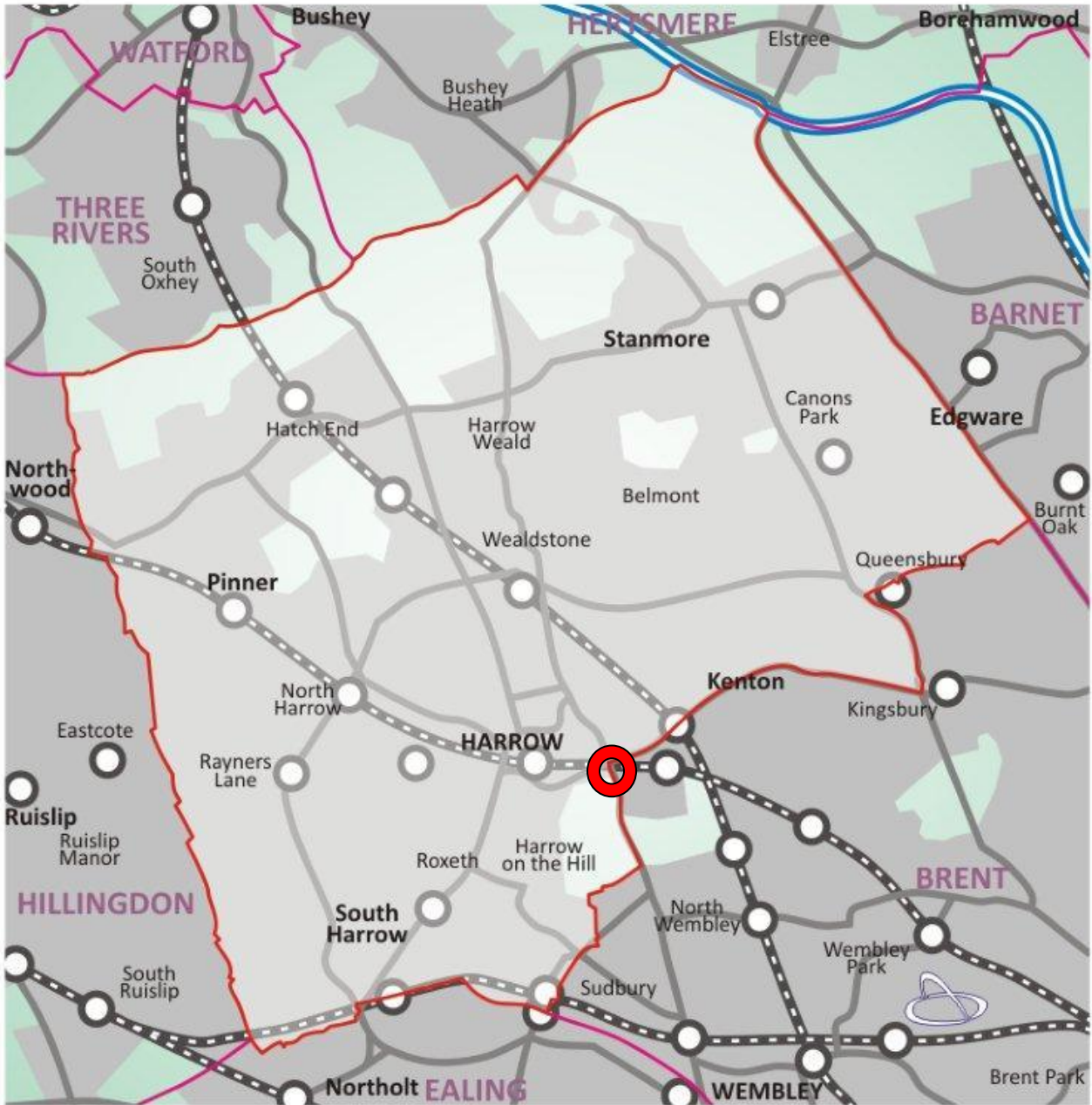
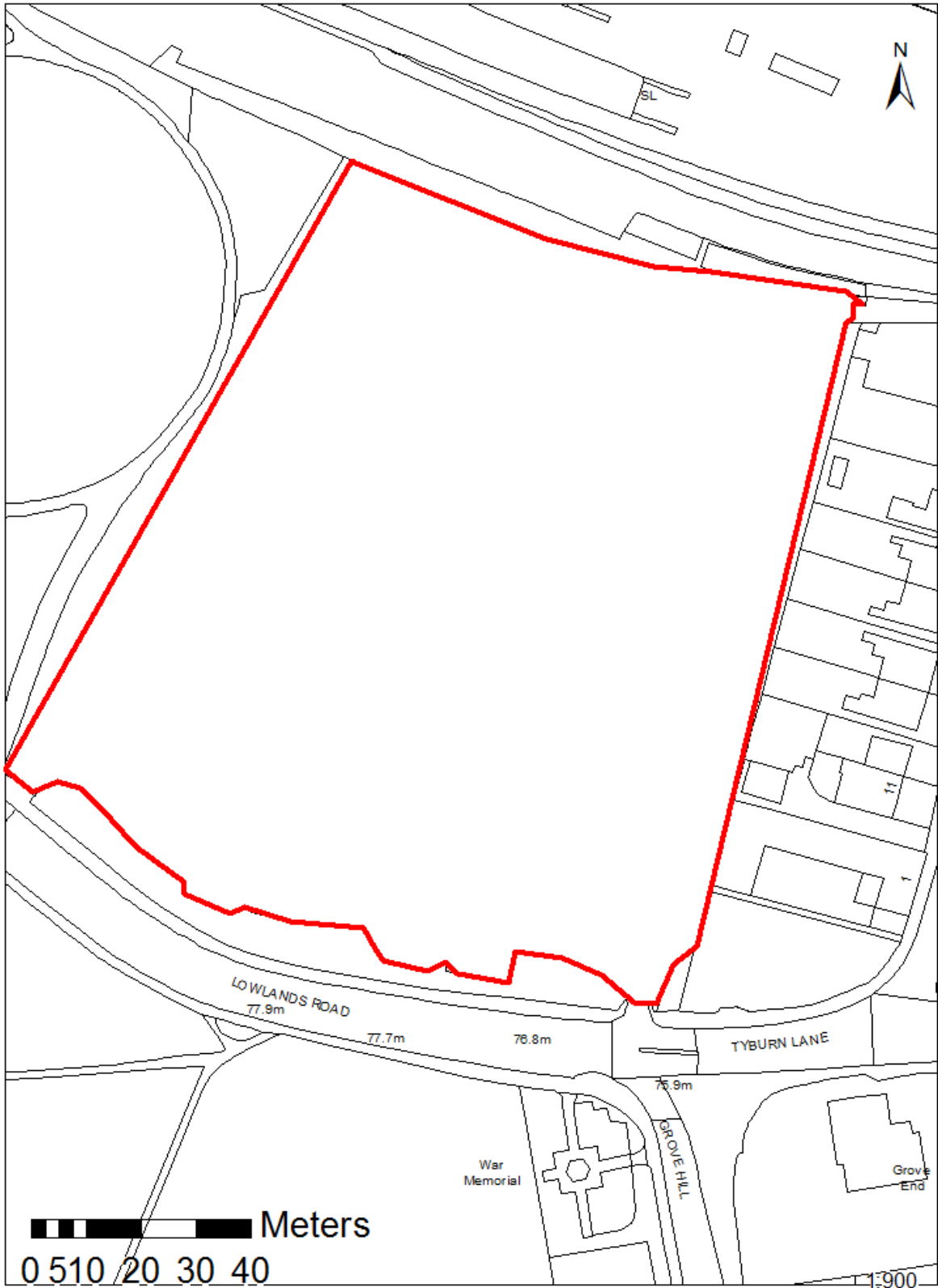


