

DWD

Planning, Design and Access Statement

Hampton Court House School, Hampton
Court Road

69 Carter Lane
London EC4V 5EQ

T: 020 7489 0213

F: 020 7248 4743

E: info@dwd-ltd.co.uk

W: dwd-ltd.co.uk

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CONTENTS

1.0	INTRODCUTION	1
2.0	SITE LOCATION, DESCRIPTION AND PLANNING HISTORY	4
3.0	PROPOSED DEVELOPMENT.....	8
4.0	PLANNING POLICY AND PLANNING ASSESSMENT	9
5.0	SUMMARY	12

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1.0 INTRODCUTION

- 1.1 This Planning, Design and Access Statement (PDAS) has been prepared by DWD on behalf of Hampton Court House Limited (the 'Applicant'), part of the Dukes Education Group, in support of an application for Listed Building Consent (part retrospective) at Hampton Court House School, Hampton Court Road, London, KT8 9BS ('the Site').
- 1.2 Listed Building Consent is sought from the London Borough of Richmond Upon-Thames ('the Council') for the following description of development:

'Internal repair works to existing drama hall ceiling and external works to drama hall roof (part retrospective).'
- 1.3 Listed Building Consent is sought for internal repair works to existing drama hall ceiling and external works to drama hall roof (part retrospective).
- 1.4 Hampton Court House School is part of the Dukes Education Group, a family of nurseries, schools and colleges united by a common purpose; to give children the foundations for an extraordinary life through education. The School became part of the Dukes Education Group in April 2021, when they acquired the site and took over operating and managing the school from the previous owner. The School caters for pupils from nursery up to sixth form age.
- 1.5 Emergency works to the drama hall ceiling were initially agreed with the Council's Conservation Officer in January 2024 under Section 9 (3) of the Planning (Listed Buildings & Conservation Areas) Act 1990. Since this, it has become apparent additional works (as proposed under this LBC) are necessary.
- 1.6 This Planning Design and Access Statement ('PDAS') assesses the development against the Development Plan. This statement will also outline the material benefits of the proposal.
- 1.7 The application is supported by the following technical reports that should be read in conjunction with this Statement:
 - Application form (DWD);
 - Covering letter (DWD);
 - Community Infrastructure Levy (CIL) form (DWD);
 - Heritage Impact Assessment (Savills);
 - Fire Safety: Plans and Policy Statement (Hampton Court House School);

- HCH Drama Room Roof Steels Method Statement (VA Services);
- HCH Drama Studio Method Statement (Emergency Works) (VA Services);
- Drama Room – Dry Rot Structural Report (Duffy Associates) (dated September 2023);
- Drama Room – Dry Rot Structural Report (Duffy Associates) (dated October 2023);
- Drama Room – Dry Rot Structural Report (Duffy Associates) (dated June 2024);
- Second-hand Natural Slate Sample (Duffy Associates).
- Drama Studio – Existing Photographs, prepared by DWD; and
- Drama Studio – Proposed Photographs, prepared by DWD.

1.8 In addition, the following drawings have been submitted with the application to illustrate the proposed scheme.

Drawing Title	Drawing Reference
Site Location Plan	LXA-1928-001
Site Plan	LXA-1928-005
Site Layout Plan	HCHS.S05-P1
Drama Room, Existing Roof Structure Plan and Section A-A	HCHS.S01-P1
Drama Room, Existing and Proposed Floor Plan, Key Plan to Walls	HCHS.S02-P1
Drama Room, Existing Section A-A, Full Height, Wall W1 and W2	HCHS.S03-P1
Drama Room, Existing Section B-B, Full Height, Walls W1 and W2	HCHS.S04-P1
Drama Room, Roof Plan and Section A-A	HCHS.S101-P3
Drama Room, Proposed Roof Details	HCHS.S102-P3
Drama Room, Proposed Roof Details Section B-B	HCHS.S103-P3
Drama Room, Proposed Section A-A Full Height	HCHS.S204-P1
Drama Room Proposed Section B-B Full Height	HCHS.S205-P1
Drama Room, Replacement Roof Slates	HCHS.S206-P1

1.9 The remainder of this Statement is set out as follows:

- Section 2 describes the site and the surrounding area, details the planning history and pre-application engagement;
- Section 3 sets out our proposals for the site that are the subject of this Listed Building Consent;

- Section 4 assesses the proposed development against the relevant national and local planning policies and other material considerations; and
- Section 5 sets out our overall conclusions on the planning merits of the proposal.

