Address:	University College School Frognal London NW3 6XH		**3**
Application Number(s):	2023/5366/P	**Officer:** Edward Hodgson	
Ward:	Frognal		
Date Received:	20/12/2023		
Proposal:	Partial demolition of Giles Slaughter Wing and full demolition of Fives Building, maintenance hut and outdoor stepped seating; erection of part 1 and part 2 storey school building consisting of classrooms, medical and wellbeing rooms, music recital room, music teaching rooms and stores, drama studios, and ancillary cafeteria and offices (Class F1(a)) with associated plant, sports area and court lighting posts and new retaining walls and landscaping; new hard and soft landscaping and drainage; new cycle parking and replacement car parking; and erection of 2 no. part 1 and part 2 storey temporary accommodation buildings for the construction period only.		

Background Papers, Supporting Documents and Drawing Numbers:

Existing Drawings:

Site Location Plan 2037 / GL / 001, 2037 / GL / 002, 2037 / GS / 005, 2037 / GA / 004, 2037 / GA / 003, 2037 / GA / 002, 2037 / GE / 002, 2037 / GE / 001, 2037 / GE / 004, 2037 / GE / 003, 2037 / GS / 001, 2037 / GS / 005, 2037 / GS / 004, 2037 / GS / 006

Proposed Drawings:

2037_GA_006, 2037_GA_007, 2037_GA_011, 2037_GA_012, 2037_GA_013, 2037_GA_014, 2037_GA_020, 2037_GA_021, 2037_GA_022, 2037_GE_001, 2037_GE_002, 2037_GE_003, 2037_GE_004, 2037_GE_011, 2037_GE_012, 2037_GE_013, 2037_GE_015, 2037_GE_016, 2037_GE_017, 2037_GE_018, 2037_GE_019, 2037_GE_020, 2037_GE_021, 2037_GE_022, 2037_GS_001, 2037_GS_002, 2037_GS_003, 2037_GS_004, 2037_GS_005, 2037_GS_006, 2037_GS_007, 2037_GS_011, 2037_GS_012, 2037_GS_013, 2037_GS_015, 2037_GS_016, 2037_GS_017, 2037_GS_018, 2037_GS_019, 2037_GS_020, 2037_GS_023, 2037_GS_026, 2037_GS_027, 2037_GS_028, 2037_GS_029, 2037_GS_030, 2037_GS_031, 2037_GS_032, 2037_GS_033, 2037_V_001, 2037_V_002, 2037_V_003, 2037_V_004, 2037_V_005, 2037_V_006, 2037_V_007, 2037_V_008 A, 2037_V_009 A, 2037_V_010, 2037_V_011, 2037_V_012, 2037_V_013, 2037_V_014, 2037_V_015, 2037_V_016, P192_PL01, P192_PL02 P191_PL03, P191_PL04, P192_PL05, P192_PL06, P192_PL07, P192- PL14

Documents:

DESIGN AND ACCESS STATEMENT
LOCALITY CONTEXT HERITAGE ANALYSIS

LANDSCAPE STATEMENT_P192- PS1, DELIVERY AND SERVICING MANAGEMENT PLAN, CIRCULAR ECONOMY STATEMENT ON DEMOLITIONS_ Assessment of Existing Buildings , ENERGY_OVERHEATING STATEMENT_J7271-MXF-XX-XX-RP-J-51000 P03
EXTERNAL LIGHTING STATEMENT_J7271-MXF-XX-XX-RP-E-31000
SUSTAINABILITY STATEMENT_J7271-MXF-XX-XX-RP-Y-23000 P04
UTILITIES STATEMENT_J7271-MXF-XX-XX-RP-J-55000
VENTILATION STATEMENT_J7271-MXF-XX-XX-RP-M-20000
WHOLE LIFE CARBON _CIRCULAR ECONOMY STATEMENT_J7271 UCS P200
PRE-DEMOLITION AUDIT_ P200-Pre-Demo-KaN-Draft-v01
BASEMENT IMPACT ASSESSMENT_ 20645 UCS P200 Structure_BIA PAM
FLOOD RISK ASSESSMENT_SUDS REPORT - 30645 FRA and SuDS Report_1
TRANSPORT ASSESSMENT_ 30645 PM Transport Assessment (REVISED P02)
1 AIR QUALITY ASSESSMENT_A9 - Air Quality Assessment - Rev 2 PART 1
-2 AIR QUALITY ASSESSMENT_A9 - Air Quality Assessment - Rev 2 PART 2 APPENDIX
AIR QUALITY ASSESSMENT_Camden Air Quality Proforma Rev 1
ECOLOGY_BIODIVERSITY METRIC ASSESSMENT_RT-MME-158263-02-RevA (BMA)
ECOLOGY_BIODIVERSITY METRIC TOOL_158263 Biodiversity Metric 4.0 Calc Tool -A
ECOLOGY_PRELIMINARY BAT ROOST ASSESSMENT_RT-MME-161626-RevA (PRA)
ECOLOGY_PRELIMINARY ECOLOGICAL APPRAISAL_RT-MME-158263-01 (PEA) REV A
NOISE IMPACT REPORT_Final Project 200 GSAD 15122023
FIRE SAFETY STRATEGY_FSE2261-Helios Fire Safety Strategy -UCS P200-Issue 02
FIRE STATEMENT_FSE2261-Helios Gateway 1 Fire Statement -UCS P200-01
ARBORICULTURE IMPACT ASSESSMENT_UCS Project 200_AIA-AMS Tree Report_141223
CONSTRUCTION MANAGEMENT PLAN_231207
BSB_UniversityCollegeSchool_CMP_071223
CONSTRUCTION MANAGEMENT PLAN PROFORMA_ CMP 10_11_2022
SECURITY NEEDS ASSESSMENT_R121-KS-SY-ZZ-RP-Y-0001-S4-A-2
BREEAM Mat 01 - Life Cycle Carbon Report (Max Fordham 28/03/2024)
Basement Impact Assessment Audit (Campbell Reith May 2024)

RECOMMENDATION SUMMARY:

Grant conditional planning permission subject to a Section 106 Legal Agreement

Applicant:	**Agent:**
University College School Frognal London NW3 6XH	Ed Toovey Architects Studio 401 Royle Building 31 Wenlock Road London N1 7SH

ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
F1(a)	Learning and non-residential institutions	14,391	16,452	2,061

Parking details			
Car Type	Existing spaces	Proposed spaces	Difference
Car - General	49	44	-5
Car - Disabled accessible	3	4	+1
Cycle Type	Existing spaces	Proposed spaces	Difference
Cycle – long stay	104	164	+60

EXECUTIVE SUMMARY

i) The proposals seek to provide an increase in teaching and wellbeing space for the school although there is no proposed increase in pupil or staff numbers. The development involves the partial demolition of existing buildings and the erection of a part single and part two storey educational building containing classrooms, wellbeing rooms, music and drama facilities and a cafeteria. The intention is to provide enhanced music, drama, and pastoral care facilities. The proposal would also feature enhanced landscaping and biodiversity that incorporates improved play areas and seeks to mitigate against flooding. There would be an improvement in circulation across the site including improved accessibility and inclusive design. The scheme would not cause detrimental harm to the amenity of any neighbouring occupiers and would preserve the character and appearance of the conservation area and the setting of the listed buildings and no harm to designated heritage assets has been identified. The buildings to be demolished are later additions to the site and are not of heritage or architectural merit and do not meet modern teaching standards. Demolition has been justified and elements of the buildings would be retained to reduce carbon emissions. The new building would have a contextual and sustainable design befitting of its location.

ii) The scheme would provide quality teaching space and facilities which would be used by the public and wider community, such as the tennis courts, classrooms, the recital room and drama studio. There would be an overall reduction in carbon emissions of 27% beyond Building Regulations requirements, and the scheme would achieve BREEAM Excellent. There would be a reduction in car parking, and an increase in cycle parking, and along with a number of transport contributions, the proposal would encourage more sustainable forms of transport and contribute to healthier and safer streets in the vicinity. An employment and training package would be provided during the construction period, providing opportunities for Camden residents. The impacts of construction would be managed via a Construction Management Plan which also includes the requirement to form a community working group.

iii) The proposal involves the retention of staff car parking on the site, but this parking would be for existing staff returning to the site once construction has been completed. The school has a long-term commitment to reducing the amount of onsite parking as no future staff would be entitled to a car park space and so the number of spaces will decrease in the future. This is secured via section 106 agreement under the School Travel Plan. In addition, the scheme would provide 60 new cycle spaces, a financial contribution towards micromobility, new electric vehicle parking bay, and pedestrian, cycling and environmental improvements. As such, the retention of some onsite parking is accepted with an overall improvement in parking impacts.

iv) The proposal complies with the development plan as a whole.

OFFICER REPORT

Reason for Referral to Committee:

Major development involving the provision of more than 1,000 sqm of non-residential floorspace (Clause 3(i))

1. SITE AND BACKGROUND

Location

1.1 The site is located on the eastern side of Frognal, north of the junction between Arkwright Road and Frognal and south of Frognal Way, with the rear garden of properties on Ellerdale Road located to the east.

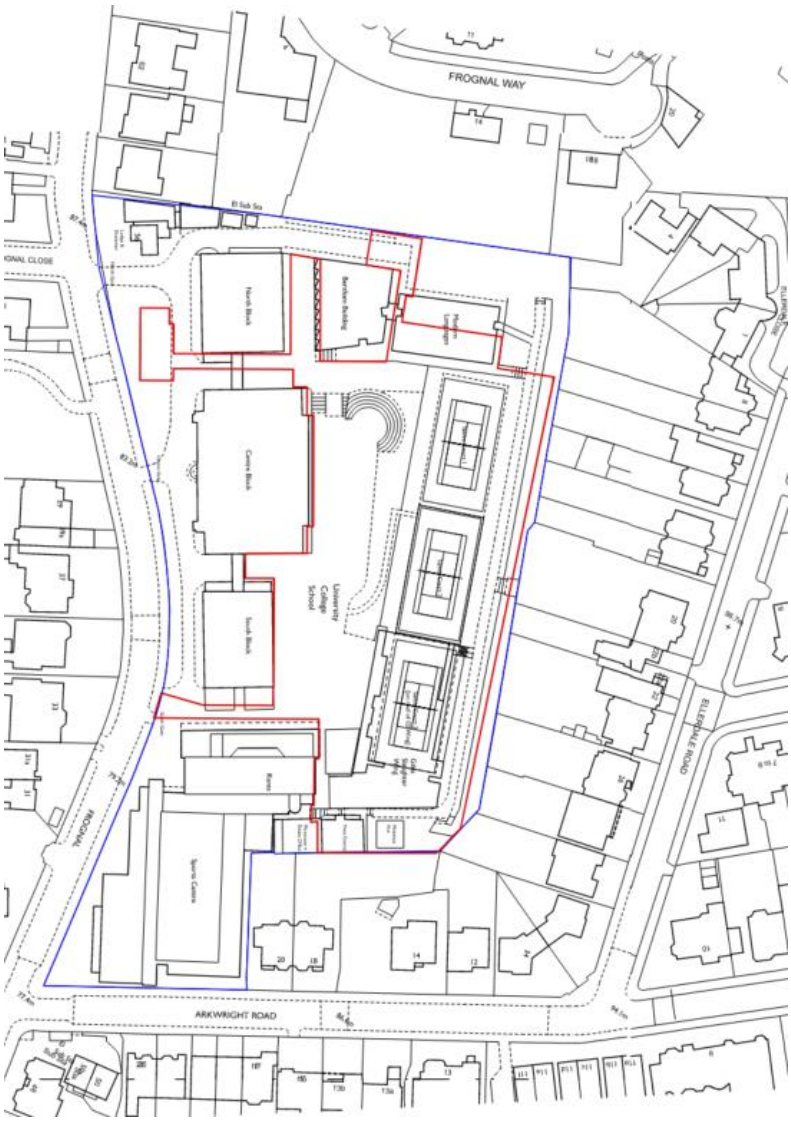


Figure 1 – The existing site

1.2 The existing site is used by University College School (UCS) as their main secondary school (Class F1(a)), although the area is predominantly residential

in use with the nearest commercial centres being along Finchley Road to the west and Hampstead to the northeast.

1.3 The site comprises a mixture of buildings of differing ages with the oldest buildings being the three that front onto Frognal which date from the early 20th Century. Later additions were constructed to the side and rear of these three. All the buildings are no more than 5 storeys in height and are largely constructed with red brick and timber fenestration. In terms of the built form, the site has a rough 'U' shape, with buildings along the front and side leaving a courtyard playground area in the middle. The rear comprises three existing tennis courts set into an embankment with terraced planting areas to the rear. The most southernly tennis court has a single storey building, a portion of the Giles Slaughter wing, located underneath.

1.4 The site is located within the Redington Frognal Conservation Area and Neighbourhood Plan Area. The three main buildings fronting onto Frognal, constructed in 1906-7 are Grade II listed and were first listed in 1974.

1.5 The site has a Public Transport Accessibility Level (PTAL) rating of 5 (Good). The site is located close to Finchley Road and Hampstead Underground stations, Finchley Road and Frognal Overground station and West Hampstead Thameslink, Underground and Overground stations, as well as numerous bus services along Finchley Road.

2. THE PROPOSAL

2.1 The proposal is for the partial demolition of the existing single storey Giles Slaughter Wing superstructure with the existing concrete slab and retaining wall to be retained. The Giles Slaughter Wing is partially located underneath the southernmost tennis court. In addition, the Fives building, and maintenance hut would also be demolished as shown in figure 2 below.