 = application site



<b>Harrow College, Lowlands Road</b>	<b>P/1375/18</b>
--------------------------------------	------------------

# Harrow College, Lowlands Road



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019206. 2017. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2017)



**LONDON BOROUGH OF HARROW**

**PLANNING COMMITTEE**

**25<sup>th</sup> July 2018**

**Application Number:** P/1375/18  
**Validate Date:** 12/04/18  
**Location:** Harrow College, Lowlands Road, HA1 3AQ  
**Ward:** Greenhill  
**Postcode:** HA1 3AQ  
**Applicant:** Mr Robert Drury  
**Agent:** Hnw Architects  
**Case Officer:** Justine Mahanga  
**Expiry Date:** 27/07/18 (extended)

**PURPOSE OF REPORT/PROPOSAL**

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Partial demolition and single storey front to side extension to the Armstrong building to create an entrance foyer; external alterations including overcladding to the Armstrong building; single storey side extension and three storey aluminium framed lift core with glazed panels to Brunel building; metal railings to southern boundary (Lowlands Road); alterations to parking layout and landscaping (revised proposal)

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report.

## **REASON FOR THE RECOMMENDATIONS**

The proposal would improve and rejuvenate the existing Harrow College Campus, by introducing a new entrance foyer, external works to the existing buildings and reconfiguring several of the existing teaching spaces. The proposed works also include improved pedestrian links, a rationalisation of car parking layout and a new landscape scheme to enhance the College frontage and visibility from the Road. Overall, the proposed works are considered to successfully regenerate the existing College. The proposal would be preserve the setting of the adjoining Conservation Area and listed building.

The decision to grant planning permission has been taken having regard to national planning policy, the policies of The London Plan 2016, the Harrow Core Strategy 2012, and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

## **INFORMATION**

This application is reported to Planning Committee as the proposed development exceeds 400sqm and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor
Council Interest:	None
GLA Community	Nil
Infrastructure Levy (CIL) Contribution (provisional):	
Local CIL requirement:	Nil

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 Crime & Disorder Act**

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

**LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

The Site	
Address	Harrow College, Lowlands Road, HA1 3AQ
Applicant	Mr Robert Drury
Ward	Greenhill
Local Plan allocation	N/A
Conservation Area	Within the setting of Roxborough Park & The Grove Conservation Area
Listed Building	No
Setting of Listed Building	Yes. White Building Grade II Listed
Building of Local Interest	No
Tree Preservation Order	No

Transportation		
Car parking	No. Existing Car Parking spaces	45 spaces within red line development boundary
	No. Proposed Car Parking spaces	45 spaces within red line development boundary
	Proposed Parking Ratio	As existing
Cycle Parking	No. Existing Cycle Parking spaces	90
	No. Proposed Cycle Parking spaces	90
	Cycle Parking Ratio	As existing
Public Transport	PTAL Rating	6a
	Closest Rail Station / Distance (m)	Harrow on the Hill Station – 0.2 miles
	Bus Routes	Bus stop – 0.05miles away (opposite site) serves routes - A & METF. Bus stop – 0.2miles away serves routes – 182, 186,223,258, 483, H14, H17, H19 & N18.
Parking Controls	Controlled Parking Zone?	Yes. Within controlled Zone E.
	CPZ Hours	8:30-6:30, Mon-Sat
	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
Parking Stress	Summary of results of survey	N/A

Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Refuse / recycling remains as existing.
-----------------------------	---	---

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The subject is located within the north-western section of the Harrow College site fronting the Harrow on the Hill Station Car Park to the north and Lowlands Recreation Ground to the east.
- 1.2 Harrow College site itself is located on the northern side of Lowlands Road. Part of the front boundary of the site lies within the Roxborough Park and The Grove Conservation Area.
- 1.3 The southern boundary of the site features mature vegetation.
- 1.4 Harrow College comprises a number of two and three storey buildings, with some temporary modular buildings.
- 1.5 The most prominent building on the site is the two-storey brick faced Brunel building adjacent to the southern boundary of the site. This building has a long central axis parallel to Lowlands Road and two further axes perpendicular to the main axis.
- 1.6 The building to the north-west of the Brunel building, the White House is a Grade II Listed building and by virtue of the buildings linking the Brunel building and the White House, the Brunel building is also considered to be listed.
- 1.7 The section of the site that relates to this application comprises the temporary two storey modular buildings facing the Harrow on the Hill Station car park and the three storey Armstrong building located to the east, fronting Lowlands Recreation Ground (now demolished).
- 1.8 Directly to the east of the subject site, is the three storey 1980's extension to the college which links back to the main Brunel building.

