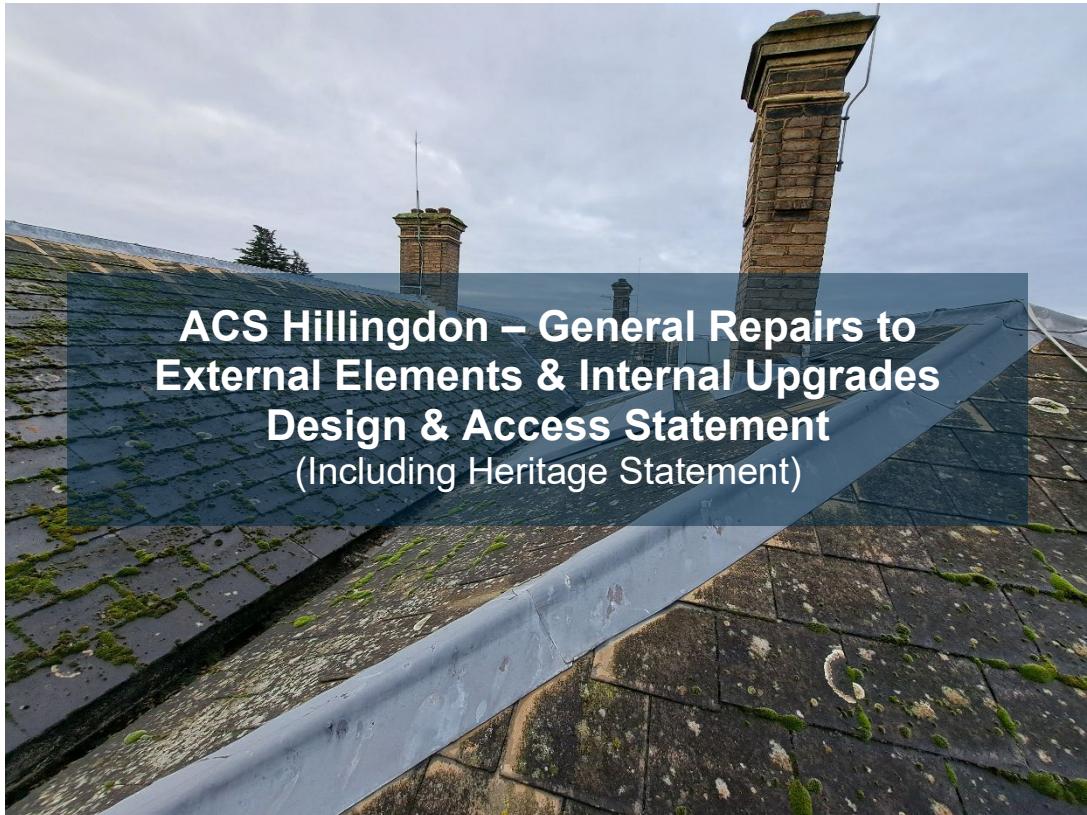




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**ACS Hillingdon, Vine Lane, Hillingdon, Uxbridge,
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**A REPORT PREPARED
FOR AND ON BEHALF OF**

ACS HILLINGDON

Job No: 20389

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1.0 Introduction

This Design & Access Statement has been prepared to support the listed building consent for the general external repairs and installation of secondary glazing at ACS Hillingdon.

This document is to be read in conjunction with the drawings and other documentation submitted with the application.

2.0 Site Context

ACS Hillingdon is located between Uxbridge and Hillingdon. The building is an International School with approximately 600 students. The building benefits from being Grade II* Listed and the listing from Historic England states the following:

“Large, classical mansion in white brick and stone.

Main block of 2 storeys. Large wing to the west of 2 & 3 lower storeys. Hipped, slated roofs with low parapet or balustrade to main fronts. Richly decorated interior, largely original.”

Whilst it is noted that the site is not located within a conservation area. The site and adjacent park is surrounded by the Hillingdon Court Park Area of Special Local Character.

This proposal seeks to carry out much needed repair works, general maintenance and decoration works to numerous external components across the building. The works include the following elements:

- General stonework repairs where stone is failing, including repointing and stone replacement.
- Renewal of the entire defective cornice, replacing the defective stone and render finish with a like for like stone cornice, entirely of stone. This may require the partial dismantling and re-building of the parapet wall.
- Renewal of all slate roofs, including the battens and felt underneath where required.
- Repair and redecoration of all external windows and doors.
- Replacement of cast iron rainwater goods, with larger capacity goods, including the provision of overflows where possible.
- General brickwork repairs where brickwork is failing, including repointing and brick replacement.
- Renewal of all leadwork, including lead roofs, hips, ridges, gutters and valleys.
- Repairs to all brick chimneys, including repointing.
- Installation of insulation into all roof voids where feasible.
- Installation of secondary glazing internally.