2.0 SITE LOCATION, DESCRIPTION AND PLANNING HISTORY

Site and Surrounding Area

- 2.1 Hampton Court House School is located within the administrative boundary of the London Borough of Richmond upon-Thames (LB Richmond Upon-Thames), and is situated approximately 134m east of Hampton Court Road.
- 2.2 The entire Site is currently in use as Hampton Court House School, and has operated as an education establishment since 2001. The Site was purchased by the applicant in April 2021. As well as owning the Site, Hampton Court House Limited (part of the Dukes Education Group) has operated and managed the school since April 2021.
- 2.3 The wider Site (3.4ha) comprises the Grade II listed 'Hampton Court House' and the Grade II* registered Historic Park and Garden ('Hampton Court House'). Additionally, the Grade II listed 'Rustic Gothic Hut' and Grade II* listed 'Grotto' lie in the school grounds. Elsewhere, the Grade I registered Bushy Park bounds the Site to the north/west, with Hampton Court Green to the south and a number of properties to the east.
- 2.4 Following a review of LB Richmond Upon-Thames' adopted policy map, the Site is located within the Hampton Court Green Conservation Area, Metropolitan Open Land and is a designated 'Other site of Nature Importance' (other than the western portion of the Site, i.e., the former kitchen garden). The Site is not located within a town centre but is located approximately 600m (7-minute walk) from Hampton Court Village Centre.
- 2.5 In accordance with the Environment Agency, the Site is located within Flood Zone 1 (no/low risk of flooding).
- 2.6 Due to the Site's location adjacent to Bushy Park, the prevailing character of the surrounding area is open space. There are however a line of predominantly residential buildings running to the east along Campbell Road and Hampton Court Road, and a car park to the south which is accessed off Hampton Court Road (the 'A308').
- 2.7 The Site has a PTAL (Public Transport Accessibility Level) of 2 (where 1 is low and 6 is high), but has good access to a range of public transport services within walking distance. Hampton Court Station is located approximately 600m south-east of the Site, while the nearest bus stop along Hampton Court Road serves bus routes 111, 216, 411 and 461.
- 2.8 The Site is best accessed via Campbell Road and Hampton Court Road, to the east.

Planning History

2.9 A review of the LB Richmond Upon-Thames online planning register returns the following recent, relevant planning applications for the wider Site:

Application Ref.	Description of Development	Decision and Date
24/1254/ES191	The existing development of 7 single-storey educational buildings located within the western portion of the Site.	Awaiting determination
23/2792/FUL	Retrospective application for erection of single storey educational buildings.	Awaiting determination
23/2738/LBC	Retrospective application for erection of single storey educational buildings.	Awaiting determination
10/1046/DD01	Details pursuant to appeal condition re signage (Appeal decision APP/L5810/C/09/2103366) which created new permission to supersede planning applications 05/2720/COU and 08/2974/FUL.	Withdrawn by the Applicant 08/06/2010
08/4151/FUL	Retention of five caravans for temporary period of two years.	Refused permission 09/01/2009. Appeal Dismissed on 25/09/2009
08/4155/FUL	Retention of temporary classroom for a two year period.	Refused permission 09/01/2009. Appeal dismissed on 25/09/2009
08/2974/FUL	Variation of condition U08737 of planning permission ref.05/2720/COU to "There shall be no access to Campbell Road by vehicles delivering/collecting children to/from Hampton Court House between 8:00 am and 9:30 am and 2:30 pm and 4:30 pm, Monday - Friday"	Refused permission 06/02/2009. Appeal allowed on 18/02/2010
05/2720/DD01	Details pursuant [sic] to S106 Agreement	Granted permission 25/07/2007
05/3611/FUL	Retention of temporary classroom for a two year period	Granted permission 31/03/2006

05/2720/COU	Change of use from Class C2 (residential school) with independent theatre use to use as Class D2 (school) with independent theatre use and weddings and corporate events (revised description)	Granted permission 17/07/2007
01/1077	Change Of Use From Residential Nursing Home (class C2) And Theatre To School (class D1) And Theatre.	Decided as no further action be taken 18/06/2004
00/0573	Change Of Use From Residential Nursing Home (use Class C2) To Hotel (use Class C1).	Granted permission 28/06/2000
96/0252/LBC	Demolition of existing cottage and erection of single storey staff cottage	Decided as no further action be taken 28/03/1996
96/0248/FUL	Demolition of existing cottage and erection of single storey staff cottage	Decided as no further action be taken 28/03/1996
95/3940/FUL	Change Of Use Of Existing Theatre To Function Suite (use Class D2) With Retention Of Occasional Theatre Use.	Decided as no further action be taken 28/03/1996
95/3941/FUL	Extension of existing car park. Removal of hardstanding in front of stable block to provide soft landscaped area.	Decided as no further action be taken 28/03/1996
95/3127/LBC	Demolition of existing stable block and replacement with two storey residential care unit and sitting room extension; reinstatement of gate lodge.	Decided as no further action be taken 28/03/1996
95/3055/FUL	Replacement of existing stable block with a two storey residential unit and sitting room extension. Reinstatement of gate lodge and associated soft and hard landscaping.	Decided as no further action be taken 28/03/1996
95/2112/FUL	Replacement of existing stable block with 2 storey residential unit and sitting room extension, reinstatement of gate lodge associated soft and hard landscaping	Withdrawn by the Applicant 14/09/1995