### **2.0 PROPOSAL**

- 2.1 Proposed works to improve the existing College, including single storey extensions, external alterations to existing buildings and internal reconfiguration.
- 2.2 External alterations are proposed as follows:

- 2.3 Re-cladding and internal works to existing three-storey Armstrong building. The proposed cladding would include zinc standing seam, Trespa Panels and yellow PPC Aluminium trim;
- 2.4 Demolition of existing plant building and projection located on the western side of the Armstrong building (256sqm);
- 2.5 Single storey front to side extension to the Armstrong building (approximately 422sqm) to provide a new entrance foyer and student services. The extension has been designed as a semi-circle, comprising a glazed frameless elevation;
- 2.6 New connecting walkway linking the Armstrong building to the Brunel building. The extension would be constructed of a lightweight glass façade;
- 2.7 One and a half storey brick extension to the Brunel building (approximately 140sqm) to accommodate the relocation of the sports hall;
- 2.8 Extension of lift overhang to the north-east end of the Brunel building;
- 2.9 External improvements to enhance campus frontage, including landscaping works, improved pedestrian access and rationalization of car parking;
- 2.10 Reconfiguration of parking spaces, including one additional wheelchair parking bay;
- 2.11 Re-landscaping at the front of the site to improve way finding and safety;
- 2.12 Black painted metal railings proposed along Lowlands Road.

Revisions to Proposal:

- 2.13 Existing pedestrian and vehicle-in access on Lowlands Road is to be retained and the external works proposals, including landscaping, have been updated accordingly;
- 2.14 No longer proposed to remove two mature trees along the campus frontage;
- 2.15 Amendments have been incorporated to address comments raised by the Conservation and Design Officers, relating to the impact on the listed White Building.



### 3.0 RELEVANT PLANNING HISTORY

3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
EAST/1082/99/FUL	Extension within courtyard to provide lift	Granted: 03/12/99
EAST/290/01/FUL	Two storey link building to accommodate lift	Granted: 10/05/01
EAST/465/02/FUL	Alterations to roads and paths and provision of gates at entrance	Granted: 28/06/02
P/1051/06/DFU	Insertion of door and window in south facing elevation of Brunel building	Granted: 19/06/06
P/3889/13	Demolition of existing temporary classrooms and part demolition of teaching block and construction of 4 storey and 5th storey building for plant teaching accommodation with external landscaping works	Granted: 12/03/13
P/2606/14	Variation of condition 13 (approved plans and documents) of planning permission p/3889/13 dated 12/03/2014 to amend the approved scheme including the external appearance materials and location of the plant including amendments to the roofline and removal	Granted: 03/10/14

## 4.0 CONSULTATION

4.1 19 consultation letters were sent to neighbouring residents, over two consultation periods.

4.2 The first public consultation period expired on 11<sup>th</sup> May 2018 and the second period expired on 28<sup>th</sup> of June 2018.

### 4.3 Adjoining Properties

Number of letters Sent	19
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 Site notice: 26/04/18  
Second consultation: 15/06/18

Press notice (character of conservation area / setting of listed building): 26/04/18

### 4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken, together with the responses received and officer comments:

Consultee	Summary of Comments	Officer Comments
LBH Drainage	No objections subject to standard drainage conditions.	Noted. Standard conditions attached.
LBH Conservation Officer	Revised proposal acceptable.	Noted
LBH Highways	Objection: the proposal represents a missed opportunity to reduce the amount of on-site parking, in line with London Plan standards.	Addressed within section 6.7.
LBH Landscape Officer	The amendments are acceptable and an	Noted. Conditions attached.

	improvement to retain the existing trees along the frontage. The impact of the new proposed natural aggregate footpath on the existing mature trees, on the amenity space to the east of the reconfigured car parking, needs to be taken into account with a no dig solution above the tree roots and canopy spread. Overall, no objections, subject to conditions relations to landscaping, implementation, boundary treatment and levels.	
LBH Tree Protection Officer	No objections, subject to conditions relating to tree protection plan, no-dig construction and details of arboricultural supervision.	Noted. Conditions attached.
London Underground	No Comments on application	Noted

## 5.0 **POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and

Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.
- 5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

## **6.0 ASSESSMENT**

- 6.1 The main issues are;

Principle of the Development  
Regeneration  
Character and Appearance of the Area/ Setting of Listed Building/ Setting of Conservation Area/ Landscaping and Trees  
Residential Amenity (Neighbouring Residents)  
Drainage & Flood Risk  
Traffic and Parking  
Accessibility  
Land Contamination

### **6.2 Principle of Development**

- 6.2.1 London Plan Policy 3.18C seeks to support development proposals which will enhance education and skills provision, including new build, expansion of existing facilities and change of use to education purposes.
- 6.2.2 The application site is located within the Harrow Metropolitan Town Centre and is identified as an intensification area as set out in the Harrow Core Strategy (2012) and The London Plan (2016). The detailed area plan is set out in the adopted Harrow and Wealdstone Area Action Plan (AAP) (2013) and therefore any redevelopment and change of uses proposed within this area will be considered against the policies contained within AAP along side the adopted

Development Management Policies Local Plan (DMP) (2013) and the overarching policies contained in the Harrow Core Strategy 2012 and The London Plan 2016.