3.0 Access

There are no physical changes to the access layout and arrangement, which will remain as existing.

4.0 Scale & Appearance

The main aim of the proposal is to maintain and redecorate elements of the external fabric of the building to preserve the aesthetic of the building. Many of the building elements are reaching the end of their design life, in the instance of the roof this is causing leaks internally which has the potential to cause damage to the "*richly decorated interior*" which is "*largely original*" as highlighted in the listing on the Historic Buildings website.

Wherever possible materials are to be repaired rather than simply replaced, as to aid in the retain the historic elements of the building. Where repair isn't possible any materials that require replacement will be suitably matched to ensure the established elevation remains unchanged.

Another aim of the proposal seeks to rectify previous recent historic repairs that have been done using cheaper and unsuitable materials, such as a render finish used for the cornice, and replacing them with the more traditional alternative, such as stone to match all other areas of the cornice. This cornice has become unstable and as such, parts of it are breaking away which is a health and safety issue.

Finally, by installing secondary glazing to the windows will ensure the building remains comfortable and more thermally efficient without compromising the established aesthetic of the building externally. The proposed secondary glazing also forms part of a wider decarbonisation strategy at the site.

5.0 Proposed Plans

Please refer to plans and drawings appended to this application. The list of drawings is as follows:

- 20389-TMD-XX-XX-DR-A-5002-SO-P00-Existing Elevation.
- 20389-TMD-XX-RF-DR-A-3111-SO-P00-Existing Roof Plan.

6.0 Planning Policy

This statement has been prepared in accordance with several Government and Council documents. These include:

- National Planning Policy Framework.



- Hillingdon Local Plan (Parts 1 & 2) 2026.
- I. In the *Hillingdon Local Plan: Part 1 – Strategic Policies* it in Policy HE1 it states the Council will:

“Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.”

- II. In the *National Planning Policy Framework* it states the following:

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.”

7.0 Planning History

There is no planning history nearby that impacts the proposed development.

8.0 Heritage Statement

The Impact on the Asset

Negative Impacts:

The proposed works will result in some loss of some historic material across the building as where repairs are unsuitable certain elements of the fabric will have to be replaced with like-for-like materials to match. The existing cornice and roof will be replaced, much of which may be original to the building. Also the installation of secondary glazing internally may negatively impact the historical aesthetic of the building internally and externally. However, it is noted that the impact will be most noticeable internally and the building is privately owned restricting public access. Not only this but the secondary glazing can be easily removed and any damage to window reveals repaired.

Positive Impacts:

It is considered that any negative impacts are outweighed by the positive impacts that the proposal will have. In order to keep the asset in a good state of repair and prevent further degradation both internally and externally the proposed works should be carried out. The building is also used as a school, hence the requirement of the secondary glazing to ensure the building remains comfortable for all occupants.

Preserve, Enhance & Mitigate

The works are deemed necessary to prevent the building from further disrepair. The proposals will result in some loss of historic fabric, and some minor impacts to aesthetic character; the secondary glazing will be carefully designed to ensure that it is as sympathetic as possible to the building.



It is of note that the only element that effects the aesthetic of the building, the secondary glazing, will be largely reversible and if they were to be removed in future, only minor fixing holes and some plaster damage would be required to make good. There would be no long lasting impacts.

Any stone repairs will be undertaken using matching stone, using stone inserts, or mortar repairs in order to limit the intervention as much as possible.

Any repointing works will be undertaken using matching lime mortar, and will only be undertaken where the mortar is friable, loose or missing.

Any replacement bricks, will match in type, appearance, colour and texture to ensure they are in-keeping with the existing building.

Any roof insulation which is being installed will be installed in existing roof voids only and, as such, external roof detailing and roof design will not be affected.

The re-roofing works will use like for like materials, including the slates and the leadwork.

9.0 Daylight / Sunlight Assessment

There are no implications for the daylight or sunlight.

10.0 Noise Impact Assessment

There are no implications for Noise Impact.

11.0 Conclusion

In conclusion, this statement outlines that the repairs and upgrade works are a necessary upgrade to prevent further disrepair to other elements of the building. The works included in the proposal have been carefully considered to preserve the historic nature of the building whilst keeping the building useable and comfortable for all users. With these points in mind it is hoped that the Office will be able to support this application.

Appendix A – Existing Site Photographs