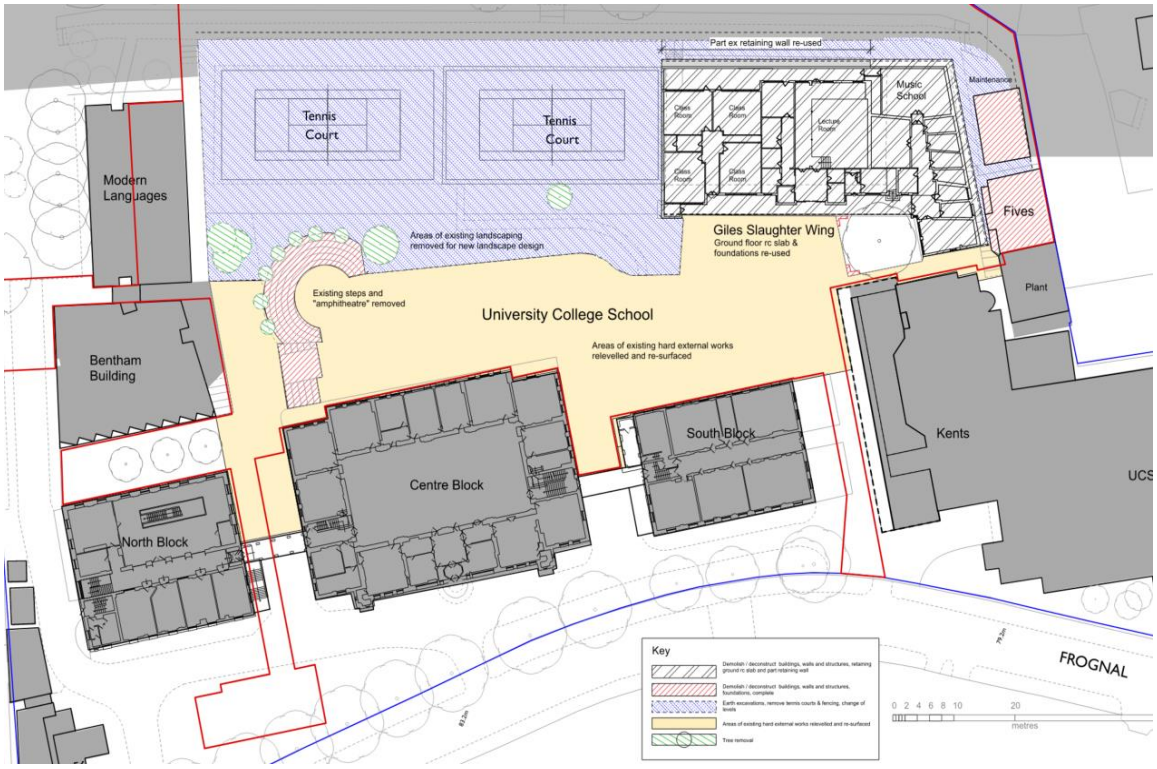


Figure 2 – demolition plan showing the Fives Building and maintenance hut in hatched red and the Giles Slaughter Wing in hatched black.

2.2 It proposed to rebuild and extend the Giles Slaughter Wing as a part single storey structure that would be located underneath the three tennis courts which would be re-provided along with the floodlights. This would involve the excavation of the existing embankment which supports the tennis courts. The south end of the building would be two-storeys in height, with the new recital room roof above. Two new temporary classroom structures are proposed for temporary accommodation during the construction. These include music practice rooms located between the Bentham Buildings and North Block, a single storey block located on the parking area between the North Block and entrance railings facing Frognal, and a two-storey block located in the playground adjacent to the Bentham Building as shown in figure 3 below.

2.3

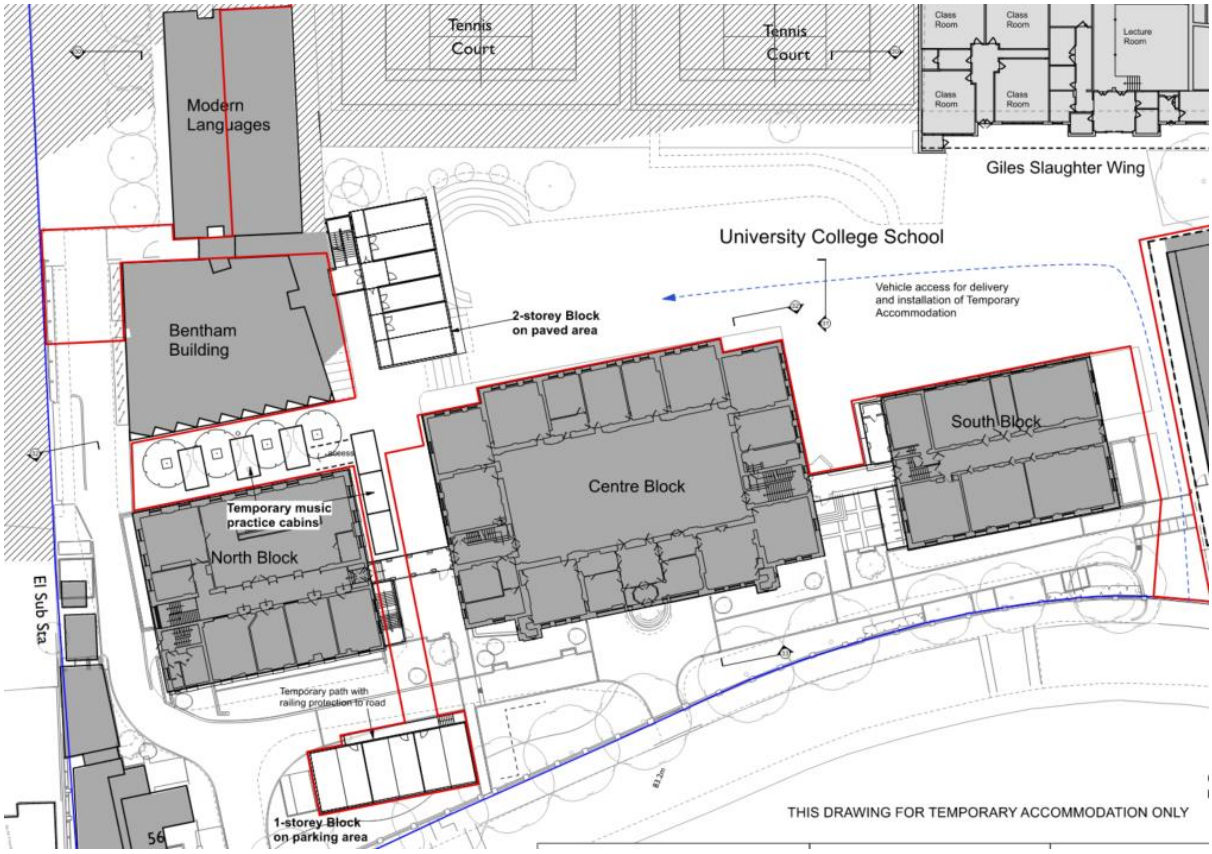


Figure 3 – Location of temporary accommodation

2.4 A new landscaping plan, including new play areas and improved circulation and accessibility is also proposed. This would include new courtyard spaces to the rear between the classrooms and retaining wall. New cycle parking and car parking is also proposed. The works are largely contained to the rear of the site, towards the rear gardens of the properties along Ellerdale Road. The development would be approx. 33.4m away from the properties on Ellerdale Road, 22.3m from the nearest properties on Arkwright Road and 69m from the properties on Frognal Way.

3. RELEVANT HISTORY

The site

3.1 **9201037** - Erection of an east wing sunken extension with reinstated tennis court over to provide a teaching and music block together with alterations to an existing canopied workshop area and conversion of a redundant squash court at the north of the site to provide new design and technology teaching space as shown on drawing no(s) 1820(P) 201 202A 203A 204A 205A 207A 208 and 209. **Granted - 10/12/1992.**

3.2 **2005/0123/P** - Demolition of temporary sports hall and entire changing room block, and erection of a new part 1 part 2 storey sports complex in southwest

corner of the site, to accommodate swimming pool and sports halls, gym, fitness room and associated changing rooms and plant rooms, foyer and ancillary café; erection of single storey 6th form catering block at rear and 2 storey extensions to Kents building at rear; plus associated landscaping and boundary treatment including relocation of entrance gates and piers on Arkwright Road boundary. **Granted subject to s106 agreement – 31/03/2005.**

3.3 **2015/4508/P** - Alteration and extension to The Lodge building (Use Class D1) including landscape works. **Granted - 16/11/2015.**

3.4 **2020/1903/P** - Installation of 2 x lighting poles with LED units to tennis courts in south east corner of site. **Granted - 19/08/2020.**

The area - The Hall School, 23 Crossfield Road, NW3 4NT

3.5 **2016/6319/P** - Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1). **Granted subject to s106 agreement - 05/07/2018.**

4. CONSULTATION

Statutory consultees

Neighbourhood Forum

4.1 Redington Frognal Neighbourhood Forum

Comments on Biodiversity and Flooding

- Neighbourhood Plan policies have been taken into account.
- 43% biodiversity net gain is welcome and could be replicated for other applications.
- Other policies around hedges and eaves and bird bricks could've been used.
- Excavation is likely to affect local hydrology in terms of flooding in West and South Hampstead and the surface run-off rate should be reduced.

Officer Response:

The Council is satisfied with the proposed landscaping and ecology reports and further details are secured by condition and is discussed in section 13 of the report.

The runoff rate calculations have been revised and the Council, as the Lead Local Flooding Authority (LLFA) have confirmed it to be acceptable and is discussed in section 14 of the report.

Local groups

Redington Frognal CAAC

No comments were received.

Heath and Hampstead Society

Comments on flooding

- Changes recommended to the flood risk assessment and suggestions of a large deep well and grey water tank to store rainwater.

Officer response:
The calculations for the runoff rate have been updated and a revised Flood Risk assessment was submitted. The Council, as LLFA, have reviewed this and are satisfied that the proposal would not adversely impact on local flood risk and is discussed in section 14 of the report.

Objections on amenity

- Increased noise and light pollution from the tennis courts on houses along Ellerdale Road.
- Details of construction management plan lacking

Officer Response:
The three existing tennis courts would be re-provided although it is not anticipated that there would be any increase in the use of the new courts. The new floodlights would replace existing ones and as such there would be no significant increase in light pollution and the hours of use would be conditioned. The properties on Ellerdale Road are approx. 33m from the tennis courts and the new lights would not significantly impact on light pollution compared to the existing situation. This is discussed in section 8 of the report.

A draft CMP has been submitted as part of the application. The CMP, including the creation of a community working group, would be secured via section 106 legal agreement. Further details of the CMP would come through the consultation process and construction working groups if the Council is minded to grant permission.

South Hampstead Flood Action Group

Objections on flood risk

- The proposal should go beyond the greenfield runoff rate, by providing more attenuation tanks and more should be done to protect areas

downstream of the site. The Flood Risk Assessment underestimates the previous flooding in the area.

Officer Response:
The Flood Risk Assessment has been revised and the calculations demonstrate that greenfield runoff rates will be met. The Council, as LLFA, is satisfied with the flood risk assessment.

Frognal Way Residents Association

Objections to construction and transport

- Concerns over the traffic movement of construction vehicles in and out of the site, especially noting the size of construction vehicles and the narrow width of the road. Access to the site should be from the South Gate and not the North Gate . There is already a high level of traffic on the surrounding road network which would be added to.

Officer Response:
A draft CMP has been submitted at application stage and the final CMP would be secured via section 106 legal agreement should the Council be minded to grant permission. Further details of the CMP would come from consultation with residents and the construction working group. The applicant has confirmed that construction access would be from the south gate and not the north. The north gate is required to continue servicing the school during construction.

Adjoining occupiers

4.2 The Council put 7 site notices up around the site on Frognal, Frognal Way, Arkwright Road and Ellerdale Road between 28/12/2023 to 21/01/2024. The application was published in the local press between 04/01/2024 to 28/01/2024.

4.3 Objections were received from 5 local occupiers. The objections received by the Council are on the Council's website. The key issued raised are:

Construction and Transport

- Noise and dust pollution and traffic movements during the construction period.

Officer Response:

The final Construction Management Plan would be secured by section 106 legal agreement, which would include a community working group. Details of air quality and dust monitoring and mitigation form part of the CMP. A condition is attached to ensure air quality monitoring equipment is installed prior to construction and requires further assessment by the Council. In addition, there is environmental health legislation that governs construction and the applicant

is reminded through an informative on the decision notice about these requirements.

Amenity

- Light pollution from floodlights, impact on daylight/sunlight from new recital room, noise resulting from the use of the tennis courts and recital room.
- Green roof on the recital room roof should not be used as a terrace.

Officer Response:
Amenity is discussed in section 8 of the report below. The three tennis courts would replace three existing courts and the floodlights would also be replaced, although the overall height of the tennis courts would be higher than the existing A lighting impact assessment has been submitted and demonstrates that the new floodlights would not cause adverse light pollution at neighbouring occupiers. The hours of use and levels of light regarding the floodlights are secured by condition. It is anticipated that there wouldn't be a significant increase in the use of the courts that would impact severely on noise and light compared to the existing situation.

The recital room roof would feature a green roof and details of this and its implementation is secured by condition. In addition, given the pitch of the roof, it would not be practical to use this as a terrace so it is not necessary to condition that it cannot be used for such purposes.

Design and Heritage

- Recital room is significantly larger than the existing building and impacts on the visual harmony of the surrounding buildings. The proposals represent overdevelopment of the site.

Officer Response:
Design and heritage are discussed in section 10 of the report below. The volume of the recital room is derived from the need for acoustics. Its design is a contemporary yet sympathetic addition that does not compete with the nearby listed buildings and wider conservation area.

Sustainability

- The use of active cooling due to south facing windows, including on the recital room.

Officer Response:
Sustainability is discussed in section 11 of the report of the below. It has been suitably justified that there is a need for active cooling in certain rooms that do not benefit from any passive ventilation, such as music practice rooms that don't have windows for acoustic reasons. The use of active cooling has been kept to a minimum.

5. POLICY

National and regional policy and guidance

National Planning Policy Framework 2023 (NPPF)
Draft NPPF 2024
National Planning Practice Guidance (NPPG)
London Plan 2021 (LP)
London Plan Guidance

Local policy and guidance

Camden Local Plan (2017) (CLP)

Policy G1 Delivery and location of growth
Policy C1 Health and wellbeing
Policy C2 Community facilities
Policy C5 Safety and security
Policy C6 Access for all
Policy A1 Managing the impact of development
Policy A2 Open space
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy CC4 Air quality
Policy CC5 Waste
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T3 Transport infrastructure
Policy T4 Sustainable movement of goods and materials
Policy DM1 Delivery and monitoring

Redington Frognal Neighbourhood Plan (2021)

Policy SD 2 Redington Frognal conservation area
Policy SD 3 Electric vehicle charging points
Policy SD 4 Redington Frognal character
Policy BGI 1 Gardens and ecology
Policy BGI 2 Tree planting and preservation
Policy BGI 3 Lighting
Policy CF 1 Cultural, leisure, tertiary education and community
Policy UD 1 Underground development
Policy UD 2 Development impacts

Supplementary Planning Documents and Guidance

Access for All CPG - March 2019
Air Quality - January 2021

Amenity - January 2021
Basements - January 2021
Biodiversity CPG - March 2018
Community uses, leisure and pubs - January 2021
Design - January 2021
Developer Contribution CPG - March 2019
Digital Infrastructure CPG - March 2018
Employment sites and business premises - January 2021
Energy efficiency and adaptation - January 2021
Planning for health and wellbeing - January 2021
Town centres and retail - January 2021
Transport - January 2021
Trees CPG - March 2019
Water and flooding CPG - March 2019

Redington Frognal Conservation Area Character Appraisal and Management Plan 2022

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for which consultation has now ended (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	**Land use**
8	**Impact on Neighbouring Amenity**
9	**Basements**
10	**Heritage and Design**
11	**Energy and Sustainability**
12	**Transport**
13	**Trees and Landscaping and Biodiversity**
14	**Flooding and Water**
15	**Air Quality**
16	**Safety, Security and Community Access**
17	**Employment and Training**
18	**Planning Obligations**

19	**Community Infrastructure Levy**

7. LAND USE

7.1 The proposal does not involve a change of use, and so there would be no loss of a protected use. The existing and proposed uses would stay the same, namely educational use under Class F1 (a). The proposal would result in an increase in educational floorspace and improved facilities for the school which is supported by Policy C2 of the Local Plan, which seeks to support educational bodies in enhancing their operations.