- 6.2.3 The application site falls within the sub area of Harrow Town Centre Central as set out in the AAP. The subject site is not an allocated site as defined in the Site Allocations Local Plan (2013), however it is noted that the Harrow on the Hill Station Car park directly to the north of the site is defined as an opportunity site within the AAP.
- 6.2.4 There is no specific policy contained within the AAP that refers to education establishments, as primarily development within the intensification area comprises commercial and residential uses. However policy AAP16 relating to supporting the service sector in Harrow Town Centre does refer to new major community development and will support the development of such within the Harrow Town Centre subject to proposals being consistent with other relevant policies in the AAP, contributes to the delivery of the objectives of the Harrow Core Strategy and is conducive within the residential environment within and surrounding the town centre. More specific detailed policy set out under policy DM46 of the DMP will support the provision for new community, sport and education uses, on the proviso that such uses are located within the community that they intend to serve, are safe and located in an area of good public transport accessibility and that there would be no adverse impact on residential amenity or highway safety.
- 6.2.5 The education use of this site is established, there is no in principle objection to the extension of the existing education facilities, subject to detailed consideration as set out above.
- 6.2.6 Detailed consideration of these and other policy requirements and material considerations are undertaken in the sections below. The proposed new extension to Harrow College is considered to be acceptable as the proposed extension would provide modernised education facilities for the existing college.

### 6.3 Regeneration

- 6.3.1 The proposed development seeks to improve and rejuvenate the existing Harrow College Campus in order to address falling student numbers. The proposal seeks to make better use of the site and create a more inviting and safe environment for both staff and students. In this respect, the proposed development would meet the overarching principles of regeneration into the area.
- 6.3.2 The proposed development would also result in a number of temporary jobs that would also be created during the construction phase of the development.

6.4 Character and Appearance of the Area/ Setting of Listed Building/  
Setting of Conservation Area/ Landscaping and Trees

6.4.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.

6.4.2 Core Policy CS1.B specifies that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.'

6.4.3 Policies AAP1 and AAP4 of the AAP seek a high standard of development within the Harrow Town Centre and throughout the Heart of Harrow. Policy AAP1 states that development within all three sub areas of Harrow Town Centre will be required to strengthen its character, legibility and role as a Metropolitan Centre. Criterion A(a) of policy AAP seeks to ensure that development proposals conserve and enhance the significance of heritage assets, including their setting. This is also emphasised under policy 7.8 of The London Plan. Detailed consideration will also be made against policy DM7 of the DMP. Policy AAP6 sets out that development heights within the town centre should be in scale to the site surrounding area.

6.4.4 Policy AAP8 seeks to enhance the setting of Harrow Hill and will seek to resist development proposals that would adversely affect the view of or from Harrow Hill and St. Mary's Church.

Design, Layout, Scale & Appearance

6.4.2 The proposed scheme seeks to improve and renovate the existing college, primary through the construction of a new entrance foyer, re-cladding of the existing Armstrong building and an extension to the Brunel Building. Rationalisation of the car parking layout and re-landscaping is also proposed to enhance the College frontage and visibility from the road.

6.4.3 The external alterations to the existing buildings are discussed below:

*New Entrance Foyer to the Armstrong Building:*

6.4.4 A new entrance foyer is proposed to the south side of the existing Armstrong building. The extension would be single storey and has been designed as a semi-circle. The extension would be finished with a glazed frameless elevation. The primary entrance would include a solid grey surround.

6.4.5 The proposed layout and scale of the front extension is considered to be a proportionate extension to the Armstrong Building, which would sit comfortably within the site. Whilst the LPA raised concerns in regards to the architectural detailing and use of materials, in particular the heavy frame around the entrance door, on balance, given the modest scale and siting of the extension within the site, the proposed design is accepted. Furthermore, the proposed extension is considered to create an improved and inviting access to the College.

*Recladding of the Armstrong Building:*

6.4.6 The proposal seeks to amend the external finish for the Armstrong building by replacing the existing external materials with two contrasting cladding materials. The proposed materials include zinc standing seam, Trespa Panels and Trespa Meteon Rainscreen Cladding, offset with yellow PPC aluminium trim. The proposed re-cladding would not alter the existing scale of form of the Armstrong Building.

6.4.7 The existing Armstrong building does not provide a high quality of design or materiality. The building appears dreary in appearance and in need of maintenance and modernisation. In this context, the proposal to upgrade the external finish of the building is welcomed.

6.4.8 Notwithstanding this, throughout the application process, the LPA raised concerns regarding the choice of external materials proposed and the impact on the setting of the White Building. In response to these concerns, the yellow cladding panels to the front elevation of the building have been replaced with grey panels with yellow trim to the windows.

6.4.9 The LPA acknowledge that the appropriateness of the proposed colour and material palette is a subjective matter, however, on balance, the proposal is considered to represent an improvement to the existing building. Furthermore, it is considered that the materials for the external walls of the building can be controlled by condition and as such a refusal on such grounds would not be warranted in this case.

6.4.10 Whilst the proposed plans include an internally illuminated 3D signage on the western side of the Armstrong Building, this aspect of the development has not been assessed and requires a separate application for advertisement consent. An informative is recommended to advise of this.

*Proposed replacement connection from the Armstrong Building to the Brunel Building:*

6.4.11 The proposed replacement link building would be finished in glazed panels and as such, would have a lightweight and non-obtrusive

appearance. Accordingly, this aspect of the development is considered to be acceptable.

- 6.4.12 Based on the above and notwithstanding the concerns raised with the choice of the external materials, for which an appropriate condition is attached, the proposed building works would not give rise to any conflict with the above stated policies and should therefore be approved.

*Extension to Brunel Sports Facility, including extension to lift overrun*

- 6.4.13 The proposal includes a single storey extension to the existing Brunel building. The extension would be constructed in brickwork to match the existing building. Given the modest scale of the extension and the location towards the rear, north-east corner of the site, the extension would not be visually prominent. Accordingly, no issues arise in this respect.
- 6.4.14 The proposed lift overrun would be constructed of glazed panels with an aluminium frame and would be located centrally within the site. In this respect, the extension would not be visually dominant and as such, no objections are raised.

