

MEMORANDUM

BDP.

TO Richard Phillips – Hillingdon Council

DATE 27 July 2023

FROM BDP

CC Tom Rudd (BDP Planning)

FILE REF ACS Hillingdon International School, 108 Vine Lane, Hillingdon UB10 0BE

RESPONSE TO LB HILLINGDON CONSULTEEES

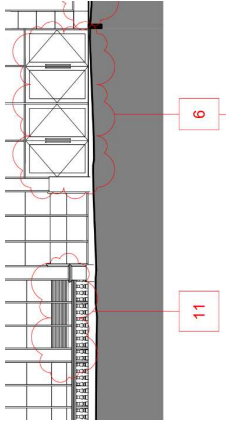
Please see our responses to the queries raised in the email from Richard Phillips (Hillingdon Council, Principal Planning Officer) dated 19th July 2023.

Consultee	Item Number	Comment / Query	Applicant Response and Proposed Approach	Drawing Supplied
Urban Design Officer Comments	1	The profile/height of the additional roof mounted PV and fall system needs to be supplied with a section at 1:50 to demonstrate that these elements will not create a visual impact. Drawing 1689-ID-PL-XX-DR-A-2060 Rev P01 shows the angle of the proposed EVs projects above the eaves line and will be visually prominent.	A long 1:100 Section with a 1:50 call out section drawing has been provided by the Architects at the request of the Officer. Whilst it is agreed that the PV on the west facing auditorium roof and the Sports Hall roof would be above the eaves, the section provide demonstrates that this would not be visible when viewed from ground level as there is a large amount of building cover preventing the PV from being viewed. The fall arrest system proposed is a man-safe wire system which is not visible from the ground, as indicated on the roof of the Sports Hall and Auditorium roofs.	1689-ID-PL-XX-DR-A-3061-P01 - Proposed Auditorium and Sports Hall Section 3
	2	The omission of the roof lights is accepted provided the comments regarding the PVs projecting above the eaves line are addressed.	PV Comments have been addressed. The various views provided within the application demonstrate that the PV array will not have a detrimental impact on views toward the building.	N/A
	3	The height of the wind catchers are approximately 1m in height. It has been demonstrated in the proposed views on page 10 of the Design and Access Statement that the central location within the roofscape of the wind catches means they will not be visible from ground level. Accordingly, the two wind catchers with the removal of the roof lights is accepted.	Agreed – Given the windcatchers have been viewed as acceptable, it should be noted that the PV array will have a lower projection across the roof and also not be visible from ground level.	N/A
	4	The replacement of the roof plant with new air handling unit, 3 Air source heat pumps on the link between the Auditorium and Sports Hall are shown in drawing 1689-ID-PL-XX-DR-A-2060 Rev P01. It has been demonstrated that in the proposed views that there will be no visual impact of these elements. Accordingly, these elements are accepted.	Agreed	N/A
	5	The profile of the additional roof lights needs to be supplied with a section at 1:50 to include the New Fall arrest system. It needs to be fully demonstrated that these elements will not create a visual impact.	Two additional views have been provided which show the fall arrest system and roof lights (red dashed lines). These confirm the 4x additional roof lights are low level and do not create a visual impact when viewed from ground level.	1689-ID-PL-XX-DR-A-3006-P01 - Proposed North View 01 Rooflights 1689-ID-PL-XX-DR-A-3007-P01 - Proposed North West View 01 Rooflights
	6	The provision of two pairs of external doors is accepted.	Agreed	N/A

MEMORANDUM CONT.

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ACS HILLINGDON
INTERNATIONAL SCHOOL, 108
VINE LANE, HILLINGDON
UB10 0BE
27 JULY 2023

	7	The proposed doors approved on the elevational drawings are accepted.	Agreed	N/A	
	8	The introduction of a 525mm high facing brickwork cill to these glazed elements is accepted subject to further information on the materiality of the cill.	The cill facing material will be a pale brick Bespoke Brick Company 'White Smooth' to colour match the 'Ivory Limestone' Haddonstone columns. This brick will also be used for the two-storey wing to the west elevation.	N/A	
	9	Further information is required comparing the dimensions of the approved elevational drawings and the proposed dimension of the plinth, piers widths, wide corners and high parapet. The depth of the reveals should also be included comparing the approved drawings with the proposed	Various additional plans have been supplied with information regarding the measurements requested. As discussed within the submitted documents, the approved drawings had various inconsistencies. This application seeks to have a uniform set of drawings with correct dimensions throughout. The only height listed on the previous consent was 7910mm on Proposed Section PrD-A-04-100 PD4, which is overlaid on 3060 Section 2 to compare to the current proposal.	1689-ID-PL-XX-DR-A-2060-P02 - Proposed Multi-use Hall North & West Elevations 1689-ID-PL-XX-DR-A-3060-P02 - Proposed Multi-use Hall Sections 1 and 2	
	10	Please label the proposed location of the louvre, it could not be discerned from the drawings where the proposed location is.	See Cloud number 11 on page 18 of the Clouded Drawings set – this will be located at a low level on the front elevation of the existing building (shown on adjacent snippet)		
	11	A larger scale drawing of the hopper and downpipes on the west elevation is needed at 1:20 to assess the visual impact.	1:20 Elevation/Section provided to assess the impact.	1689-ID-PL-XX-DR-A-3062-P01 - Section - Rainwater Hopper & Downpipes	
	12	Relocation of tree accepted	Agreed	N/A	
Waste Services	13	Details required for waste storage and collection, including a swept path analysis for Refuse Collection Vehicle. A swept path analysis must be provided to demonstrate that collection vehicles will not reverse more than 12m, with entrance & exit in a forward motion being considered. The driver's line of sight to the storage must not be obstructed. Barriers to be in place where bins will closely pass parked cars. Bins should not cross parking bays, whether designated or otherwise.	Swept path analysis has been provided for a 10.5m front-loading refuse vehicle, indicating a 6.6m reverse required for egress. The school currently use this location for their refuse area and are seeking to regularise this change to make collections easier in the new location. Whilst the refuse vehicle is shown to cross two parking bays, due to the collection timings this occurs when no vehicles are present. Driver line of sight remains clear throughout the path and manoeuvre.	1689-ID-PL-XX-DR-A-1061-P01 - Site Swept Path - Refuse Collection 01	