8. IMPACT ON NEIGHBOURING AMENITY

8.1 Camden Local Plan policies A1 and A4, as well as Redington Frognal Neighbourhood Plan policies SD5 and BGI 3, and the Amenity CPG, are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impacts from construction works are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

Daylight and sunlight

8.2 The leading industry guidelines on daylight and sunlight are published by the Building Research Establishment in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports the use of the BRE guidance for assessment purposes, however, it should not be applied rigidly and should be used to quantify and understand impact when making a balanced judgement.

8.3 Paragraph 125 of the NPPF supports making efficient use of land and says that authorities should take a flexible approach in applying policies or guidance relating to daylight/sunlight where they would otherwise inhibit making efficient use of a site, as long as the resulting scheme would provide acceptable living standards.

8.4 Paragraph 2.2.5 of the BRE 2022 guideline states if the angle taken from the lowest window an of existing building opposite to the horizontal subtended by the proposed development is less than 25-degrees for the whole development, then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If the angle is more than 25-degrees, a more detailed check is needed to find the loss skylight to the existing building.

8.5 A Daylight Sunlight Assessment Report has not been submitted as part of the application. The tallest part of the proposal is the recital room roof and the

topography of the land slopes up towards Ellerdale Road to the rear. When taking the angle from the lowest windows on the rear elevations of the houses on Ellerdale Road, Arkwright Road and Frognal Close, the proposed development would not exceed 25-degrees. This is due to the topography of the area and the distance from the proposal to these properties. Therefore, it is unlikely that that there would be a substantial effect on skylight at these properties and no further detailed check in the form of Daylight/Sunlight Assessment is required.

Noise

8.6 There would be no increase in the number of pupils resulting from the development, which is secured by condition. The tennis courts have been in situ for a number of years and as such there is existing noise generated from the use of these courts. The replacement courts would be used in the same way as the existing and would be used within general school hours. A condition (condition 23) limiting the use of the floodlights is attached to the decision notice, which prohibits the lights to be used between 21:30 and 07:00 Monday to Fridays and 20:00 to 07:00 on Saturdays and Sundays. This in turn would limit the hours of use of the tennis courts as it would not be practical to play in darkness. Given the existing situation, the hours of use and the distance from the courts to neighbouring occupiers, it is anticipated that there would not be harmful noise arising from the tennis courts.

8.7 The proposed recital room and drama studio would be used for evening performances although these would be in place of performances that currently occur within the existing central hall and the auditorium. The main external and gathering dwell space would be located in front of the recital room building and generally away from residential occupiers. A Noise Impact Assessment has been submitted which states that the nearest sensitive receptor at neighbouring properties is 27m away – a significant distance. The assessment states that the breakout of entertainment noise from the recital room and drama studio would be 29db, which is 10db below the measured evening ambient noise level (39db) including a 5db correction for impulsivity, which indicates a no observed effect level (NOEL). In addition, a condition (condition 26) limiting the hours of use of out-of-school-hours activities from the recital room and drama studio to 21:00 Mondays to Fridays and 16:00 on Saturdays, Sundays and Bank Holidays would be attached. These hours would be in line with the current hours used by the school for such activities.

8.8 The proposal involves the installation of plant units, namely two Air Source Heat Pumps and one condenser unit to the north-east of the site. The Noise Impact Assessment Report states that with mitigation measures, the noise from the units would be 10db below the background noise levels in compliance with the Council's noise requirements. Conditions (condition 21 and 30) are attached to the decision notice requiring that pre-implementation, the necessary mitigation measures are installed and retained thereafter. The

Council has powers under Environmental Health legislation to take action if noise does not comply with the Council's noise standards.

8.9 The Noise Impact Assessment has been assessed by the Council's Environmental Health Team who have deemed it to be adequate.

Light Pollution

8.10 It proposed to replace the existing tennis courts floodlights with new floodlights and to introduce external lighting to paths and external areas. 8 new lighting posts are proposed, which would replace the 6 existing. However, it is noted that planning consent was granted for 2 additional posts in 2020, which was not implemented. The posts themselves would be the same height, although the height of the new tennis courts would be 1.5m higher compared to the existing. An external lighting strategy has been submitted which demonstrates upwards lighting from the scheme would be less than the recommendations within the Institute of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011. The site is considered to be a suburban location which is in environmental zone 3 and has a maximum upward light ratio of 5% which the proposal would comply with.

8.11 The Maximum Allowable Value at neighbouring occupiers is 5 lux, and the proposed numbers would be between 1 and 4 lux, thereby complying with the maximum standards for a proposal in suburban setting.

8.12 A condition (condition 19) is attached to the decision notice requiring that artificial lighting at the development shall not exceed lux levels as required by the Lighting Engineers: Guidance Notes for The Reduction of Light Pollution, 2000.

8.13 A condition (condition 23) is also attached to the decision notice limiting the hours of operation of the floodlights so that they cannot be used between 21:30 and 07:00 Monday to Fridays and 20:00 to 07:00 on Saturdays and Sundays.

8.14 Light pollution from the development would be within acceptable limits. Conditions to limit their brightness and hours of use would help to ensure any impact is mitigated and managed.

Land Contamination

8.15 The submitted desk study report has identified a number of potential sources of contamination on site. Very low to moderate risks to end users have been identified, along with a low to moderate risk of ground gases. The desk study made recommendations for an intrusive investigation to determine the risks from identified sources. This desk study is deemed satisfactory by the Council's Contaminated Land team, and a condition (condition 5) would be attached securing a site investigation, remediation method statement and

verification report demonstrating that any required remediation work has been carried out.

9. BASEMENTS

9.1 Camden Local Plan Policy A5, as well as Redington Frognal Neighbourhood Plan Policies UD1 and UD2 and the Basements CPG are relevant in assessing basement applications, with careful consideration needed to assess the impact on neighbouring properties and the ground, water and structural conditions of the area. Applicants need to demonstrate that any basement will not harm neighbouring properties, avoid adversely affecting drainage and run-off, and does not surpass Burland Scale 1 'very slight'.

9.2 The proposal does not technically involve the construction of a basement, i.e. a level that is under the main ground level. Basements are defined in the CPG as a 'floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.' Notwithstanding, the proposed single storey element under the existing tennis courts involves extensive excavation into the slope given the topography of the site. As such, a Basement Impact Assessment (BIA) has been undertaken and reviewed by the Council's third-party engineers Campbell Reith.

9.3 The BIA, reviewed by Campbell Reith, is deemed to be adequate and it has been demonstrated that the excavation of the slope would not result in damage to neighbouring properties higher than Burland Scale 1, in line with the development plan and guidance. The impact of the scheme on drainage, run-off and flooding is discussed in the water and flooding section of the report. A condition would (condition 31) be attached requiring the works to be carried out with the BIA submitted and the BIA audited undertaken by Campbell Reith. A further condition (condition 3) would be attached requiring details of the basement engineer's qualifications to ensure the works would be carried out correctly.

10. HERITAGE AND DESIGN

Designated and non-designated heritage assets

10.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation and enhancement of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.

Site and Context

10.2 The site for development is along the eastern edge of the school site, otherwise known as the rear of the site which is accessed entirely from Frognal. This area currently holds a playground, 3no. tennis courts, the most southern of which is on the roof of the Giles Slaughter Wing, constructed in 1993-4. Due to issues with fabric and services, it is proposed that this building is demolished to make way for the development. Also to be demolished are the Fives building and Maintenance hut. The development site includes an Oak tree, planted by Her Majesty the Queen in 1980. This is to be retained and enhanced as part of the development. The school site is characterised by its siting within the wider topography, with a natural slope of the land from a high point in the northeast down towards the southwest. This leads to neighbours on the northern (Frognal Way) and eastern (Ellerdale Road) sides being elevated above the school. These boundaries are screened with mature trees located in the rear gardens. The school site currently mitigates the level change through a series of terraces and banks, so that play areas and buildings are on more even ground.

Massing

10.3 The proposal would respond to the existing characteristics including banks and terraces, using the level changes to create a building that is part of the landscape. The building would be predominantly single storey, measuring approx. 137m wide, 18.4m deep and approx. 5.6m high. The single-storey portion would house the classrooms, well-being centre, offices, plant room and common room. The southern end of the building would be two storeys in height, including the additional recital room roof which would be the highest point of the development. The recital room would measure 14m in height. This element would also project further forward with an angle projection to a depth of 34.5m at the recital room although this has been designed to wrap around the Oak Tree.

10.4 The massing steps back down to single storey level close to the southern boundary of the site. This portion of the building would house the recital room, lecture theatre, music practice rooms, cafeteria, drama studio and southern plant room. A courtyard and lightwell area are proposed to the rear between the retaining wall and rear elevation. Within the single storey portion, a central corridor would provide access to the rooms either side, allowing views either into the central play area to the front or to the courtyard to the rear. A cloister is proposed on the western façade which would not infringe on the existing open play areas and would allow for planting and solar shading within the rooms.

10.5 The form and proposed heights are successfully integrated into the site. The lower section is primarily visible from within the school grounds where it provides a framing to the open play area, with a glimpsed distant view from Frognal. The taller section will have some visibility from neighbouring

properties, however the existing trees to the south will screen views from this direction, whilst the housing to the east is elevated due to the slope and will therefore be looking down onto the proposed pitched green roof. The buildings form a cohesive relationship with the landscape, which is being developed as part of the application with a focus on wellbeing, inclusion and accessibility. The building would read as subservient to the listed building, by virtue of its setting and distance from across the car park, and because of its predominantly low-rise height and form. This is in line with the other later buildings built around the site, such as the Kents and Bentham Buildings. The building would help to retain the sense of openness, with the central play space retained, and would sit comfortably within the existing topography. The rear 'garden' space, which is a significant characteristic of the conservation area, would thus be retained and a comprehensive planting and landscaping scheme is proposed to aid this.

Figure 4: Artistic impression of the proposal

Details and Materials

10.6 The architectural language is restrained, owing to the building's role as a framing to the landscape. The ratio of solid to void is appropriate, and the windows and doors are arranged in a simple rhythm to maximise internal light levels. The primary expression comes from the recital room roof, and the volume comes from acoustic requirements and to allow light in. It would respond to the pitched roofs which are common features of the surrounding conservation area, and also reduces its massing. The glazing would face west

towards the rest of the site, with a triangulated pitched roof above and set with a solid frame. The roof would be finished in copper sheeting with a green living roof to the rear which would help to soften its appearance and maintain the garden character. Given its scale, and distance, and the use of sympathetic materials, the roof would not compete with nor detract from the listed buildings. Moreover, it would only be visible mainly in private views in the conservation area, and although more contemporary in appearance, would preserve the green character of rear spaces in the conservation area.

10.7 The remainder of the building would be largely clad with natural varied red clay bricks, a material common within the conservation area and found on the listed building. The cloister structure would use steel columns with oxidised brown copper above which would complement the red brick. The courtyard area would be clad with light ceramic tiling, to help reflect light back into the classrooms. The proposed materials would complement and not compete with the existing material palette of the site and wider conservation area. Further details and specifications are secured by condition (condition 10).

10.8 The temporary accommodation would be largely contained to the rear of the site next to the Bentham Building. A two-storey temporary block and single storey cabins would be located here and would have very limited visibility from the public realm. A single storey block would be located to the front of the site facing Frognal. However, all three blocks are limited in scale and would be subservient to the existing buildings. They would be finished in grey steel panels and would not compete with the school buildings in terms of size and design. Condition 20 would ensure that they are removed upon occupation of the new building.

10.9 As such, the proposed building is considered to preserve the listed building, its setting and special interest, and preserve the character and appearance of the Redington Frognal Conservation Area.

Figure 5 – Artistic impression of the proposed entrance to the building, including the new recital room roof.

University College School – no harm

10.10 The original school building facing on to Frognal is Grade II listed and consists of three main blocks (one central block with a wing on either side) constructed in 1907 by Arnold Mitchell in an Edwardian Baroque style and listed in 1974. The significance comes from the building's architectural detailing and materials, with broken pediments, distinctive ocular windows and strong horizontal stone and terracotta banded pilasters and is a high-quality example of an Edwardian Baroque/Rococo style school building. In addition, the gates and railings forming the front boundary onto Frognal are also Grade II listed and were constructed at the same time as the frontage building. The railings are cast-iron with torche flambe finials on brick sleeper walls with brick and stone piers and are seen to compliment the main building to provide a grand and imposing appearance. The entrance gates are cast-iron with stone piers. The remaining buildings on site are not contained within the listings. The red line boundary submitted for this application excludes the listed building, and so no listed building consent is required.

10.11 The buildings to be demolished are not of heritage or architectural merit and are later additions to the site and do not contribute to the heritage significance of the school. The Giles Slaughter Wing was constructed in the 1990s and relates poorly to the surrounding site and conservation area. The maintenance hut is a poorly constructed building used for storage. During the course of the application, a listing application was submitted to Historic England regarding

the Cyriax Fives Court. The Fives Court was not recommended for listing and rejected at the Initial Assessment Report stage for the following reasons:

Degree of Architectural interest:

* *other than as examples of Rugby Fives courts built to standardised dimensions, the courts do not have a claim to architectural interest;*

* *Fives is well represented on the statutory List; entries include walls and courts spanning a wide date range and are located at a variety of site types including churches, barns, factories and schools.*

Degree of Historic interest:

* *the bequeathal of the courts by Dr Cyriax, an important figure in the development of Rugby Fives, does give them a claim to historic interest. However, Rugby Fives is one of several variations of the game and these courts are comparatively late examples; the association with Dr Cyriax is insufficient in isolation to warrant their listing.*

10.12 The proposed works do not impact on the significance of the listed buildings and structures, and allow those listed buildings to remain dominant in the school site and in the wider area. Setting contributes to the listed buildings insofar as the general character of the area (see below) and the proposals retain this character by proposing a contemporary but restrained and contextual development. The proposal would preserve the buildings and their setting.

Redington Frognal Conservation Area – no harm

10.13 The Redington Frognal Conservation Area was first designated in 1985 and is mainly suburban in character. Its special character and significance comes from the landscaping, in terms of small front gardens and extensive rear gardens, the associated townscape with front courts, low front walls and hedges, and the variety of building scales with some larger mansion blocks ranging from 3 storeys (the predominant height) to 6 storeys along Finchley Road. The architecture is largely late 19th Century to early mid 20th Century, with a range of styles including notably Queen Anne Revival and Arts and Crafts. The area is leafy and verdant, contributing to an open garden suburb character with well-vegetated front, side and rear gardens. The school is not noted as making a positive contribution to the conservation area.