Setting of the Conservation Area

- 6.4.15 The special interest of the Roxborough Park and the Grove Conservation Area is defined by the Conservation Area Appraisal and Management Strategy (CAAMS) as relating to its 'historic interest and a high quality of architecture throughout [including] mainly Victorian and Edwardian buildings providing a good variety of architectural styles... However, properties are united by their common scale, siting and use of high quality materials and similar features ...Public and private greenery also contributes greatly to the area's appearance. This helps soften the streetscene and provide an attractive setting for the architecture of the area. ...The open land is also an important characteristic as it marks a clear division between the relatively low density and historic development covering Harrow on the Hill and the higher density, more modern and commercial development in the centre of Harrow'.
- 6.4.16 Whilst the proposed recladding of the Armstrong building and the extension of the entrance foyer would increase the prominence of this building from the adjacent conservation area, the proposal would not increase the height or massing of the existing building. Furthermore, there will be sufficient soft landscaping between the building and the recreation ground which will help soften the setting, which can be controlled by an appropriate condition. Accordingly, on balance, the proposed works would not have a detrimental impact on the setting of the conservation area. The Council's Conservation officer has raised no objection to the proposal in this respect.



## Setting of the Listed Building

- 6.4.17 The list description of the Harrow College building listed on 25th May 1983 reads: 'Circa 1820 asymmetrical house, now a part of the school. Two-storeys. Stuccoed with slate roof. Simple projecting porch left with semi-circular arch. Lean-to glass house right. Sash windows with wing lights to first floor'.
- 6.4.18 Currently the existing buildings on site have respected the scale and prominence of the listed building by being of similar height and the taller ones set well back and not exceeding 3 storeys. This means the listed building remains a focal point on site albeit clearly surrounded by modern development.
- 6.4.19 The proposed extensions and alterations to the Brunel building would not impact the setting of the listed building, due to their location within the site. The Armstrong building, is however located immediately adjacent to the locally located White building and as such, has the potential to impact the setting of the listed building.
- 6.4.20 As previously discussed, the front extension to the Armstrong building is single storey and has been designed as a semi-circle. With the exception of the entrance frame, the extension is largely constructed of glazed panels. Accordingly, whilst it is acknowledged that the proposed extension would extend closer to the listed building, the scale and siting of the extension has been carefully designed so as to not impact the setting.
- 6.4.21 In terms to the amendments to the façade of the building, it is noted that the proposed materials would have an increased prominence within the site. As previously discussed, following concerns raised by the LPA, the colour palette of the cladding panels has been revised from yellow to grey. Whilst it is acknowledged that the modern appearance of the Armstrong building directly contrasts with the more traditional appearance of the White Building, this is considered to be an appropriate approach in respecting the style and uniqueness of a listed building. Furthermore, the replacement of the yellow cladding with a more subtle grey cladding ensures that the appearance of the building does not overwhelm the adjacent listed building. On balance, the proposal ensures that the setting of the listed building would be maintained. The Council's Conservation Officer has confirmed this position.

## Landscaping & Trees

- 6.4.22 The landscaping proposals aim to improve accessibility and connectivity within the south-western corner of the site. The proposal aims to separate pedestrian and vehicular routes in order to improve way finding and safety, as well as providing a new pedestrian access

path that shows a clear approach to the entrance foyer. The existing parking area would be reconfigured as part of the site wide improvement works.

6.4.23 The following palette of materials are proposed for the hard landscaped areas:

- Access roads: tarmac, to match existing;
- Parking spaces: paved with concrete permeable block work; and,
- Pedestrian routes: block work paving.

6.4.24 The proposed soft landscaping areas would be primarily developed along the sites frontage with Lowlands Road and around the White Building. A large area of soft landscaping would also be provided towards the front of the site, under two mature trees.

6.4.25 Whilst no concerns are raised in terms of the layout of the proposed hard and soft landscaping or the materials palette proposed, a condition of approval would require the submission of comprehensive site wide landscape strategy.

6.4.26 The submitted Arboricultural Impact Assessment confirms that the proposed layout would require the removal of existing ornamental vegetation within the existing car park and perimeter of Armstrong building. The majority of the existing trees would be retained, with the exception of 1 no. cherry plum tree (T21, Cat C1) which is required to be removed to enable the extension to the Armstrong building. Subject to standard conditions, the Council's Tree Protection Officer has no objection to the proposed works or removal of 1no. cherry plum tree.

#### Boundary Treatment

6.4.27 The existing boundary treatment would be retained throughout most of the site. A new 1.1m high metal rail fence is proposed to the frontage along Lowlands Road, to replace the close-board wooden fencing currently in place. The proposed vertical metal railings are proposed to be painted black. The existing metal gates would be maintained and painted black to match the proposed fence. The boundary tree planting would be reinforced by mixed-species native and ornamental ground cover planting.

6.4.28 The proposed works to the Lowlands Road boundary are considered to be acceptable and the revised proposals to retain the existing trees along the frontage are welcomed. The Council's Landscape Officer has no objections to the proposed works, subject to a condition of approval requiring further detail, including the specification of the proposed boundary fence.

6.4.29 In conclusion, for the reasons outlined above and subject to the imposition of appropriate conditions, it is considered that the overall built form and external alterations to the College would have no detrimental impact upon the character and appearance of the area or have any significant impact upon the settling of the listed building within the site or the adjoining conservation area. The proposal as such would not give rise to conflict with the above stated policies.

## 6.5 Residential Amenity

6.5.1 Policy DM1 of the DMP seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.

6.5.2 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

6.5.3 The applicant has confirmed within the submitted documents that the proposed works would not result in an increase in either student or staff numbers. The additional floorspace it intended to provide fit for purpose space and as such, halt the decline in student numbers attending the College. Therefore, following the proposed works, any coming and goings from the site would be similar to that which is currently experienced and as such, would not be unreasonably harmful to surrounding residential amenity, in terms of noise and disturbance.

