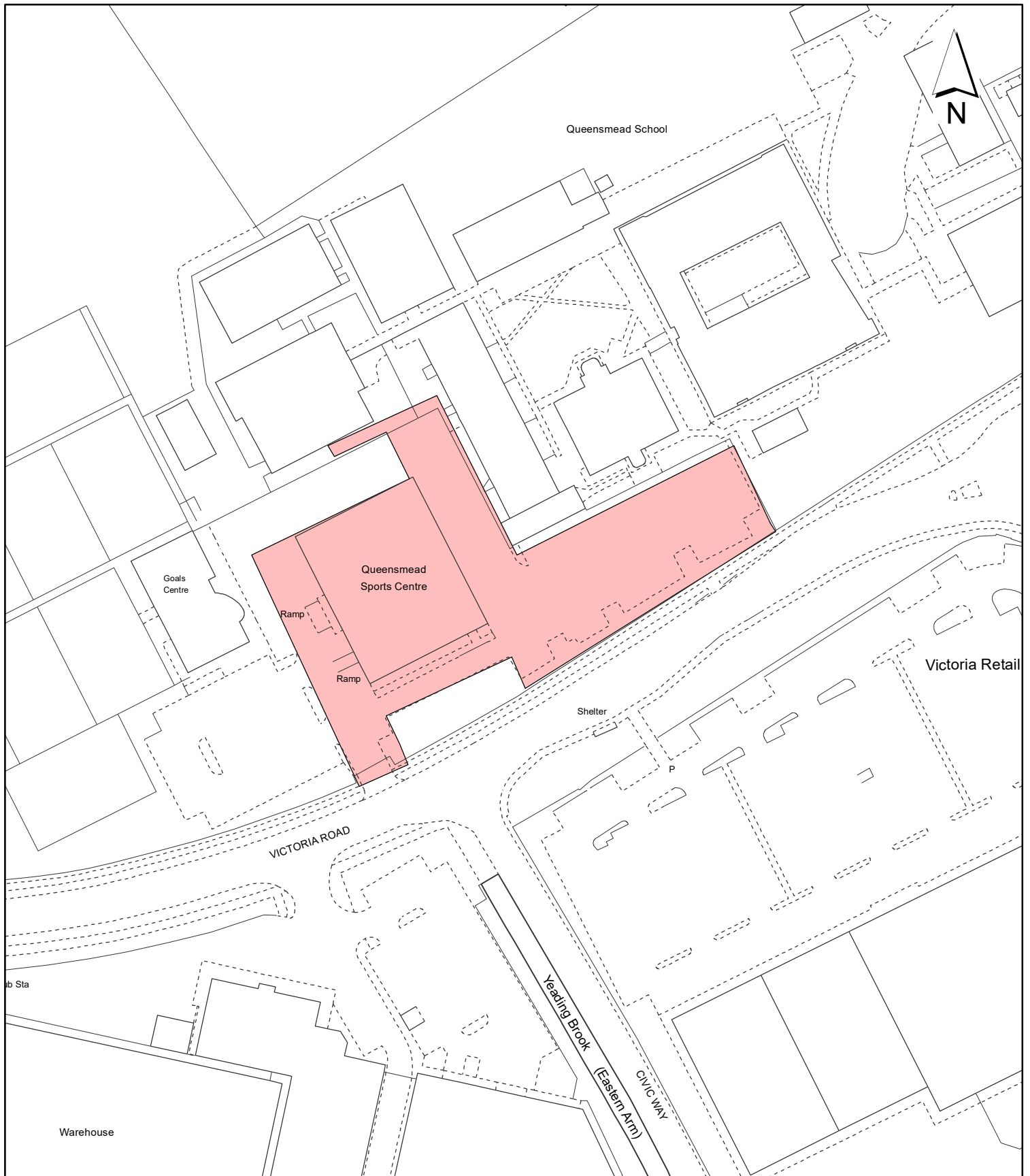
Whilst the loss of the building is regrettable the proposed design of the building is considered to compliment the surrounding structures and the addition of a landscaping condition to secure improvements to the quadrangle which is the centre piece of the square of buildings should improve the sense of place within the highly developed area of the campus.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and would not lead to an increase in traffic and parking demand as the number of pupils and staff is not proposed to increase at the school.

Accordingly the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 Site Allocations and Designations (2020)
Hillingdon Local Plan: Part 2 Development Management Policies (2020)
Hillingdon Local Plan: Policies Map (2020)
London Plan (March 2016)
London Plan (Intend to publish draft) 2019
National Planning Policy Framework (2019)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
Council's Supplementary



Notes:

 Site boundary

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Site Address:

Queensmead School

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

12933/APP/2020/1023

Scale:

1:1,250

Planning Committee:

Major

Date:

August 2020



HILLINGDON
 LONDON