10.14 As above, the contemporary but restrained and contextual development would preserve this significance. The proposal is not considered to harm the listed buildings, their setting or special interest, nor is it considered to harm the character and appearance of the conservation area. The proposal is a well-designed scheme that complies with the objectives of the development as set

out in policies D1 and D2 of the Local Plan, and policies SD2 and SD4 of the Neighbourhood Plan.

11. SUSTAINABILITY AND ENERGY

11.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.

11.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. The development plan promotes circular economy principles and local plan policy CC1 and London Plan policy SI7 require proposals involving substantial demolition to demonstrate that it is not possible to retain and improve the existing building and to optimise resource efficiency.

Redevelopment strategy

11.3 The proposal involves the partial demolition of the Giles Slaughter Wing, and full demolition of the Fives Building and maintenance huts. Given the level of demolition involved, a condition and feasibility study has been undertaken, accompanied by a Whole Life Carbon and Circular Economy Report. CPG Energy Efficiency and Adaption is relevant and outlines the requirements for the condition and feasibility study, taking into account the function of the building, the occupation, existing services, materials, loading capacity, energy performance, and the overall site capacity (does the building optimise the capacity for the site). A four-step hierarchy is then applied for development options, including refit; refurbish; substantial refurbishment and extension; and reclaim and recycle.

11.4 The existing Giles Slaughter Wing has suffered from issues with waterproofing and poor building services. It has a lower standard of thermal insulation and airtightness. It overall does not meet modern teaching standards and was generally constructed with materials that are not long lasting and the structure of the building does not allow it to be easily altered. The spaces internally are poorly insulated and dark, with little natural light, and low floor to ceiling heights compared to modern standards.

11.5 All three buildings do not make best use of the capacity of the site. The site has evolved into a U-shape, with development along the northern and southern edges of the site. The southeast corner, where these buildings are located, is the one area of underdevelopment, and currently has a back of house and hostile character. The school requires high quality teaching space which the buildings do not offer anymore. In particular, the recital room

requires a large volume for acoustic reasons and this needs to be a double-height space. The existing roof slab precludes the feasibility of a double-height space due to its limited construction and structural capacity. The maintenance hut is akin to a garden shed in construction and is not suitable for teaching use.

11.6 That said, not all the structure has limited scope for retention and refurbishment, and although the superstructure is to be demolished, the concrete slab beneath the building and 50% of the retaining wall would be retained. The Fives Building has limited services and although it has been temporarily used for drama teaching, it is not suitable for long term teaching and would not meet current standards. There are also level changes which means it cannot be adapted easily and is accessed via a narrow set of steps. The building itself blocks access to the southeast corner of the site which limits the potential for development that maximises site capacity. An optioneering process was undertake, which involves options to retain the existing buildings and completely demolish the existing buildings. The option to demolish the Giles Slaughter Wing superstructure and retain the slab and 50% of the retaining wall was chosen. The retention of these elements would save approx. 380,000kgCO2e compared to full demolition. Overall, given the limitations of the buildings, in terms of their construction, location and use, and the retention of parts of the structure, the demolition is acceptable in this instance.

11.7 A Whole Life Carbon (WLC) and Circular Economy assessment has been submitted and is line with the London Plan 2021 policies and supporting planning guidance. These includes methods for reducing waste through recycling, reusing or recovering materials with at least 95% to diverted away from landfill, recognising opportunities for greater energy and resource efficiency, reducing greenhouse gases, and using London-based aggregates and sustainable modes of transport. 100% of the concrete slab and 50% of the retaining wall would be retained, and floorboards from the existing building would be reused. The development would use a modular solution with steel frames and pre-cast concrete planks which would be constructed off site. This would reduce onsite waste, reduce transport and the steel frames could be reused at end of life. The classrooms would be flexible and could be easily altered in future for layout changes, as they would have no load bearing walls and have high ceiling heights. The layouts have been designed to maximise the amount of natural light available.

11.8 With regards to Circular Economy targets, the existing concrete slab and 50% of the retaining wall within the Giles Slaughter Wing would be retained. This avoids the need to source new concrete and steel, saving 296,227kg of concrete and 87,840kg of steel. Some of the bricks would be recovered and re-used for the façade. The plastic astro turf for the tennis courts would be

reused off site and the stone cladding would be used for external paving and seating. In total, 22% of materials would be reused on-site or off-site.

11.9 The development plan promotes circular economy principles and local plan policy CC1 and London Plan policy SI7 require proposals involving substantial demolition to demonstrate that it is not possible to retain and improve the existing building and to optimise resource efficiency.

11.10 To ensure greater resource efficiency through recycling and reuse of materials, a condition is attached requiring 95% of construction and demolition waste to be reused, recycled, or recovered, and 95% of excavation waste to be put to beneficial use (condition 17).

Whole Life Carbon

11.11 The Whole-Life Carbon (WLC) emissions are the total carbon emissions resulting from the construction and the use of a building over its entire life (this is assessed as 60 years), and it includes its demolition and disposal. This is split into modules that assess each stage of the building's life.

11.12 The A-Modules concentrate on the emissions from the building materials (A1-A3 extraction, supply, transport and manufacture) and the construction stages (A4-A5 transport, construction and installation).

11.13 The B-Modules concentrate on the use stage of the building (B1-B5 use, maintenance, repair, replacement, refurbishment), but the modules that deal with operational energy and water use are excluded (B6-B7). This is because they are "regulated emissions" and so are considered separately and in detail in relation to the zero-carbon target (see the "Energy and carbon reductions" section below).

11.14 The C-Modules deal with the end-of-life stage of the building (C1-C4 deconstruction demolition, transport to disposal, waste processing for reuse, recovery or recycling, disposal).

11.15 Carbon sequestration is when carbon dioxide is removed from the atmosphere and held in materials, for example the carbon absorbed by trees as they grow and locked in timber until the end of its life. It is important to consider this in the end-of-life phase because the carbon is released again at the end of its life (when it decomposes), so it is included in the total A-C-Modules.

11.16 The GLA WLC assessment guidance sets out minimum benchmarks for different building typologies per square metre of gross internal area in kilograms of carbon equivalent ($kgCO_2e/m^2$ GIA). It also encourages development to aim for more ambitious aspirational benchmarks. The tables below show how the development performs against the benchmarks, as well as the aspirational targets.

11.17 It is noted that the scheme would exceed the minimum benchmark as shown below. This is due to the nature of the proposal, which is largely single storey with a large roof compared to the GIA of the building (the "form factor"). This is known as the 'short building penalty', as carbon rates are counted and then divided by GIA. The proposed building has a high GIA but is largely single storey. The roof requires structure but does not provide any GIA, and as such, represents a penalty. For tall buildings, this penalty is spread over many floors, and therefore has a lesser impact with a more efficient form factor. The heritage context of the development means that lower scale development was a preferable trade-off in this case. Options for reducing the carbon of the proposal have been explored, and the Council is satisfied, given the short nature of the building, that the proposal reduced the amount of carbon as is reasonably possible.

Modules	**Min benchmark for SCHOOL / UNIVERSITY ($kgCO_2e/m^2$ GIA)**	**Aspirational Benchmark for SCHOOL / UNIVERSITY ($kgCO_2e/m^2$ GIA)**	**Proposal ($kgCO_2e/m^2$ GIA)**
A1-A5	<750	<500	1012
Total A-C (excl B6&B7 but inc sequestration)	<1000	<675	1342

Table 1 - Summary of Whole-Life Carbon results for the school/university development

Energy and carbon summary

11.18 The following summary table shows how the proposal performs against the policy targets for carbon reductions in major schemes, set out in the London Plan and Camden Local Plan.

Policy requirement (on site)	**Min policy target**	**Proposal reductions**
Total carbon reduction: LP policy SI2 and LP CC1	35%	27 %
Be lean stage (low demand): LP policy SI2	15%	9 %
Be green stage (renewables): CLP policy CC1	20%	18 %

Table 2 - Carbon saving targets (for majors) and the scheme results

Total carbon reductions

11.19 Reductions are measured against a baseline which are the requirements set out in the Building Regulations. Major development should aim to achieve an on-site reduction of at least 35% in regulated carbon emissions below the

minimums set out in the building regulations (Part L of the Building Regulations 2021). The remainder of the carbon savings to 100% reduction (zero carbon) should then be secured through a carbon off-set payment. This is charged at £95/tonne CO_2/yr (over a 30 year period) which is spent on delivery of carbon reduction measures in the borough.

11.20 It is acknowledged that due to the changes to Part L 2021 with SAP10.2 carbon factors, these targets may be more challenging for non-residential developments to achieve initially. This is because the new Part L baseline now includes low carbon heating (like ASHP) for non-residential developments.

11.21 In this case, the development does not meet the policy target of 35% reductions, achieving an overall on-site reduction of 27% below Part L requirements as shown in Table 2 above. Initially, a reduction of 19% was proposed, however this has been increased to 27% during the course of the application following officer discussions. The main shortfall is in Be Lean, which is 6% below the minimum target. This shortfall is mainly attributed to the nature of the proposal as discussed below. A **carbon offset payment of £35,108 will be secured by Section 106 legal agreement** to bring it to zero carbon, in compliance with the development plan.

Be lean stage (reduce energy demand)

11.22 London Plan policy SI 2 sets a policy target of at least a 15% reduction through reduced energy demand at the first stage of the energy hierarchy.

11.23 In this case, the development does not meet the policy target of 15%, reducing emissions by 9% at this stage through energy efficient design. Although the proposals involve high performance insulation, air permeability, efficient glazing, and high efficiency lighting, the building is limited by its design to reduce heat loss. The building is largely single storey, with a large area of extended roof and large window openings that allow for natural light. This contributes to higher heat losses and makes it more difficult to achieve the space heating demand target of 15kWh/m2/year, with a proposed space heating demand of 22.26kWh/m2/year. It is accepted that the building has not been designed to optimise heat loss efficiency, however this is balanced against the need for good outlook and natural light levels to provide an adequate standard of teaching accommodation. In addition, some rooms within the development require active cooling. An overheating assessment has been submitted to demonstrate that there would be a risk of overheating within the lecture theatre, chamber and music practice rooms, and staff offices. These rooms would have high internal and solar heat gains, and the practice rooms, for acoustic reasons, would not have windows. The majority of the rooms in the building would be naturally ventilated.

Be clean stage (decentralised energy supply)

11.24 London Plan Policy SI3 requires developers to prioritise connection to existing or planned decentralised energy networks, where feasible, for the second stage of the energy hierarchy. Camden Local Plan policy CC1 requires all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network.

11.25 In this case an assessment of the existing London heat map has been made and demonstrated that there are no existing local networks present within connectable range of the scheme.

Be green stage (renewables)

11.26 Camden Local Plan policy CC1 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (after savings at Be Lean and Be Clean), where feasible, for the third stage in the energy hierarchy.

11.27 In this case, the development does not meet the policy target of 20%, reducing emissions by 18% at this stage through renewables. The proposal includes PV panels on the roof with full details secured by condition 13. This would secure a meter to monitor the energy output from the approved renewable energy systems. The proposal includes low carbon heating like Air Source Heat Pumps (ASHPs). The provision and extent of PV panels has increased during the course of the application following officer discussions. This is now the maximum that could be provided across the site, and therefore the 2% shortfall is accepted.

Be seen (energy monitoring)

11.28 The London Plan policy SI 2 requires the monitoring of energy demand and carbon emissions to ensure that planning commitments are being delivered. In this case, the development has committed to reporting. A condition will be added to secure reporting to the GLA and in the event of performance not being met an action plan to be submitted to and approved by the GLA (condition 18).

Climate change adaption and sustainable design

11.29 Local Plan policy CC2 expects non-residential development to meet BREEAM Excellent. The proposal would exceed the requirement for BREEAM excellent with the following credits.

- Energy targeted credits = 67% which exceeds the requirement of 60%
- Water targeted credits = 67% which exceeds the requirement of 60%
- Materials targeted credits = 79% which exceeds the requirement of 40%

11.30 The proposal would involve sustainable drainage methods, including an attenuation tank and rain garden. In addition, green roofs are proposed across the building, details of which are secured under condition 11. Overheating has been taken into account during the design, with a canopy on the west elevation providing solar shading and natural ventilation and high-performance glazing would be provided. However, some active cooling is required for certain rooms where it has been demonstrated that there is a risk of overheating. These are largely rooms which would have no windows for acoustic reasons (music and chamber practice rooms). In general, the need for active cooling has been kept to a minimum and is only proposed in rooms where it has been clearly demonstrated in line with policy CC2.

11.31 The development plan (CLP policy CC3 and LP policy SI12 and SI13) also seeks to ensure development does not increase flood risk, reducing the risk of flooding where possible. Development should incorporate sustainable drainage systems (SUDS) and water efficiency measures.

11.32 In this case, the development incorporates SUDS, including an attenuation tank, and a rain garden. Furthermore, the proposal also includes the provision of green roofs integrated with the solar panels, which would enhance the biodiversity of the site and reduce water runoff. Details of this system will be secured by condition 11. Flood risk is covered in the 'Flooding and water' section of this report.

12. TRANSPORT

12.1 Policy T1 of the Camden Local Plan seeks to prioritise walking, cycling and pedestrian movement from developments. Sustainable forms of transport are also supported in the Redington Frognal Neighbourhood Plan, including Policy SD3 which encourages electric vehicle charging points. Policy CF2 of the Neighbourhood Plan also supports the improvement of footpaths, high quality paving and wide footways. Policy T2 of the Camden Local Plan seeks development to be car-free and will limit on-site parking to space designated for disabled people and/or essential operational or servicing needs. Supporting text paragraph 10.20 states that the Council will consider retaining or reproviding existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. Policy T4 of the Local Plan requires Construction Management Plans and Delivery and Servicing Management Plans to be submitted for developments for over 2,500sqm and these will generate significant movement of goods and materials by road. Although there is no increase in staff and pupil numbers, the proposal is likely to generate some additional trips from visitors using the recital room, drama studio and music practice rooms. This may include after school or holiday events and performances.

Car Parking

12.2 The site currently has 49 car parking space which are available to school staff and for contractors. The school has an existing School Travel Plan (STP) which includes the senior school site on Frognal. This STP strongly encourages more sustainable modes of transport to be used for pupils and staff. The existing rear car park holds spaces for 35 cars, and this would be reduced to 30. In 2016, the car parking at the front of the site was reduced from 34 spaces to 14. This application would see a further reduction of 4 car parking spaces. This reduction is welcomed, although it is accepted that the scheme would not be a car-free development. However, the scheme is for extensions and alterations to an existing school, rather than a new use or unit of occupation. The existing spaces are used by current staff members who will be returning to the site once the development has been completed. The school will not be offering on-site car parking to any future members of staff and so when the current staff members leave, it is anticipated that these spaces will become redundant. This is stated within the STP. The STP also states that the level of car parking is monitored and reduced when appropriate. The STP is secured by section 106 agreement along with a monitoring fee of £11,221. 4 of the 44 spaces will be blue badge spaces for disabled persons, which amounts to 9%. The London Plan requirement for education use is 5% and as such is acceptable. Two of the car parking spaces would have electric vehicle charging points. In addition, a financial contribution of £10,000 is secured via section 106 for an electric vehicle charging point and bay. The proposal is therefore compliant with Policy T2, as the on-site parking would be for disabled people and the essential operational needs for current staff. The Travel Plan, although already in place, is secured via section 106 legal agreement, and would be reviewed three months post occupation and then annually for four years after. The Travel Plan specifically advises that car parking is not available for newly recruited staff. This is sufficient to encourage new staff members to use sustainable modes of transport and a car parking management plan is not required.