6.5.4 In terms of the physical impacts of the proposed works, it is acknowledged that the proposed extension and works to the Armstrong Building would not impact surrounding residential amenity due to the location on the western side of the site, adjacent to Lowlands Recreation Grounds, over 80m from the nearest residential property.

6.5.5 The proposed extension to the Brunel Building would be sited adjacent to the eastern site boundary, which adjoins the rear gardens of no. 23-29 Grove Hill Road. The common boundary currently includes dense planting, over 3.0m high, which restricts any views into the rear gardens of the adjoining properties. The proposed extension would maintain a 7-8m setback from the common boundary with these properties. In terms of massing and scale, the extension would reach a maximum height of 5.0m and would include a footprint of 140sqm. Given the modest scale of the extension, the separation from the boundary and the existing screening provided by boundary fences and planting, the proposed extension would not have an undue impact in terms of loss of light or outlook. Furthermore, whilst the proposal would include windows facing the properties, for the aforementioned

reasons, no undue loss of privacy would occur to the adjoining properties.

- 6.5.6 Based on the above, the proposed development would not present any conflict with the above stated policies and accordingly the proposal is considered to be acceptable.

## 6.6 Drainage & Flood Risk

- 6.6.1 Policy DM9 of the DMP seeks to ensure that the risk of flooding on site and elsewhere is minimised in line with the guidance set out in the NPPF. Policy AAP9 of the AAP seeks where appropriate for new development proposals to manage the use of mains water and the control and reduction of surface water run off.

- 6.6.2 The application site is not located within a Flood Zone or a Critical Drainage Area as defined by the maps held by the Environment Agency and the Council's Strategic Flood Risk Assessment. The surrounding area is however within the surface water flood zone 3a and 3b.

- 6.6.3 It is acknowledged that the proposed increase in soft landscaping would inevitably improve the existing on-site drainage. The Council's Drainage Engineer has raised no objection to the proposed development subject to the imposition of conditions relating to surface water storage and attenuation. On this basis, the proposed development would not give rise to conflict with the above stated policies.

## 6.7 Traffic & Parking

- 6.7.1 The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use.

- 6.7.2 The London Plan (2016) Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan (2016) sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility. Policy AAP 19 of the AAP seeks to limit on site car parking and development proposals to support the use of sustainable modes of transport, in particular in areas that have a high level of public transport accessibility.

- 6.7.3 The applicant has confirmed that the proposal would not result in an increase in either student or staff numbers. Furthermore, whilst the proposed works include the reconfiguration of two on-site parking areas, there is no change in the level of parking provision and the existing pedestrian and vehicle entrance is to be retained. The reason for the reconfiguring the car parking areas and pedestrian ramps, aside from the safety consideration, is to complement the aesthetic enhancement of the point of arrival to the College. The proposed external amendments also seek to improve the setting of the Listed Building.
- 6.7.4 Whilst the Council's Highways Officer considers the proposed reconfiguration of the parking area to represent a missed opportunity to reduce the level of on-site parking in line with London Plan standards, on balance, it would be unreasonable to withhold planning permission on this basis. Notwithstanding this, should any future redevelopment of the College be proposed, the LPA would be seeking to restrict parking spaces.
- 6.7.5 The applicant has confirmed that the existing on-site parking is strictly limited for use by staff, disabled persons, vulnerable students and visitors. Students are not permitted to park on campus. A review of the planning history of the site indicates that a Travel Plan, by Mayer Brown, dated February 2014, was approved within application P/2606/14. At the time of the application, the Highways Department confirmed that there were no objections.
- 6.7.6 In terms of cycle parking, as the proposed works would not increase pupil or staff numbers, the existing approved cycle parking is considered adequate to meet the needs of the College. The approved Travel Plan (Feb 14) confirms that 90 cycle parking spaces (45 stands) are provided, in line with London Plan standards of 1 space per 8 students. The cycle parking is located to the west of the site. As the proposal would not increase student / staff numbers, the provision will remain as existing. Accordingly, no changes are proposed in this respect.
- 6.7.7 Accordingly, whilst the Highways Officer's comments are noted, it is noted that the subject application seeks to reconfigure existing approved spaces and does not seek to alter provision. It is considered that the existing parking provision has previously been assessed in terms of the requirements of Chapter 6 of the London Plan. In order to ensure the previous requirements are carried through within the proposed reconfiguration, a condition of approval is attached to ensure works comply with the approved Travel Plan and Cycle parking details.

## 6.8 Accessibility

6.8.1 Policy 7.2 The London Plan requires all future development and change of use proposals to meet the highest standards of accessibility and inclusion. The Council's has adopted a Supplementary Planning Document 'Access for All' 2006, which provides detailed guidance on achieving an accessible design.

6.8.2 The applicant's Design and Access Statement has confirmed that the proposed extensions would comply with Part M of the Building Regulations. Specifically, the proposed building would include level threshold entrance and wheelchair accessible WC facilities on all floors. The upper floors would also be served by a lift. In this regard the proposed development would give rise to no conflict with the above stated policies.

## 6.9 Land Contamination

6.9.1 Policy DM15 of the DMP in relation to re-use of existing contaminated land, such as the subject site, will have regard to a) the findings of a preliminary land contamination risk assessment, b) the compatibility of the intended uses with the condition of the land and c) the environmental sensitivity of the site.

6.9.2 The subject site is not known for any land contamination; however, the applicants have undertaken a Phase 1 desk study to assess whether there is any likelihood of land contamination. This report concludes that the site is suitable for the proposed development, however, it recommends that the applicant undertake a Phase 2 investigation which will incorporate ground investigation for contamination. Accordingly a condition is attached on this basis. Notwithstanding this, it is considered that the proposed development would not give rise to conflict with the above policy.

## 7.0 **CONCLUSION AND REASONS FOR APPROVAL**

7.1 The proposal would improve and rejuvenate the existing Harrow College Campus, by introducing a new entrance foyer, external works to the existing buildings and reconfiguring several of the existing teaching spaces. The proposed works also include improved pedestrian links, a rationalisation of car parking layout and a new landscape scheme to enhance the College frontage and visibility from the Road. Overall, the proposed works are considered to successfully regenerate the existing College and would have a satisfactory impact on the setting of the Listed Building and Conservation Area.