95/2117/S191	Use Of Property As A Nursing Home (c2 Use Class) With Part Use As A Theatre	Granted permission 09/08/1995
95/2114/LBC	Demolition of existing stable block and replacement with 2 storey residential care unit and sitting room extension	Withdrawn by the Applicant 14/09/1995
90/1890/FUL	Change of use to single residence with staff accommodation.	Granted permission 14/01/1991
89/0328/FUL	Use of car park for car boot sales on 2 occasions in any one year	Granted permission 12/06/1989
85/1428	Resurfacing of car park. (Amended Plan No. TTC/1 received on 6.12.85).	Granted permission 16/12/1985

2.10 The table above confirms that, prior to the Site being used as a day school, it was a nursing home. Application ref: 05/2720/COU was approved in July 2007 for the use of the Site as a day school. However, it is understood that Hampton Court House School opened earlier than this, in September 2001.

Dukes Education and Hampton Court House School

2.11 Hampton Court House is part of the Dukes Education Group, a family of nurseries, schools and colleges united by a common purpose: to give children the foundations for an extraordinary life through education. Found in 2015 by its chairman, Atif Hassan, Dukes Education has circa 26 schools and colleges, and 24 nurseries, in the UK with sites across London, Cambridge, Kent and Cardiff.

2.12 Dukes Education also owns and runs wraparound advisory surfaces and summer schools at each stage of the education journey, from academic summer schools to university applications consultancy services. Dukes is a dynamic, future focused organisation committed to providing a gold standard of education for young people in the UK.

2.13 Hampton Court House became part of the Dukes Education Group in April 2021, when they acquired the Site and they took over operating and managing the school, from the previous owner.

2.14 The school caters for pupils from nursery up to sixth form age.

3.0 PROPOSED DEVELOPMENT

3.1 This section provides a description of the development. This section should be read in conjunction with the technical documents listed in Section 1.

3.2 Hampton Court House is a Grade II listed building, and is a prominent building on the wider site. Further details of the building's history are provided in the Heritage Statement prepared by Savills, that has been submitted in support of this application.

3.3 Listed Building Consent is sought for the following description of development:

'Internal repair works to existing drama hall ceiling and external works to drama hall roof (part retrospective).'

3.4 This Listed Building Consent applications solely relates to internal repair works to the existing drama hall ceiling and external works to the drama hall roof. No works are proposed elsewhere within the building.

3.5 Emergency works to the drama hall ceiling were initially agreed with the Council's Conservation Officer in January 2024 via email under Section 9 (3) of the Planning (Listed Buildings & Conservation Areas) Act 1990. Following this, it has become clear further works are necessary to restore the structural integrity of the ceiling structure.

3.6 Investigations have been undertaken to enable the structural consultant to develop a proposal that minimises the extent of structural intervention and which ensures that the building's structural integrity will be retained. Initially the structural consultant had advised the school that a full replacement of the roof may be required, but following further investigation works on site a more heritage sensitive approach has been identified, which allows the existing roof to be retained. The proposed works within the roof include the introduction of two new lines of supporting steel beams, and adjoining steel beams to support the existing rooflight to the centre of the ceiling. This is identified on structural drawing ref: HCHS.S201-P1. Elsewhere, it is proposed to replace various external slates like-for-like, as identified on structural drawing ref: HCHS.S01-P2 and illustrated via the second-hand natural slate sample picture provided by Duffy Associates.

3.7 Full details of the construction works can be found within the Structural Method Statements prepared by Duffy Associates. Three Structural Method Statements have been provided by Duffy Associates. The most recent dated June 2024 explains the current proposed scheme that Listed Building Consent is sought for. The earlier two reports have been provided for context and to explain the rationale for the proposal and how the scope of work has developed.

4.0 PLANNING POLICY AND PLANNING ASSESSMENT

4.1 This section considers the relevant planning policy framework for the Site and material considerations. The policies considered most relevant to this application are set out below.

Development Plan

4.2 The current development plan for the Site comprises the following:

- Local Plan (adopted July 2018); and
- London Plan (adopted March 2021).

4.3 LB Richmond Upon-Thames is currently undertaking a review of their Local Plan, with the adoption of the new local plan anticipated in 2025.