Cycle Parking

12.3 Policy T1 of the Camden Local Plan seeks safe and secure cycle parking that exceeds the minimum standards of the London Plan. The London Plan requirements for the school, based on the number of staff and pupils is 161 long stay and 10 short stay spaces (171 total). The existing number of cycle spaces is 104. A total of 64 additional are proposed as part of this application and 138 of these spaces would be covered, which brings the total to 168 space which is short of the London Plan and Camden Local Plan target. It is noted however that there is no proposed increase in staff or pupil numbers from this application. In addition, the site is constrained and with limited options to provide safe cycle parking. The additional cycle parking spaces are welcomed, and their details and implementation are secured by condition (condition 12).

Delivery and Servicing

12.4 In line with Policy T4, a Delivery and Servicing Management Plan and swept path analysis has been submitted. Given there is no proposed increase in staff or pupil numbers, there is unlikely to be significant changes to delivery and servicing. This currently takes places through the north gate from Frognal, where the refuse and recycling zone is, adjacent to the north block and Bentham Building. Servicing for the new cafeteria will be from the north gate and taken by trolley or cart across the site to the proposed building at the south of the site. The north road is also where the cycle parking is largely located, and this cycle parking provision would be expanded. A swept path analysis has been submitted to demonstrate that there would not be a conflict between cyclists and delivery vehicles. Currently, cycle access and delivery access are at different times and this would continue as to ensure the safety of cyclists and deliveries are not permitted at the beginning and end of the school day when staff and pupils are accessing the cycle spaces (between 07:30am to 09:00am and before 16:00pm). A condition is attached to ensure deliveries are undertaken in accordance with the plan.

Refuse and Waste

12.5 In terms of refuse and recycling, policy CC5 and Camden Planning Guidance Design are relevant seek to ensure that appropriate storage for waste and recyclables is provided in all developments. The refuse and waste proposed from the new development would be taken to the existing north service area for storage and then collection in line with the current system. The proposal would not give rise to any additional impacts in relation to these matters and would be considered acceptable.

Construction Management Plan

12.6 The Council needs to ensure that the development can be implemented whilst mitigating impact on amenity and ensuring the safe and efficient operation of the highway network in the local area In line with Camden Local Plan policy T4, a draft Construction Management Plan has been submitted as part of the application. The timing of deliveries would be controlled to avoid peak traffic periods and would be restricted to 09:30 to 16:00. The Transport for London Road Network (TLRN) would be used as much as possible, and it proposed to access the site from Finchley Road via Arkwright Road. Finchley Road is a wide road with capacity for HGVs and is a red route. Upon exiting the site, lorries would then use Frognal and Frognal Lane before rejoining Finchley Road. The site would be accessed via the South Gate, given the North Gate is required for ongoing delivery and servicing.

12.7 A detailed CMP would be secured via section 106 legal agreement. The process of submitting the detailed CMP would involve community liaison and a construction working group for developers and contractors that would involve local affected residents and community stakeholders. The details of the CMP will therefore come forward at a later stage once there has been

more engagement with the local residents and groups. A CMP implementation support contribution of £10,116 would be secured via a s106 planning obligation if planning permission were granted. A construction impact bond (£16,000) would also be required. The bond is fully refundable on completion of works, with a charge only being taken where contractors fail to take reasonable actions to remediate issues upon notice by the Council.

Highways Contribution

12.8 Should there be any damage to the public highway during demolition and construction, especially at the uncontrolled crossing on Frognal, a financial contribution of £20,000 is secured by section 106 to repair any damage.

Pedestrian, cycling and environmental improvements

12.9 Although there would no increase in staff or pupil numbers, there may be some increase in trips resulting from the drama studio, recital room and music practice rooms. As such, the Council and applicant has agreed a financial contribution of £50,000 to improvements to the northbound cycle lane on Fitzjohn's Avenue, pedestrian improvements to side road junctions, and a study to reduce traffic and improve pedestrian safety on Arkwright Road on the junction with Frognal. This is secured via section 106 legal agreement.

Micromobility

12.10 A financial contribution of £5,000 is secured via section 106 agreement towards the installation of micromobility facilities for e-bikes and e-scooters.

Summary

12.11 The proposal would see an overall reduction in car parking on site which is supported and the reprovision of the existing staff car parking is accepted. The proposal would involve the provision of new cycle parking, and contributions towards pedestrian, cycling and environmental improvements, EV charging bay and micromobility to encourage more sustainable modes of transport. The impact of construction would be mitigated by a CMP.

13. TREES, LANDSCAPING AND BIODIVERSITY

13.1 The Camden Local Plan policies A2 (open space) and A3 (biodiversity) and CPG Biodiversity seek to protect existing trees, secure additional trees and vegetation and to protect and promote biodiversity. Redington Frognal Neighbourhood Plan policies BGI 1 (gardens and ecology) and BGI 2 (tree planting and preservation) seek to retain, provide and reinstate trees, and improve the ecology and biodiversity of the area.

Trees

13.2 The proposal involves the loss of 15 category 'C' trees which are lower category and have a poorer quality and lower amenity value. No category 'A' or 'B' trees would be removed. In addition, it's proposed to plant 25 no. trees,

which would include a mixture of species appropriate to this environment. A condition (28) is secured to ensure replacement tree planting is implemented.

13.3 In addition, all trees in and around the site that might be affected would be protected using suitable tree protection methods.

13.4 Tree T1 is a mature oak that was planted by Queen Elizabeth II and is category 'B' and has cultural and amenity significance. This tree is to be retained and pruned. A small terrace area serving the café is proposed within its Root Protection Area (RPA), and conditions (conditions 6 and 7) are attached requiring further details of the foundations of this terrace to ensure the roots are suitably protected.

Biodiversity

13.5 The proposal would result in a biodiversity net gain of 40.87%, which exceeds the 10% as advocated in the Environment Act 2021 and is welcomed. However, it should be noted that the application was submitted prior to the adoption of Biodiversity Net Gain and is therefore exempt.

13.6 The submitted documents in relation to ecology have been reviewed and suggest that the proposal would not result in adverse impacts to the surrounding ecology. The existing bat box would be retained, and all other trees and buildings do not provide potential roosting habitats for bats. Therefore, there would be a negligible impact on bats around the site. The common frog is known to breed within an existing pond within the site, however the pond is not going to be directly impacted upon. The impact and mitigation of terrestrial habitats would be secured via condition. As such, conditions (conditions 9 and 15) are attached to secure a Construction Environmental Management Plan (to avoid impacts on retained habitats and species), a Landscape and Ecology Management Plan (to ensure appropriate ongoing management of habitats and landscaped areas, trees and planting, including green roofs), and details of the green roofs (including species to be planted and substrate type and depth).

Landscaping

13.7 The existing site comprises engineered landform of terraces, open hard-standing areas, playgrounds and a concrete amphitheatre. The proposed landscaping plan would involve the provision of soft landscaping and planting between the playground area and the new single storey element. In addition, a rain garden would be provided. The existing amphitheatre would be removed and a new kick about space provided. Green roofs would be provided on the colonnade roof, the wellbeing centre roof, the recital room roof and the cafeteria roof. To the rear, the proposed courtyard space would feature planting involving small shrubs, trees and leafy wall climbers to find a balance between greening and allowing light into the classrooms. Further details of the planting strategy and green roofs are secured by condition (conditions 8 and

11). The proposed parking area would be finished with reinforced grass and bounded by hedges similar to those found at the front of the site. The existing north terrace would be redesigned to provide more planting and less hard standing.

Access

13.8 The existing north terrace area currently does not benefit from level access. The proposal would introduce step-free access from the proposed lift in the new building and a path on the south side of the tennis courts.

13.9 The proposed landscaping plan would provide greater north-south access across the site. Ramps would be located on the west elevation of the single-storey element. In addition, a zig zag designed ramp would be located adjacent to the steps at the main entrance of the new building. This would enable step-free access from the school's main entrance on Frognal through the site to the new development. The ramp's location next to the steps is welcomed and feels more inclusive as it limits the amount of separation between users of the steps and the ramp. The topography of the site makes level access difficult, and innovative design solutions have been sought to address this.

14. FLOODING AND WATER

14.1 Policy CC3 of the Local Plan seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible and seeks to achieve greenfield run-off rates where possible. Policy UD 1 of the Redington Frognal Neighbourhood Plan seeks to ensure that underground development does not adversely impact on underground streams or spring lines.

14.2 Several consultation responses raised concerns about the potential flood impact of the proposals. The application site is located on a historically flooded street (Frognal). Areas of the wider UCS site have a high flood risk, however the area of the development itself has a lower flood risk. As such, a Flood Risk Assessment (FRA) and Sustainable Drainage System (SuDS) report have been submitted. The FRA assesses the flood risk of the development, including from watercourses, groundwater, surface water and overland flows, reservoirs and sewers. Various flood mitigation measures have been proposed, including basement waterproofing and cavity drainage systems, proposed levels to maintain existing flow paths and re-route any above ground flows to non-sensitive areas away from thresholds and the inclusion of non-return valves to prevent sewer surcharge. The development would therefore be at low risk from flooding from all sources once these measures are fully implemented.

Sustainable Drainage Systems (SuDS)

14.3 A number of SuDS mitigation measures are proposed in order to reduce the flood risk in the surrounding area and to help achieve greenfield run-off rates. This includes the use of a detention basin, permeable paving and a below ground attenuation tank. In addition, other measures such as green roofs, a rain garden and rainwater butts are proposed. It has been demonstrated that with the mitigation measures, the discharge rate for the proposed development would be restricted to greenfield run off rates. This includes 2.5l/s for a 1 in 2 year return and 9.3l/s for a 1 in 100 year period plus 40% climate change event. This meets the requirements outlined in CPG Water and Flooding. Conditions (14 and 16) are attached to the decision notice requiring the mitigation measures to be implemented and for evidence of such measures to be submitted to the Council prior to occupation including the internal measures as discussed above in para 14.2..

14.4 There would be an overall reduction in flood risk resulting from the development. There would be a 45% reduction in discharge rate for a 100 year storm event plus the 40% allowance for climate change.

15. AIR QUALITY

15.1 Policy CC4 of the Local Plan seeks to ensure that the impact of development on air quality is mitigated.

15.2 An Air Quality Assessment (AQA) has been submitted and reviewed by the Council's Air Quality Officer. The site is below the national annual mean objective of 40µg/m3 for NO2 and falls within APEC-A for site suitability, which states no air quality grounds for refusal, however mitigation of any emissions should be considered. The impact on occupants is expected to be negligible.

15.3 No emergency backup generators are proposed. The development would use heat pumps which means that the building emissions are considered to be air quality neutral. There would not be a significant increase in trips from the development meaning that transport emissions are air quality neutral. Overall, the development would be air quality neutral which meets policy and CPG requirements.

15.4 A medium risk of dust has been identified from the demolition. As such, condition 4 is attached so that evidence of dust monitoring has been submitted to the Council for at least 3 months prior to development. A further condition is added to ensure that no non-road mobile machinery is used on the site unless it complies with NRMM Low Emission Zone requirements (condition 22). A further informative is attached stating that mitigation measures to control construction-related air quality impacts are secured within the Construction Management Plan.

16. SAFETY, SECURITY AND ACCESS

16.1 Camden Local Plan policy C5 and CPG Design are relevant with regards to secure by design. In addition, Policy C2 applies which supports the investment plans of educational bodies and also seeks to secure sharing or extended use of facilities that can be accessed by the wider community. Policy C6 expects all buildings and places to meet the highest practical standards of accessible and inclusive design so they can be used by all. This includes securing car parking for disabled people.

16.2 The Metropolitan Police's Designing Out Crime officer was consulted during the application process and has raised no objections to the proposals subject to suggested recommendations including security rated doors and windows and installation of alarm systems and appropriate lighting accompanying CCTV. In addition, it is recommended that all rooms within the building should have the room number or name displayed on both the inside and outside of the room. An informative would be attached to any planning permission requiring further details for the scheme to achieve a secure by design accreditation silver award.

16.3 The existing tennis courts are used by the members of the local community including a tennis programme which is for young children between 3-11 years old. This would continue following the construction of the new tennis courts. The new recital room, drama studio along with the cafeteria, lecture theatre and classrooms would be available for hire outside of periods of school use. Current performances, some of which are made available to the local community, would take place in the drama studio and recital room. A Community Access Plan would be secured by section 106 legal agreement to ensure that the new facilities resulting from the development would be open to the wider community in line with the school's current approach.

16.4 As discussed in the design and landscaping sections (section 10 and section 13), the development would help improve the accessibility across the site, which has level changes and slopes. Ramps have been integrated into the landscaping design and for the first time, the terrace to the rear of the tennis courts would be fully accessible via a lift. As discussed in section 12 transport, blue badge parking spaces would be provided in line with London and Local Plan requirements.

17. EMPLOYMENT AND TRAINING

17.1 The Local Plan policies E1 and E2 and CPG Employment sites and business premises states that in the case of such developments, the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services. A floorspace uplift of this size (2,061sq. m) triggers the need for an employment and training plan related to the

construction phase of the development and would require the standard obligations to be secured by s106 legal agreement:

- Apprenticeships - as the build cost for this scheme will exceed £3 million at approximately £22.1 million the applicant must recruit 7 construction apprentices paid at least London Living Wage per £3 million of build costs and pay the council a support fee of £1,700 per apprentice as per section 63 of the Employment sites and business premises CPG which totals £11,900. Recruitment of construction apprentices should be conducted through the Council's Euston Skills Centre.
- Construction Work Experience Placements - The applicant should provide a set number of work experience placements (this is one placement per 500sq m of employment floor space) of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Euston Skills Centre, as per section 69 of the Employment sites and business premises CPG. With an uplift of 2,061 sq. m Class F1 floor space, this would be 4 work experience placements.
- Local Recruitment – The standard local recruitment target is 20%. The applicant should work with the Euston Skills Centre to recruit to vacancies, advertising with us for no less than a week before the roles are advertised more widely.
- Local Procurement – The applicant must also sign up to the Camden Local Procurement Code, as per section 61 of the Employment sites and business premises CPG. The Council's local procurement code sets a target of 10% of the total value of the construction contract. Whilst there is an expectation that the developer or their contractor be proactive in their own research on procurement or supplies within the borough, they would be encouraged to liaise with Camden's Inclusive Economy Team who would assist with them prior to starting works on site.