7.1.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

#### 1. Timing

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

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

#### 2. Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Heritage Statement (ref: 4195A); Design & Access Statement rev D; 18001-HNW-00-02-DR-A-P005 rev F; Location plan; 18001-HNW-00-GF-DR-A-P011 rev A; 18001-HNW-00-02-GF-A-P012 rev A; 18001-HNW-00-02-DR-A-P013; 18001-HNW-00-02-GF-A-P014 rev A; 18001-HNW-00-GF-DR-A-P200; 18001-HNW-00-GF-DR-A-P201; 18001-HNW-00-GF-DR-A-P202; 18001-HNW-00-GF-DR-A-P203; 18001-HNW-00-GF-DR-A-P204 rev A; 18001-HNW-00-GF-DR-A-P205 rev A; 18001-HNW-00-GF-DR-A-P206; 18001-HNW-00-GF-DR-A-P207; 18001-HNW-00-GF-DR-A-P208; 18001-HNW-00-GF-DR-A-P210 rev B; 18001-HNW-00-GF-DR-A-P211 rev B; 18001-HNW-00-GF-DR-A-P212 rev B; 18001-HNW-00-GF-DR-A-P213 rev B; 18001-HNW-00-XX-DR-A-P300 rev B; 18001-HNW-00-XX-DR-A-P301 rev D; 18001-HNW-00-XX-DR-A-P302 rev B; 18001-HNW-00-XX-DR-A-P303; 18001-HNW-00-XX-DR-A-P304 rev B; 18001-HNW-00-XX-DR-A-P306; 18001-HNW-00-XX-DR-A-P307; 18001-HNW-00-XX-DR-A-P308; 18001-HNW-00-XX-DR-A-P316; 18001-HNW-00-XX-DR-A-P320 rev B; 18001-HNW-00-XX-DR-A-P321; 18001-HNW-00-XX-DR-A-P322 rev D; 18001-HNW-00-XX-DR-A-P323; 18001-HNW-00-XX-DR-A-P324 rev C; 18001-HNW-00-XX-DR-A-P325; 18001-HNW-00-XX-DR-A-P326; 18001-HNW-00-XX-DR-A-P327; CS/095219; Site Energy Strategy Review; Harrow College Geo-Environmental Desk Study; LLD1407-ARB-DWG-001 rev 02; LLD1407-ARB-DWG-002 rev 02; Arboricultural Impact Assessment and Method Statement; Existing Tree Schedule; LLD1407-ECO-FIG-001; LLD1407-ECO-REP-001; LLD1407-LAN-FIG-001 rev 03; Landscape Design Strategy and Outline Plant Specification; Travel Plan, Feb 14.

REASON: For the avoidance of doubt and in the interests of proper planning.



3. Materials

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been made available to view on site, and approved in writing by, the local planning authority:

- a. facing materials for the building;
- b. windows/ doors;
- c. boundary fencing;
- d. ground surfacing;
- e. hard landscape materials;

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

4. 'No Dig' Construction

No development shall take place, including any works of demolition, until the following details have been submitted to, and approved in writing by, the local planning authority:

Details of the working methods to be employed and a detailed drawing for the installation of the drive and path within the Root Protection Areas of retained trees or on land adjacent to the site, in accordance with the principles of 'No-Dig' construction. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction of the development does not unduly impact on the protected trees. To ensure that measures are agreed and in place to avoid any impact to the group of protected trees during the demolition and construction phases of development, this is a PRE-COMMENCEMENT condition.

5. Tree Protection

No development shall take place, including any works of demolition, until details of Arboricultural supervision and site monitoring by an appointed arboricultural consultant, including details of reporting of inspection and supervision, has been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction of the development does not unduly impact on the protected trees. To ensure that measures are agreed and in place to avoid any impact to the group of protected

trees during the demolition and construction phases of development, this is a PRE-COMMENCEMENT condition.

6. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method and Logistics Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works
- vi. details in relation to safeguarding the adjacent properties during demolition and construction phases.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers and to ensure that the transport network impact of demolition and construction work associated with the development is managed and that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

7. Levels

No site works or development shall commence until details of levels of the proposed buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the level of the site, have been submitted to and agreed in writing by the Local Planning Authority. Details of any proposed ground level changes within the RPA (Root Protection Area) of any retained tree or on land adjacent to the site should be included. The development shall be carried out in accordance with the details so agreed.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. To ensure that appropriate site levels are agreed before the superstructure commences on site, this condition is a PRE-COMMENCEMENT condition.

8. Hard & Soft Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include details of all boundary treatments. Details of the boundary treatments, shall be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained thereafter. Soft landscape works shall include: planting plans; schedules of plants, noting species, plant sizes and proposed numbers / densities; written specification of planting and cultivation works to be undertaken; and, a landscape implementation programme.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

9. Planting Schedules

All planting, seeding or turfing comprised in the approved details of landscaping plans shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs 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 in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

10. Landscape Management and Maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the landscaped areas, including the communal amenity space, within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years for all landscape areas, and details of irrigation arrangements and planters, has first been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow.

11. Surface Water Drainage and Attenuation

No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to, and agreed in writing by, the local planning authority. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited.

12. Foul Water Drainage

No development shall take place, other than works of demolition, until a foul water drainage strategy, has been submitted to and agreed in writing by the local planning authority. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, and to ensure that the development would be resistant and resilient to foul water flooding.

13. Active and Passive Parking Spaces

Notwithstanding the approved plans, prior to the occupation of the development, details of electrical car charging points to be installed in at least 20% of the car parking area on site (with capacity for an additional 20% passive spaces) shall be submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details prior to the occupation of the development and shall be retained as such thereafter.

REASON: To ensure that the development achieves suitable levels of electrical car charging points consistent with Policy 6.13 of the London Plan.