National Planning Policy Guidance

4.4 Regard has been given to the following national planning policy and guidance:

- National Planning Policy Framework (2023); and
- National Planning Practice Guidance (2018).

NPPF (2023)

4.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, and how these are expected to be applied and taken into consideration in planning decisions. The following policies are considered most relevant to this application.

Heritage

4.6 Chapter 16 (Conserving and enhancing the historic environment) of the NPPF identifies at paragraph 200 that *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*.

4.7 Paragraph 197 of the NPPF confirms that *"In determining applications, local planning authorities should take account of... the desirability of new development making a positive contribution to local character and distinctiveness"*.

- 4.8 Paragraph 207 states *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, this harm should be weight against the public benefits of the proposals including, where appropriate, securing its optimum viable use”*.
- 4.9 Policy HC1 (Heritage conservation and growth) of the London Plan notes, amongst other things, *“[...] C. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process [...]. E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse”*.
- 4.10 Policy LP 3 (Designated Heritage Assets) of the LB Richmond Upon-Thames Local Plan states the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.
- 4.11 Hampton Court House is a Grade II listed building, and is a prominent building on the wider site, and is located within the Hampton Court Green Conservation Area. The area is defined by the wide, open space of Hampton Court Green, the ‘Royal Mews’ that front onto it, and Hampton Court Road, separating the conservation area from Hampton Court Place to the east. The Site lies within the north-eastern part of the Conservation Area. There are a number of listed buildings within the Conservation Area.
- 4.12 The significance of the heritage assets within the wider conservation area is considered to come from the architectural detail which contributes to the visual interest of the area and maintains the historic integrity of the buildings.
- 4.13 The works to the drama studio are necessary to ensure the structural integrity of the roof form. The Applicant is investing in and committed to the long-term management of the Site and to undertake works to repair and restore the buildings.
- 4.14 The works will sustain and enhance the heritage assets, whilst maintaining its significance and its positive contribution to the Hampton Court Green Conservation Area. The structural works would ensure that a viable use can be safely restored to the heritage asset, to ensure its long-term sustainability.

4.15 A Heritage Statement has been prepared by Savills and accompanies this submission. The Heritage Statement should be read alongside this Planning Statement and provides a more detailed assessment of the heritage significance and explains why the works are appropriate.

Fire Safety

4.16 London Plan Policy D12 'Fire Safety' requires all development proposals to achieve the highest standards of fire safety. As part of this, all major development proposals should be accompanied by a Fire Statement.

4.17 A Fire Safety: Plan and Policy Statement, prepared by Hampton Court House, is submitted in support of this application. The report identifies the fire safety objectives and requirements of the school, as well as the methods by which these objectives will be achieved. The works proposed as part of this application will not alter the school's existing fire safety arrangements, they will remain as existing.

4.18 The Statement has evidenced the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of the London Plan fire safety policy requirements. Full details of the measures are contained within the Fire Safety: Plan and Policy Statement, which accompanies this submission.

Design Considerations

4.19 The repair and restoration works propose a like-for-like replacement of the structural beams, ceiling and roof slates, and therefore the design is considered appropriate, as it will ensure the visual appearance of the drama hall ceiling, when viewed both internally and externally is retained, as existing. The proposed strategy, which enables the existing roof to be retained, is considered most sympathetic from a heritage perspective.

Public Benefit

4.20 The proposed development is necessary to ensure the long term protection and preservation of the Grade II listed building. The works will ensure the drama hall roof is structurally safe and does not fall further into disrepair. These works ensure that Hampton Court House, and in particular the drama studio, can continue to be used as an educational establishment, which is considered to be the building's most viable use. The works will also provide a public benefit, as they will support the long term retention of the Grade II heritage asset, ensuring that it can continue to be enjoyed by pupils, staff and visitors.

5.0 SUMMARY

- 5.1 This listed building consent application seeks approval for internal repair works to the existing drama hall ceiling and external works to the drama hall roof (part retrospective), including the replacement of timber beams and the installation of steel beams.
- 5.2 The works are necessary to remove a number of the existing timber beams found to be rotten, and to restore the structural integrity of the ceiling structure. Investigations have been undertaken to enable the structural consultant to develop a proposal that minimises the extent of structural intervention and which ensures that the building's structural integrity will be retained.
- 5.3 The proposal is considered to be sympathetic to the heritage asset and necessary to ensure its long term retention and viability. Furthermore, the proposal will support the enhancement of education use at the Site.
- 5.4 This Planning, Design and Access Statement and the supporting documentation submitted with this application have demonstrated that the works accord with the relevant adopted and emerging local, regional and national policy. Therefore, it is considered that the presumption in favour of sustainable development applies, and the application should be approved without delay, in accordance with paragraph 11 of the NPPF.