18. PLANNING OBLIGATIONS

18.1 The following contributions are required to mitigate the impact of the development on the local area, including the impact on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Contribution	**Amount (£)**
Carbon off-set fund	£35,108
Travel plan and associated monitoring and measures contribution	£11,221

Highway works contribution	£20,000
DMP/CMP implementation support contribution	£10,116
DMP/CMP Impact Bond	£16,000
Micro-mobility (cycle / e-scooter hire) improvements contribution	£5,000
Pedestrian, Cycling and Environment	£50,000
Electric Vehicle Charing Point and Bay	£10,000
Construction apprenticeships	£1,700 x 7 apprentices = £11,900
TOTAL	£153,345

19. COMMUNITY INFRASTRUCTURE LEVY (CIL)

19.1 In accordance with the Council's Charging Schedule, the proposal is not liable for CIL.

20. CONCLUSION

20.1 The proposal would result in a high-quality and sensitively designed school building, providing a high standard of educational and sporting facilities, which the wider public would be able to access, including the tennis courts and music recital room. The building would sit comfortably within the existing site and the wider conservation area. Although some level of car parking would remain, the parking provision has been reduced and this is expected to decrease further over the years, and contributions to promote more sustainable modes of transport would be provided to offset this. The development would incorporate sustainable design principles, with carbon reductions and significant improvements with regards to Biodiversity Net Gain. Flood risk would be reduced and impacts from the excavation of the slope have been minimised as far as reasonably possible. Impacts from construction would be mitigated through a Construction Management Plan, including a Community Working Group.

Public benefits

20.2 No harm has been identified to heritage assets but if the committee decides there is harm, there are a number of public benefits that could weigh against that harm.

- Improved education facilities.
- Public access to the tennis courts and state-of-the-art music recital room, made available to the public for performances.
- Financial contributions to promote safe and sustainable modes of transport in the area, including an electric vehicle parking bay, micromobility facilities, and investment in local cycle, pedestrian and environment infrastructure.
- An increase in biodiversity contributing to local wildlife within the area.
- Construction apprenticeships and work placement opportunities for Camden residents.

21. RECOMMENDATION

21.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Construction management plan (CMP)
- CMP implementation support contribution of £10,116
- CMP Impact Bond of £16,000
- Requirement to form a construction working group consisting of representatives from the local community
- Carbon Offset Payment of £35,108
- Energy and Sustainability Plan (including carbon targets, monitoring, and BREEAM excellent with targeted credits of 74% (energy), 67% (water) and 64% (materials))
- Travel Plan and monitoring of £11,221
- Micromobility contribution of £5,000
- Pedestrian, Cycling and Environment contribution of £50,000
- EV charging bay of £10,000
- Highways contribution of £20,000
- Employment and Training Strategy
- 7 construction apprenticeships and support fee of £11,900
- 4 construction work experience placements
- Local recruitment and procurement
- Community Access Plan

22. LEGAL COMMENTS

22.1 Members are referred to the note from the Legal Division at the start of the Agenda.

23. CONDITIONS

1	**Three years from the date of this permission** This development must be begun not later than three years from the date of this permission. Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
2	**Approved drawings** The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Existing Drawings: Site Location Plan 2037 / GL / 001, 2037 / GL / 002, 2037 / GS / 005, 2037 / GA / 004, 2037 / GA / 003, 2037 / GA / 002, 2037 / GE / 002, 2037 / GE / 001, 2037 / GE / 004, 2037 / GE / 003, 2037 / GS / 001, 2037 / GS / 005, 2037 / GS / 004, 2037 / GS / 006 Proposed Drawings: 2037_GA_006, 2037_GA_007, 2037_GA_011, 2037_GA_012, 2037_GA_013, 2037_GA_014, 2037_GA_020, 2037_GA_021, 2037_GA_022, 2037_GE_001, 2037_GE_002, 2037_GE_003, 2037_GE_004, 2037_GE_011, 2037_GE_012, 2037_GE_013, 2037_GE_015, 2037_GE_016, 2037_GE_017, 2037_GE_018, 2037_GE_019, 2037_GE_020, 2037_GE_021, 2037_GE_022, 2037_GS_001, 2037_GS_002, 2037_GS_003, 2037_GS_004, 2037_GS_005, 2037_GS_006, 2037_GS_007, 2037_GS_011, 2037_GS_012, 2037_GS_013, 2037_GS_015, 2037_GS_016, 2037_GS_017, 2037_GS_018, 2037_GS_019, 2037_GS_020, 2037_GS_023, 2037_GS_026, 2037_GS_027, 2037_GS_028, 2037_GS_029, 2037_GS_030, 2037_GS_031, 2037_GS_032, 2037_GS_033, 2037_V_001, 2037_V_002, 2037_V_003, 2037_V_004, 2037_V_005, 2037_V_006, 2037_V_007, 2037_V_008 A, 2037_V_009 A, 2037_V_010, 2037_V_011, 2037_V_012, 2037_V_013, 2037_V_014, 2037_V_015, 2037_V_016, P192_PL01, P192_PL02 P191_PL03, P191_PL04, P192_PL05, P192_PL06, P192_PL07, P192- PL14 Documents: DESIGN AND ACCESS STATEMENT, LOCALITY CONTEXT HERITAGE ANALYSIS LANDSCAPE STATEMENT_P192- PS1, DELIVERY AND SERVICING MANAGEMENT PLAN, CIRCULAR ECONOMY STATEMENT ON DEMOLITIONS_ Assessment of Existing Buildings , ENERGY_OVERHEATING STATEMENT_J7271-MXF-XX-XX-RP-J-51000 P03 EXTERNAL LIGHTING STATEMENT_J7271-MXF-XX-XX-RP-E-31000 SUSTAINABILITY STATEMENT_J7271-MXF-XX-XX-RP-Y-23000 P04

	UTILITIES STATEMENT_J7271-MXF-XX-XX-RP-J-55000 VENTILATION STATEMENT_J7271-MXF-XX-XX-RP-M-20000 WHOLE LIFE CARBON _CIRCULAR ECONOMY STATEMENT_J7271 UCS P200 PRE-DEMOLITION AUDIT_ P200-Pre-Demo-KaN-Draft-v01 BASEMENT IMPACT ASSESSMENT_ 20645 UCS P200 Structure_BIA PAMFLOOD RISK ASSESSMENT_SUDS REPORT - 30645 FRA and SuDS Report_1 TRANSPORT ASSESSMENT_ 30645 PM Transport Assessment (REVISED P02) 1 AIR QUALITY ASSESSMENT_A9 - Air Quality Assessment - Rev 2 PART 1 -2 AIR QUALITY ASSESSMENT_A9 - Air Quality Assessment - Rev 2 PART 2 APPENDIX AIR QUALITY ASSESSMENT_Camden Air Quality Proforma Rev 1 ECOLOGY_BIODIVERSITY METRIC ASSESSMENT_RT-MME-158263-02-RevA (BMA) ECOLOGY_BIODIVERSITY METRIC TOOL_158263 Biodiversity Metric 4.0 Calc Tool -A ECOLOGY_PRELIMINARY BAT ROOST ASSESSMENT_RT-MME-161626-RevA (PRA) ECOLOGY_PRELIMINARY ECOLOGICAL APPRAISAL_RT-MME-158263-01 (PEA) REV ANOISE IMPACT REPORT_Final Project 200 GSAD 15122023 FIRE SAFETY STRATEGY_FSE2261-Helios Fire Safety Strategy -UCS P200-Issue 02 FIRE STATEMENT_FSE2261-Helios Gateway 1 Fire Statement -UCS P200-01 ARBORICULTURE IMPACT ASSESSMENT_UCS Project 200_AIA-AMS Tree Report_141223 CONSTRUCTION MANAGEMENT PLAN_231207 BSB_UniversityCollegeSchool_CMP_071223 CONSTRUCTION MANAGEMENT PLAN PROFORMA_ CMP 10_11_2022 SECURITY NEEDS ASSESSMENT_R121-KS-SY-ZZ-RP-Y-0001-S4-A-2 BREEAM Mat 01 - Life Cycle Carbon Report (Max Fordham 28/03/2024) Basement Impact Assessment Audit (Campbell Reith May 2024) Reason: For the avoidance of doubt and in the interest of proper planning.
	Pre-commencement
3	**Basement Engineer's Qualification** The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works. Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

4	**Air quality monitoring** Air quality monitoring should be implemented on site. No development shall take place until a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance; b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved. Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.
5	**Land Contamination** Part A: No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority. The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person. Part B: No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person. Part C: Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis

	of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person. Reason: To ensure the 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 to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.
6	**Tree Protection** Prior to the commencement of any works on site, details demonstrating how tree T1 to be retained shall be protected during construction work, shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details. Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.
7	**Building Foundations** Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.
8	**Landscaping** No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The 25 replacement trees shall be included in the plans, and the landscaping shall be completed prior to occupation of the development. Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance

	with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.
9	**Construction Ecological Management Plan** Prior to commencement of development, a Construction Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set the safeguards and working practices that will be employed to minimise adverse effects on biodiversity and ensure compliance with UK wildlife legislation. The Plan, as a minimum, shall include: Development standoffs and safeguards for all retained habitats, A method statement to ensure that the proposed works do not result in the spread of any invasive plant species, Covering open excavations and pipework to avoid accidental entrapment of terrestrial mammals, Construction timetables to avoid sensitive periods such as nesting bird season, Vegetation management measures to minimise the risk to protected or notable species; and, Compliance with any specific mitigation measures that will be required to acquire a Development Licence for works affecting protected species if relevant Reason: To protect existing biodiversity on site in accordance with Policies A2 and A3 of the London Borough of Camden Local Plan 2017.
	Prior to relevant part of the development and above ground works
10	**Materials** Detailed drawings and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun: a) Details including plans, coloured elevations and sections at 1:20 of all new typical facade junctions (including at ground level, window / external door head and cill, and at junction with roof). To include any ventilation grills, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures; b) Details including plans and sections at 1:20 of all new typical roof junctions (including at edges, corners, around rooflights or other features within roof). To include any ventilation grills, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures; and c) Manufacturer's specification details, including photographs, of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided (on site). Samples of materials to be provided at a suitable size (e.g. 1x1m) and alongside all neighbouring materials.

	Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.
11	**Green Roof** Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. The details shall include: i. a detailed scheme of maintenance; ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs; and iii. full details of planting species and density. The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme. Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies, CC1, CC2, CC3, , D1, D2 and A3 of the London Borough of Camden Local Plan 2017.
12	**Cycle Parking** Prior to commencement of the relevant part of the development hereby approved, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use. Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, and so safeguard the visual amenity of the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.
13	**PV Panels** Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells / energy generation capacity and associated equipment to be installed on the building shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

	Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.
14	**Water and Flooding** Prior to the relevant part of the development, full details to demonstrate: a. the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and b. the proposed internal measures to ensure the development has been designed to mitigate flood risk and cope with potential flooding including a suitable positive pump device to protect against sewer flooding; Should be submitted to the Local Planning Authority and approved in writing. The measures shall be carried out in accordance with the details thus approved. Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017 and Policy SI 13 of the London Plan 2021.
	Prior to occupation
15	**Landscape and Ecology Management Plan** Prior to occupation, a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority, setting out the detailed establishment and management of all on site landscaping, including compensation and enhancement measures, to be implemented in full thereafter. Reasons: To protect and enhance the biodiversity of the site in accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017.
16	**SUDs Implementation** Prior to occupation, evidence that the SUDs system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan. Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017 and Policy SI 13 of the London Plan 2021.
17	**Demolition diversion from landfill**

	The demolition hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.
18	**Whole Life Carbon – post construction assessment** Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to ZeroCarbonPlanning@london.gov.uk and SustainabilityPlanning@camden.gov.uk, along with any supporting evidence as per the guidance. Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Camden Local Plan policies CC1, CC2, CC3, and CC4, and London Plan policies, SI1, SI2, SI3, SI4, SI5 and SI7.
	Compliance
19	**Lighting** External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Note 01/20: Guidance Notes for the Reduction of Obtrusive Light'. Lighting should be minimised, and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes. Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017
20	**Temporary Classrooms** The temporary classroom accommodation structure hereby permitted shall be removed with the land restored to its former condition, upon occupation of the new development, including removal of any fixtures or fittings that facilitate the temporary use. Reason: To safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

21	**Plant Noise Mitigation** Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such. Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017
22	**Off Road Vehicles** All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development. Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.
23	**Floodlights Hours of Use** The floodlights hereby approved shall not be switched on between the hours: 21:30 and 07:00 Monday to Friday and 20:00 to 07:00 on Saturdays and Sundays. Reason: to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017
24	**Lighting Pole Design** The lighting poles hereby approved shall match, as closely as possible in colour and design, to those of the existing lighting poles. Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.
25	**Pupil Numbers** Following the implementation of the scheme hereby approved, the number of pupils on the roll of the senior school shall be limited to 960 pupils, and no increase is permitted without the prior approval of the local planning authority.

	To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, C2, A1, T1 and T2 of the London Borough of Camden Local Plan 2017.
26	**Hours of Use** The use of the recital room and drama studios for out of hours activities shall finish no later than 21:00 hours Mondays to Fridays, 16:00 hours Saturdays, Sundays and Bank Holidays. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and DM1 of the London Borough of Camden Local Plan 2017
27	**Audible Music** No music shall be played on the premises in such a way as to be audible from inside any adjoining premises. Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1, of the London Borough of Camden Local Plan 2017.
28	**Landscape Compliance** All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation. Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.
29	**SUDs Compliance** The sustainable drainage system as approved (Flood Risk Assessment and Drainage Strategy Report - Rev.3, March 2024 by Price Myers) shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve a run-off rate of 9.3l/s (equivalent to greenfield run-off rates) in a 1 in 100 year + 40% allowance for climate change rainfall event. The system shall include an attenuation tank of at least 456.5m3 volume, 470.0m2 of green roofs, 480.5m2 of permeable paving and a 57.4m2 Detention Basin as stated in the approved

	drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan. Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017 and Policy SI 13 of the London Plan 2021.
30	**Noise** The external noise level emitted from two condenser and air source heat pump units at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained. Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017
31	**BIA Compliance** The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Price and Myers March 2024 rev 4, audited by Campbell Reith May 2024) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1. Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.
32	**Tree protection measures to be implemented** The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Arboricultural Survey Impact Assessment & Method Statement Report (BS5837:2012) (AIA/MF/055/23/revA Marcus Foster updated April 2024) except for works relating to Tree T1. Reason: To ensure that the development will not have an adverse impact on existing trees and in order to maintain the character and amenity of the area in accordance policies A2 and A3 of the Camden Local Plan 2017.
33	**Delivery and Servicing Management Plan** The delivery and servicing arrangements shall be carried out in accordance with the details submitted in the Delivery and Servicing Management Plan (Rev A – dated 25 March 2024).

	Reason: Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies T4 and A1, of the London Borough of Camden Local Plan 2017.