14. External Lighting

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course level until details of the external lighting to the building and the site have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.  
REASON: To safeguard the appearance of the locality.

15. Contamination

No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A site investigation scheme, based on the approved Geoenvironmental Report-Phase 1 Site Appraisal (Desk Study) Dated December 2013, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To protect the sensitive groundwater beneath the site, in light of the soil contamination revealed.

16. Cycle Storage

The approved development shall provide cycle parking has been provided in accordance with the approved Travel Plan (90 spaces).

REASON: To ensure the satisfactory provision of facilities for all users of the site and in the interests of highway safety.

## Informatives

### 1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016):

Policies 3.18, 5.1, 5.2, 5.3, 5.7, 5.9, 5.10, 5.12, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.6, 7.8, 7.13

Draft London Plan (2018):

D2, D3, D7, T5, T6

The Harrow Core Strategy (2012)

Core Policies CS 1

Harrow and Wealdstone Area Action Plan (2013)

AAP1, AAP4, AAP8, AAP9, AAP16, AAP19, AAP20

Development Management Policies Local Plan (2013)

Policies DM1, DM2, DM10, DM12, DM15, DM22, DM23, DM42, DM46

### 2. Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

### 3. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

### 4. Compliance with Planning Conditions

**IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

# 1. APPENDIX 2: SITE PLAN



This drawing is the copyright of HNW Architects Ltd.  
 All dimensions must be verified on site prior to construction.  
 Do not scale this drawing except for Planning application purposes.  
 Ordnance Survey License No: 100003303

No.	Revisions	By	Checked	Date
1	Site entrance relocation	HW	HW	11/04/18



**hnw**  
 architects

HNW Architects, 61 North Street, Chichester, West Sussex, PO19 1BB  
 Telephone: 01243 333300 | E-mail: hnw@hnw.co.uk | www.hnw.co.uk

Project:  
 Harrow College  
 Harrow on the Hill Campus  
 Lowlands Road  
 Drawing No:  
 SiteBlock Plan

Drawing Code:	18001
PLANNING	
Scale:	A1 - 1:500
Drawn by:	LJS
Checked by:	KW
Date:	FEB 2018
Drawing Name:	18001-HNW-00-GF-DR-A-P011
HNW Architects Ltd. - Registered No. 3388064	10/18



**APPENDIX 3: SITE PHOTOGRAPHS**





# APPENDIX 4: PLANS AND ELEVATIONS



The drawings & the approval of work contained in this document are the sole responsibility of the architect. It is not to be used for any other purpose without the written consent of the architect.

No.	Description	Date	By	Checked
1	Final Approval	15/05/2018		

Key  
■ Proposed New Build Foot Print

**hnw**  
 architects

HNW Architects, 11 South Street, Chesham, West Sussex, PO12 1RH  
 Telephone: 01243 821100 Email: hnw@hnwarchitects.co.uk

Client:  
 Harrow College  
 Harrow on the Hill Campus  
 Lowlands Road

Drawing No:  
 Site Layout Plan  
 Proposed  
 New Build Areas

Drawing Title:  
 PLANNING 15001

Scale:  
 A1-1:250 A

Drawn by:  
 LJS

Checked by:  
 KW

Date:  
 MAY 2018

Drawing No:  
 15001-HNW-00.02-GF-A-P012

HNW Architects is a registered architect

The drawing is the property of HW Architects Ltd.  
 It is intended for use only for the project and location specified.  
 Do not reuse the drawing except for the project specified.  
 Drawing Control Number: 18001

No.	Description	By	Checked	Date
1	Issue for comment			



WEST ELEVATION - PROPOSED



Scale: 1:100

**hnw**  
architects

HW Architects, 11 Bank Street, Chesham, West Sussex, PO16 1HP  
 Telephone: 01243 820001 Email: enquiries@hnwarchitects.co.uk  
 Project: Harrow College

Client: The  
 Proposed Elevations  
 Armstrong Building  
 South & West Elevations

Service No: PLANNING  
 Scale: 1:100  
 Date: A1 - 100 D  
 Drawn by: LJS  
 Checked by: KW  
 Date: FEB 2018

Drawing No: 18001-HNW-00-XX-DR-A-P301  
 HW Architects Ltd. Architects & Planners

SOUTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED

The drawing is the property of HW Architects Ltd.  
 It is intended for use only for the project and location specified.  
 Do not reuse the drawing except for the project specified.  
 Drawing Control Number: 18001

No.	Description	By	Checked	Date
1	Issue for comment			

Scale: 1:100

**hnw**  
architects

HW Architects, 11 Bank Street, Chesham, West Sussex, PO16 1HP  
 Telephone: 01243 820001 Email: enquiries@hnwarchitects.co.uk  
 Project: Harrow College  
 Harrow on the Hill Campus  
 Lowlands Road

Client: The  
 Proposed Elevations  
 Brunel Building  
 New Sports Facilities & Lift Access

Service No: PLANNING  
 Scale: 1:100  
 Date: A1 - 100 B  
 Drawn by: LJS  
 Checked by: KW  
 Date: MARCH 2018

Drawing No: 18001-HNW-00-XX-DR-A-P304  
 HW Architects Ltd. Architects & Planners



SOUTH ELEVATION - PROPOSED



Scale: 1:100

**hnw**  
architects

HW Architects, 11 Bank Street, Chesham, West Sussex, PO16 1HP  
 Telephone: 01243 820001 Email: enquiries@hnwarchitects.co.uk  
 Project: Harrow College  
 Harrow on the Hill Campus  
 Lowlands Road

Client: The  
 Proposed Elevations  
 Brunel Building  
 New Sports Facilities & Lift Access

Service No: PLANNING  
 Scale: 1:100  
 Date: A1 - 100 B  
 Drawn by: LJS  
 Checked by: KW  
 Date: MARCH 2018

Drawing No: 18001-HNW-00-XX-DR-A-P304  
 HW Architects Ltd. Architects & Planners

**This page has been left intentionally blank**