24. INFORMATIVES

1	This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
2	You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at https://beta.camden.gov.uk/web/guest/construction-management-plans or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
3	Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
4	All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden,gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444) Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public

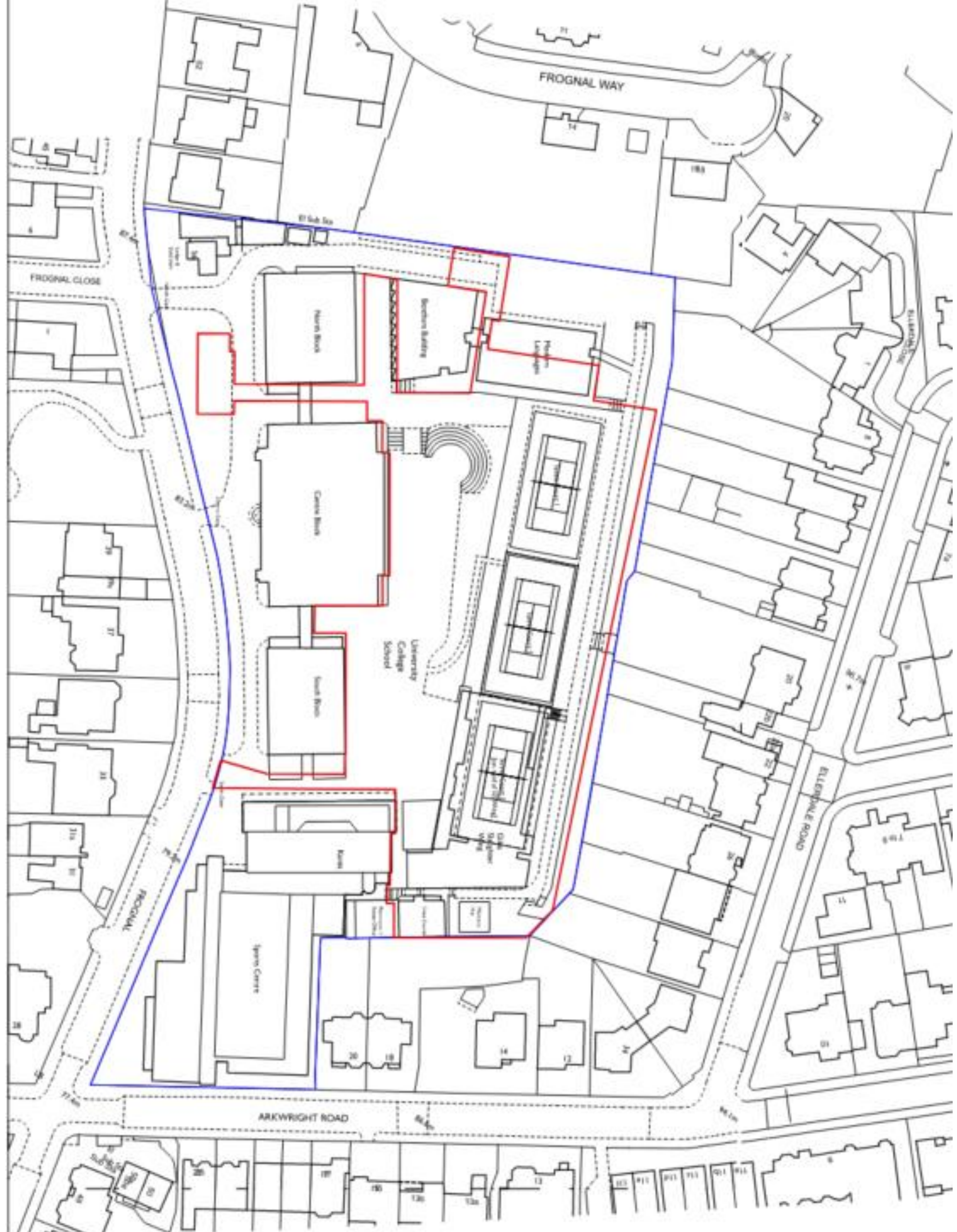
	Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
5	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
6	You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en.
7	The Health and Safety Executive (HSE) states that work-related stress and poor mental health should be treated with the same significance as risks of poor physical health and injury. The Council views this as particularly pertinent to the construction industry, a predominantly male environment where the risk of suicide is around 3.5 times higher than men in general. Approximately one-third of construction workers report increased levels of anxiety every day. The Council strongly encourages developers of major construction sites to sign up to one of two construction industry led initiatives, Building Mental Health (Building Mental Health - Home) or Mates in Mind (Home Page), train a proportionate number of staff in Mental Health First Aid, and offer drop-in sessions/or spaces at construction sites for workers. The Council will support the construction industry working in Camden with an offer of free Mental Health First Aid and other training, and information on local resources and signposting to sources of help.
8	The applicant is advised to consult with the Designing Out Crime Office of the Metropolitan Police to ensure adequate security and safety measures are provided as part of the development hereby approved. The following link gives advice on what can be achieved - https://www.securebydesign.com/images/COMMERCIAL GUIDE 2023 web.pdf.
9	Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

Planning Committee

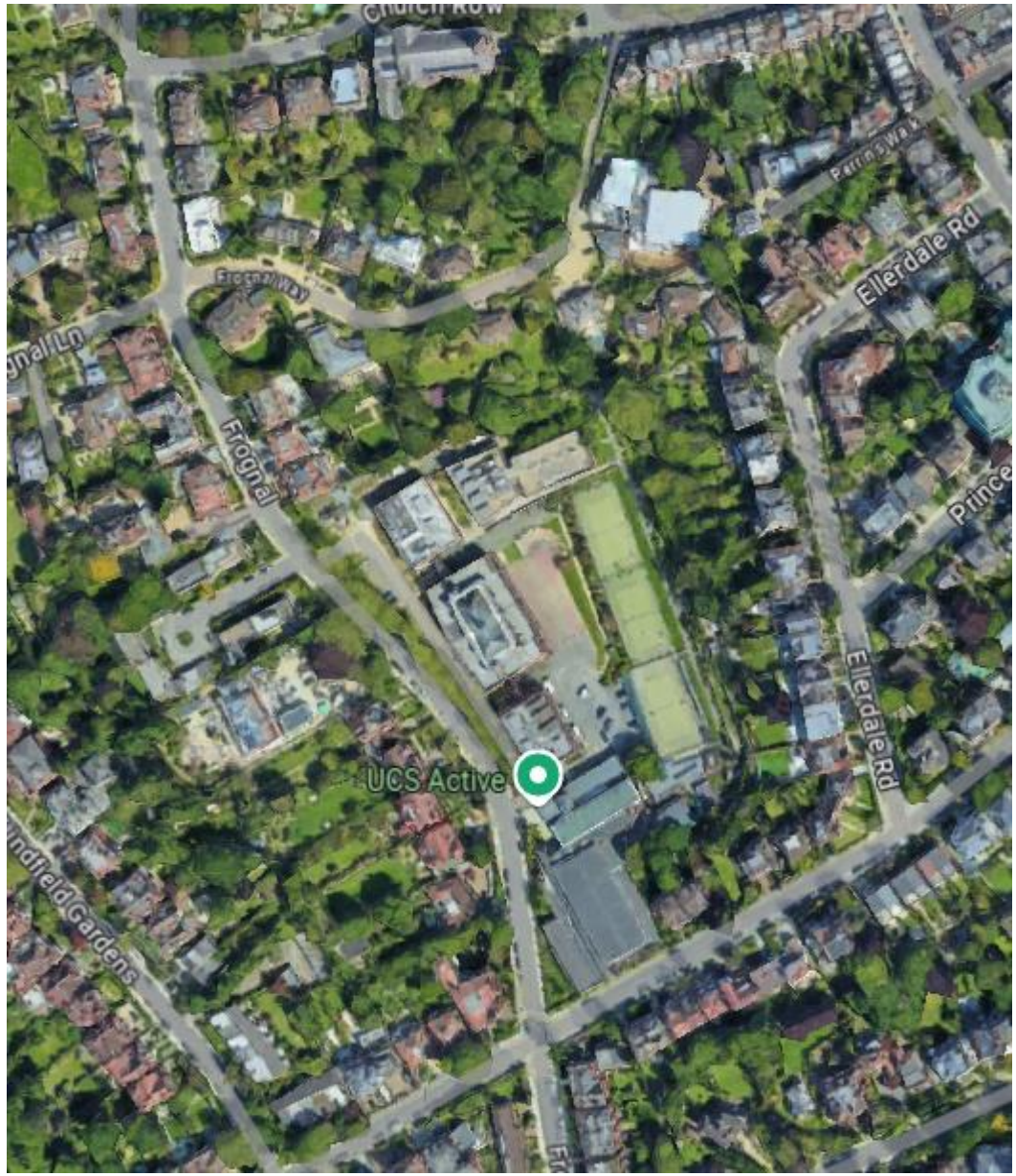
11 September 2024

2023/5366/P

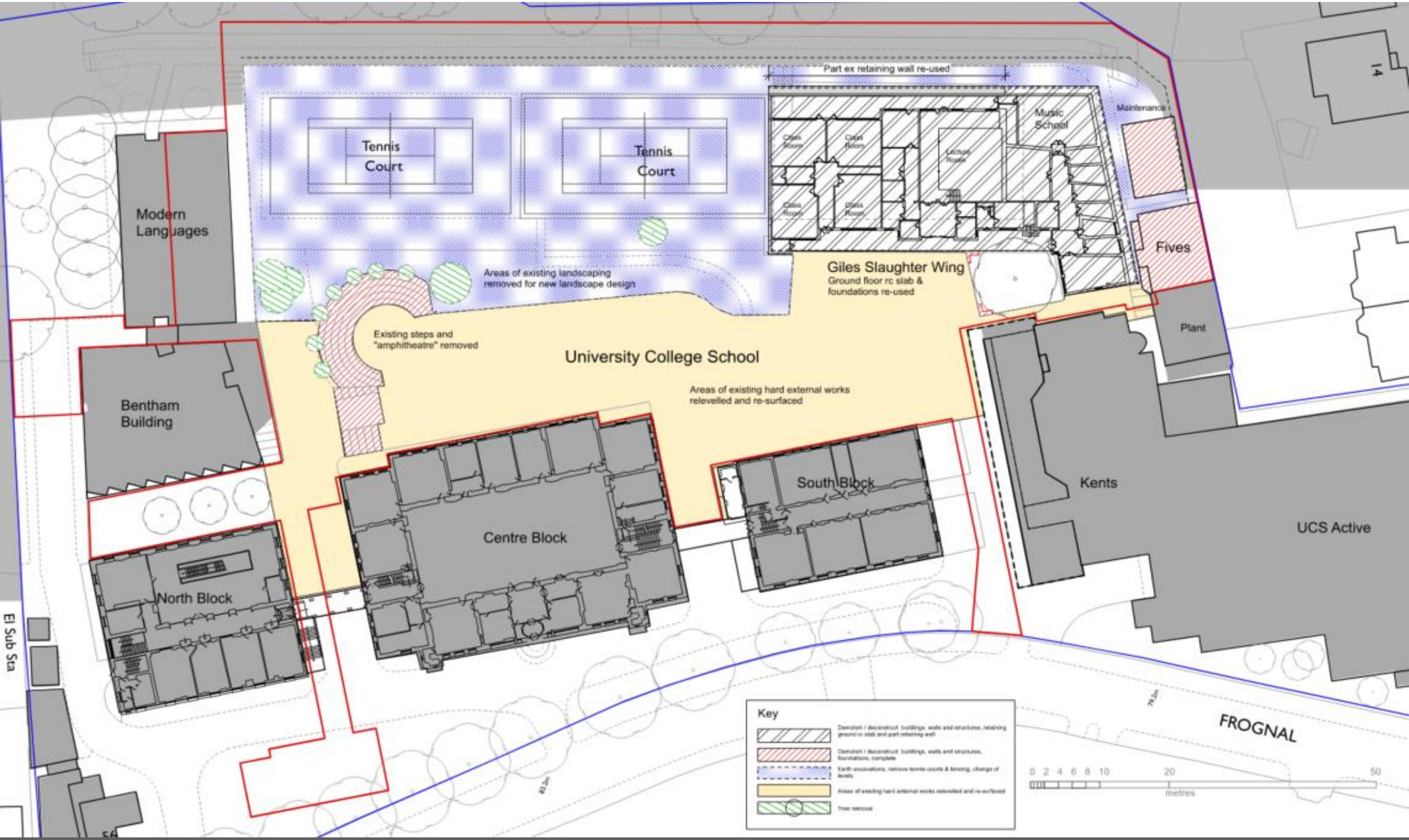
University College
School
Frognal
London
NW3 6XH



Site location plan



Aerial view of the site

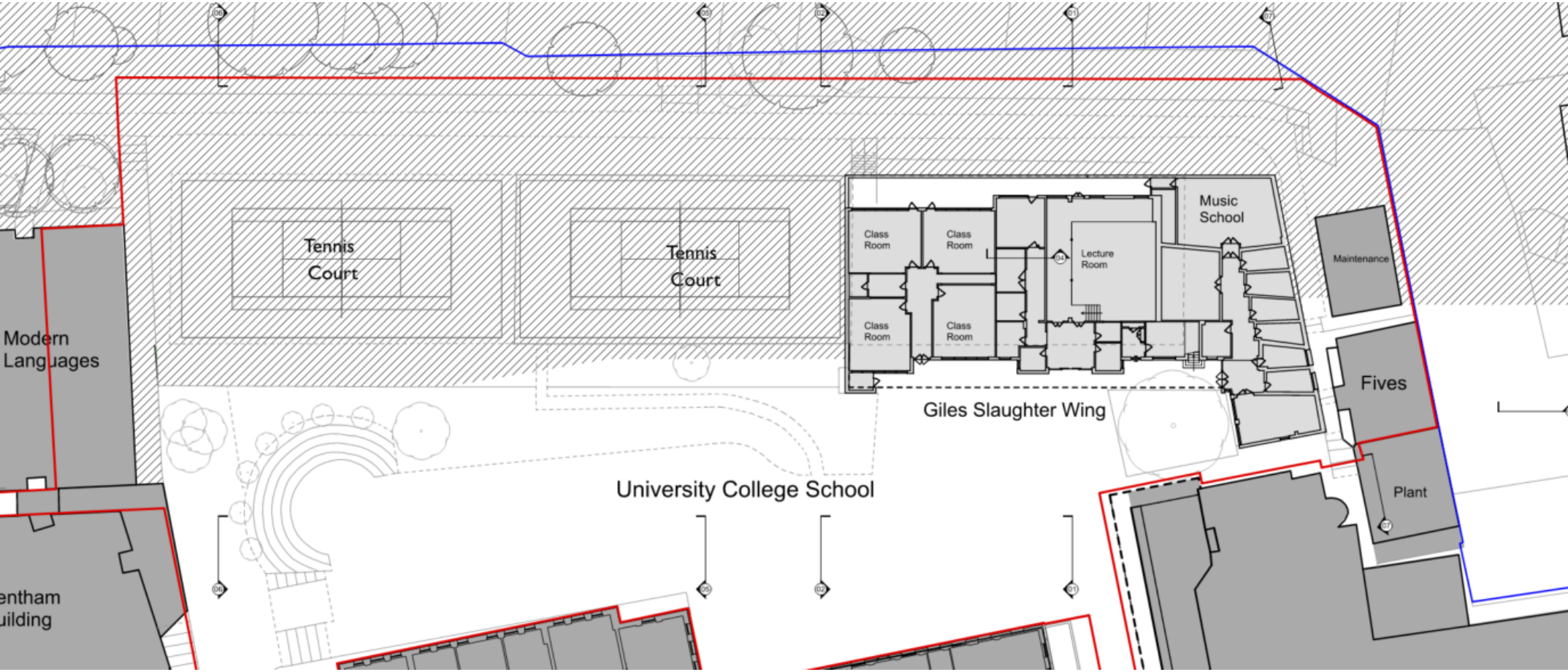


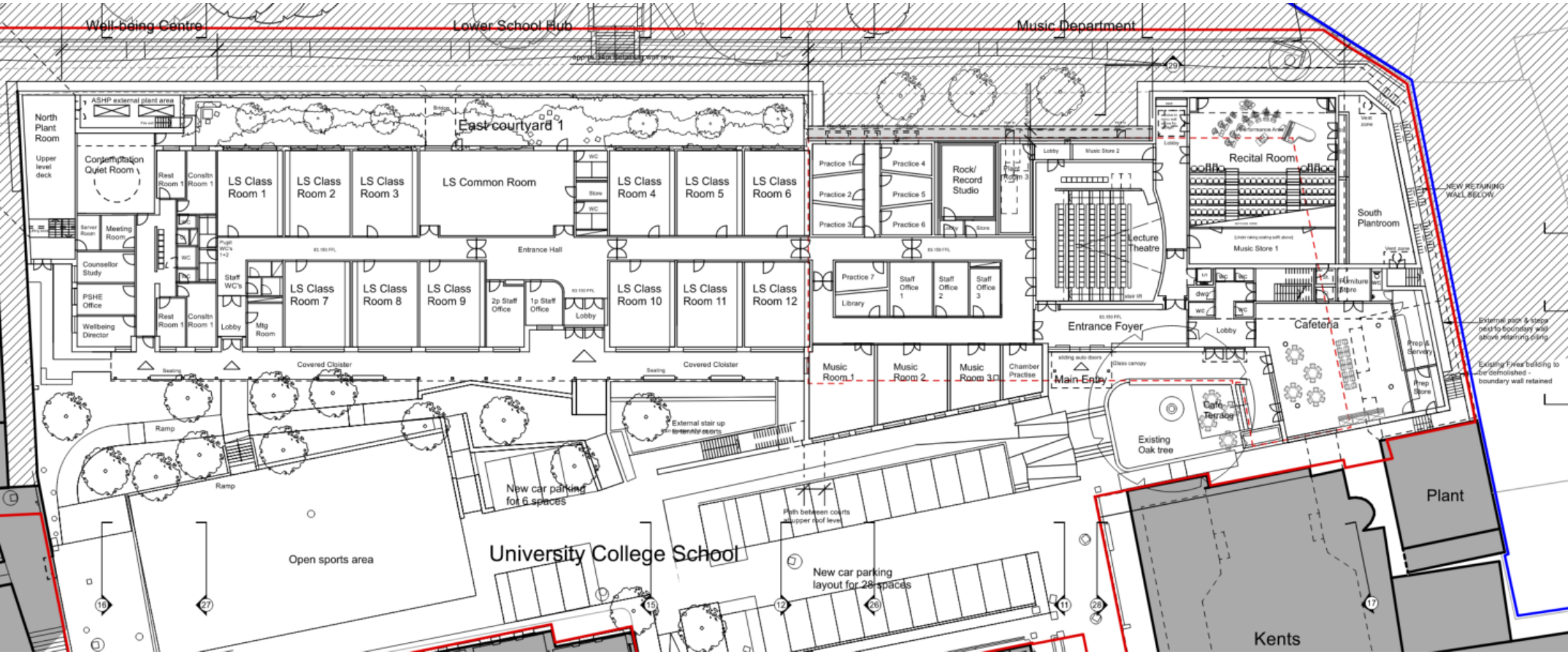
Buildings to be demolished in hatched blue, red, and black

camden.gov.uk Street view from Frognal showing listed front buildings

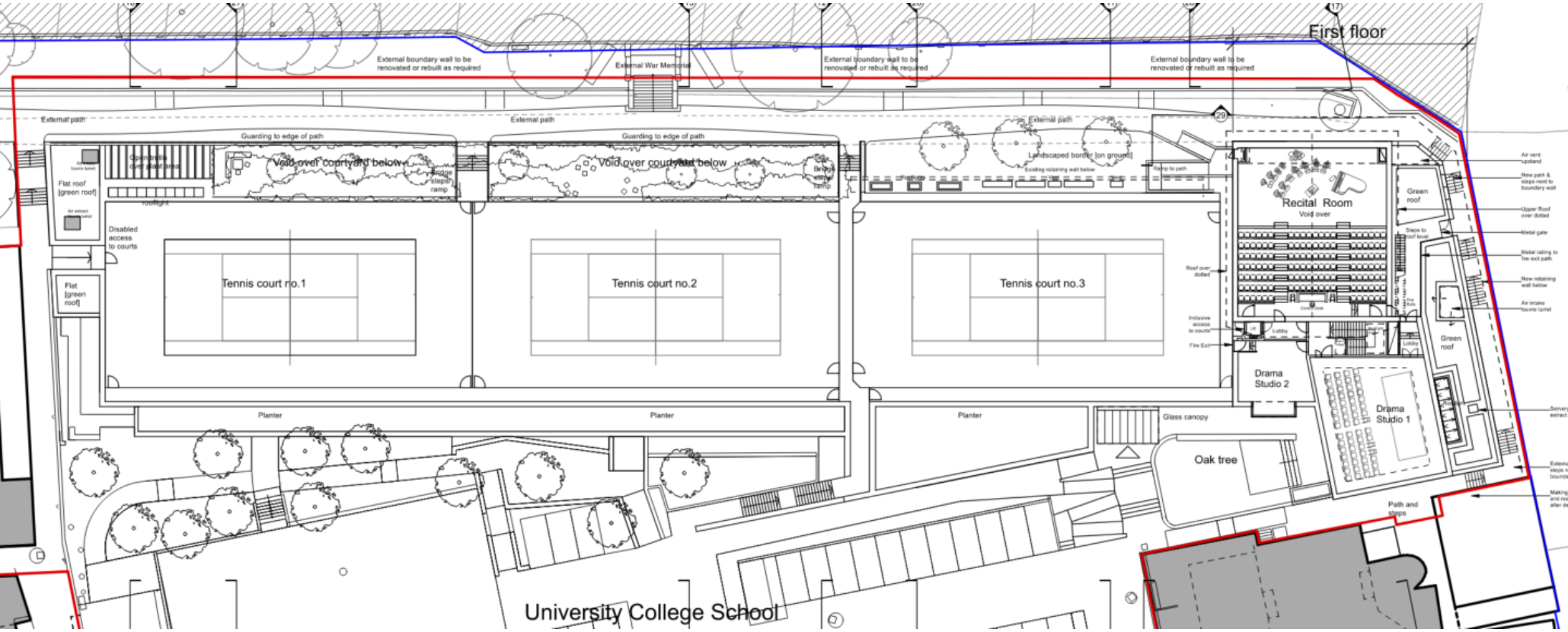
Camden

Aerial photo of tennis courts, GS Wing, Fives Court and maintenance huts

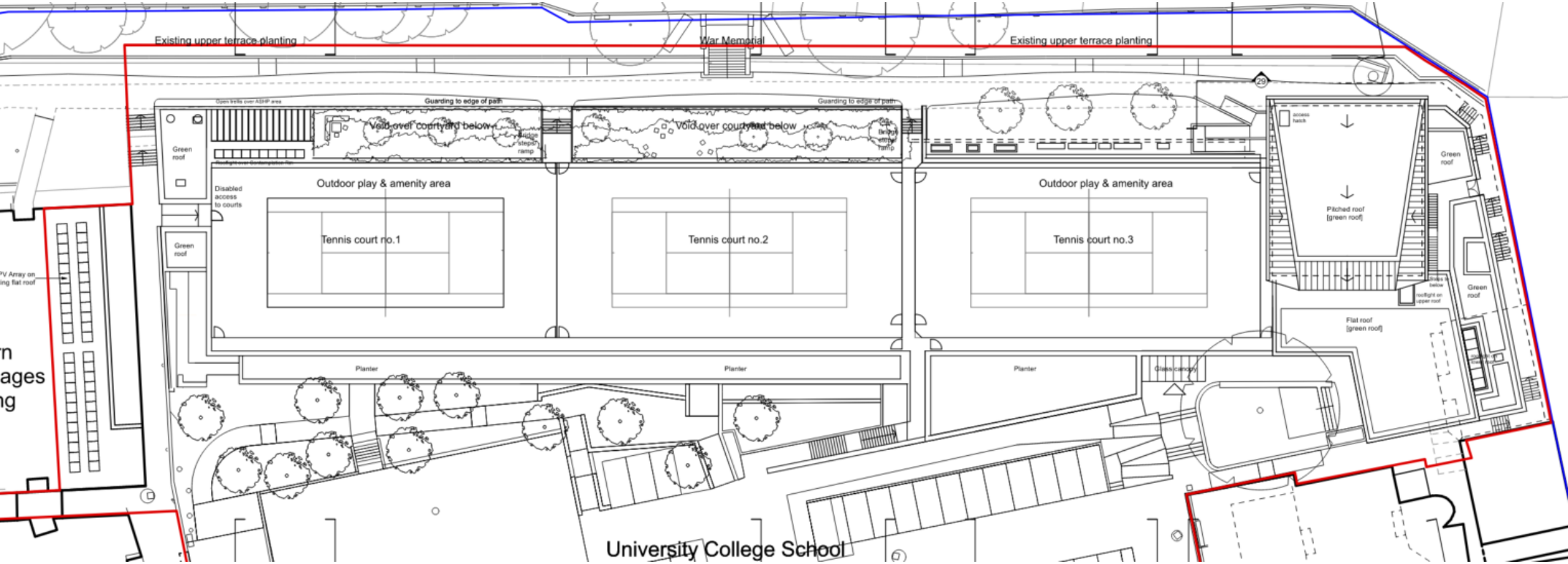

Tennis Court
Tennis Court
Class Room
Class Room
Class Room
Class Room
Lecture Room
Music School
Maintenance
Fives
Plant
Giles Slaughter Wing
University College School
Modern Languages



Proposed ground floor plan

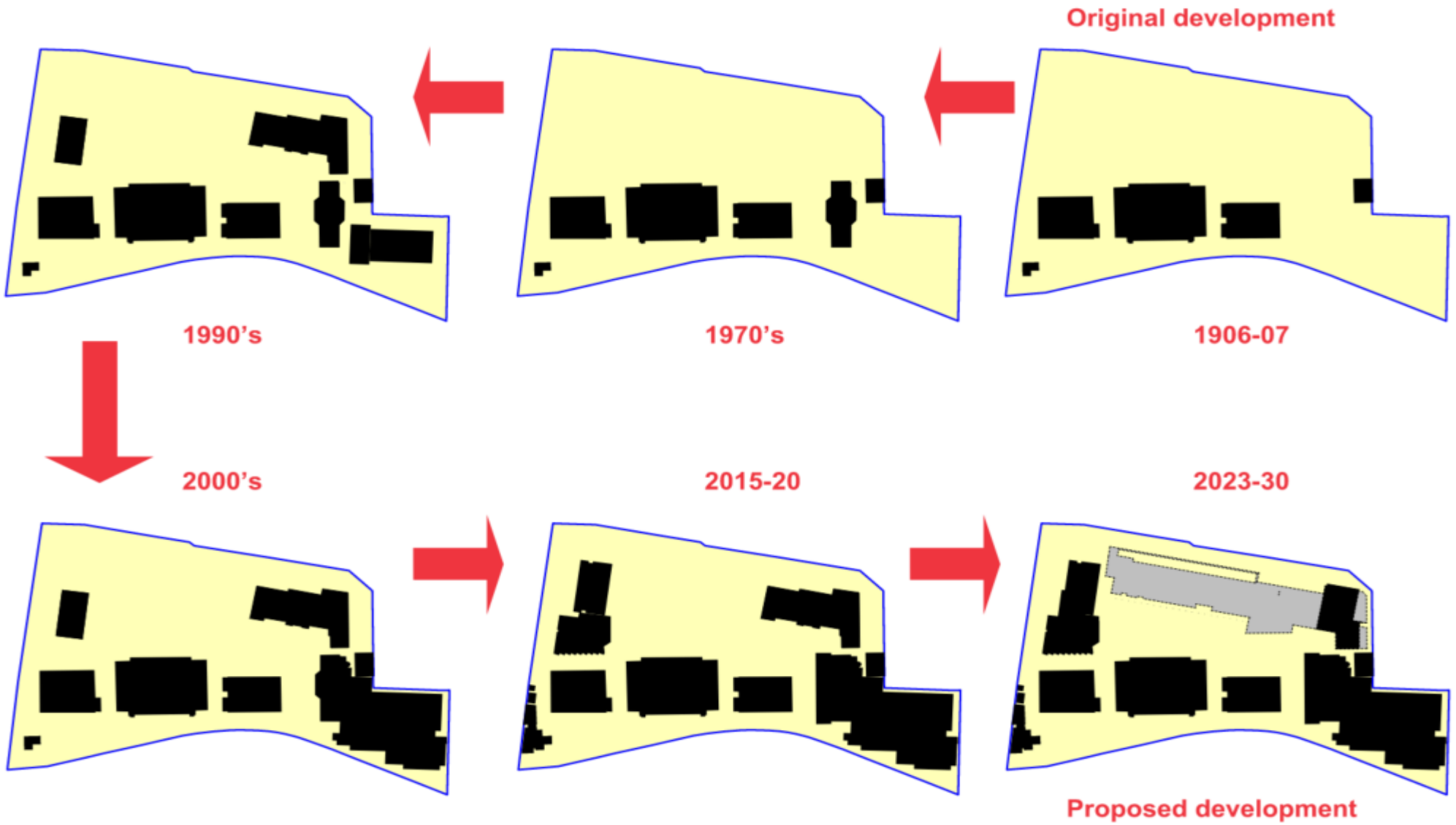


Proposed first floor plan



Proposed roof plan

Proposed elevation facing playground



History of the site development over the years

Proposed ground floor plan in colour

camden.gov.uk

Artist’s impression of the proposed building

Camden

Artist’s impression of the building entrance