

Thomas's Richmond Hill

Design & Access Statement to
accompany Full Planning Application

1714-IID-RP-A-023-P03

2nd December 2024



Contents

Introduction and Site Analysis

Introduction	4
Background	5
Site Plan	6
Site Context - Listed Buildings.....	8
Planning Background.....	10

Design & Access Statement

Overview	12
----------------	----

Introduction

SUMMARY

This report is written in support of an application for Full Planning permission.

It relates to the installation of a canopy to an existing sports court. This is part of the works to convert the former Richmond American University London site to a new secondary school for Thomas's London Day Schools.

The application follows directly from the following applications:

- Certificate of Lawful Use or Development ref. 24/0471/PS192 (obtained)
- Listed Building Consent ref. 24/0534/LBC (approved)
- Full Planning Application ref. 24/1762/FUL (approved)
- Listed Building Consent ref. 24/1763/LBC (approved)

This report has been prepared by IID Architects on behalf of Thomas's London Day Schools in collaboration with the following consultants:

- Project Manager: Bidwells
- Architect: IID Architects
- Cost Consultant: Synergy
- Lighting Designer: Miller Goodall
- Heritage Consultant: Heritage Information
- Planning Consultant: Savills
- Ecological Consultant: Arbtech Consulting
- Arboricultural Consultant: AFA Consulting
- Specialist Designer: Streetspace

BACKGROUND

Thomas's London Day Schools are a family-run group of co-educational independent schools in central London for children between the ages of two and sixteen.

Thomas's College Richmond Hill will open in September 2025, initially for years 7 to 12, building to a capacity of up to 630 pupils up to Year 13. The proposed school will also accommodate boarding accommodation for up to 50 pupils.



Background

The site was used for Richmond Theological College, originally a Methodist ministerial and missionary training college, between 1843 and 1972.

It then became a part of the American University London, comprising a range of teaching facilities together with student bed-spaces for c. 216 students.

The site comprises the following buildings located within approximately 2.1 hectares of landscaped gardens:

- Grade II listed:
 - Main Building
- Locally listed / curtilage listed buildings:
 - Red House
 - Lower and Upper Cottages
 - Oak Tree Cottage
- Buildings outside curtilage of the listed building
 - Sir Cyril Taylor Library
 - Orchard House
 - Longley House

The sports court that this application relates to is located at the north of the site, adjacent to Red House, and near to the boundary with the neighbouring Vineyard School.



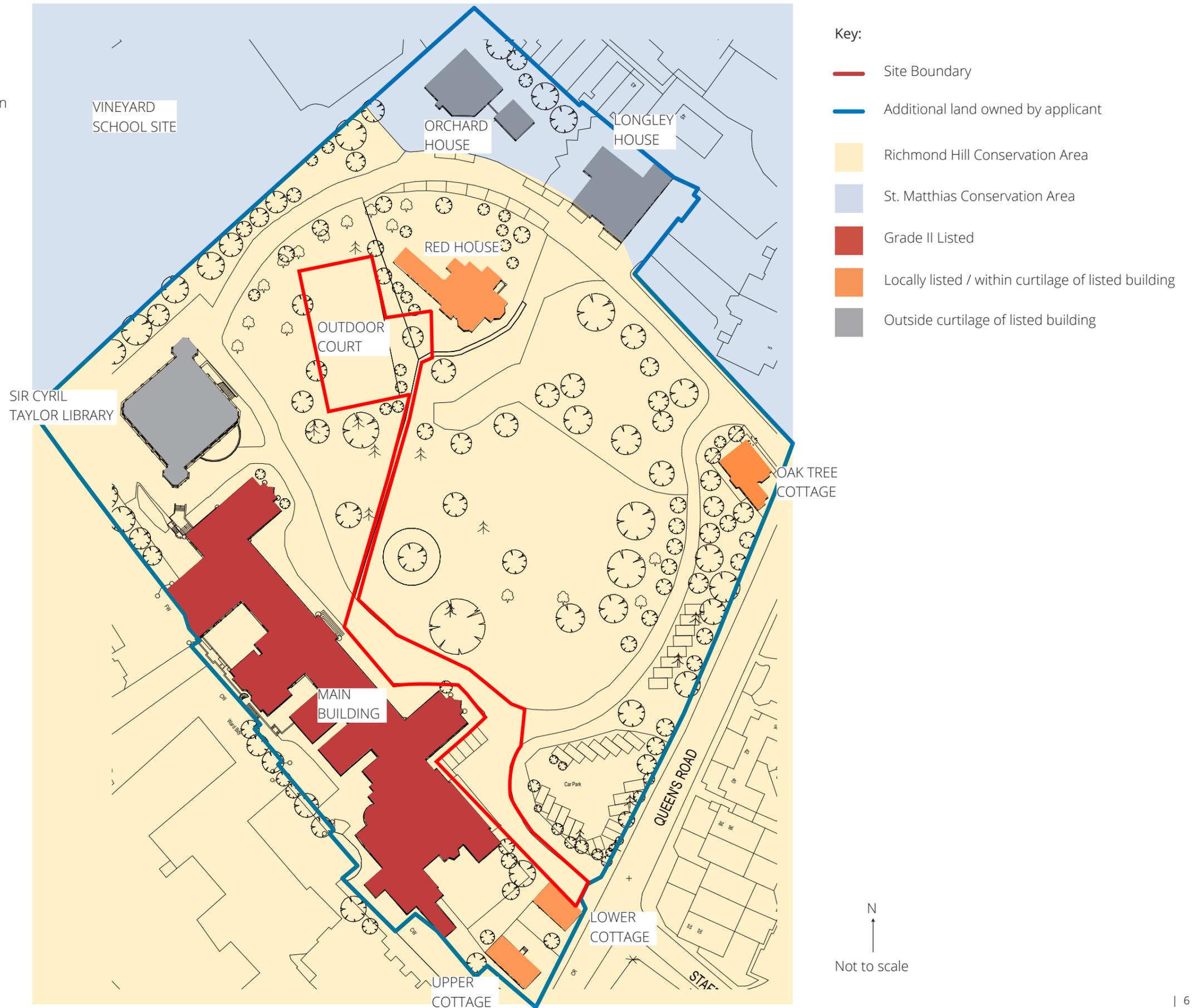
Aerial view of site [Credit: Google, Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group]

-  - Site Boundary
-  - Additional land owned by applicant

Site Plan

The site falls within CA5. Richmond Hill Conservation Area, CA30. St. Matthias Conservation Area, a "Village Character Area", and a "Critical Drainage Area".

The outdoor court is within Richmond Hill Conservation Area.



Site Photographs - As Existing



1. View of outdoor court from Cyril Taylor Library



2. Looking south-west from outdoor court



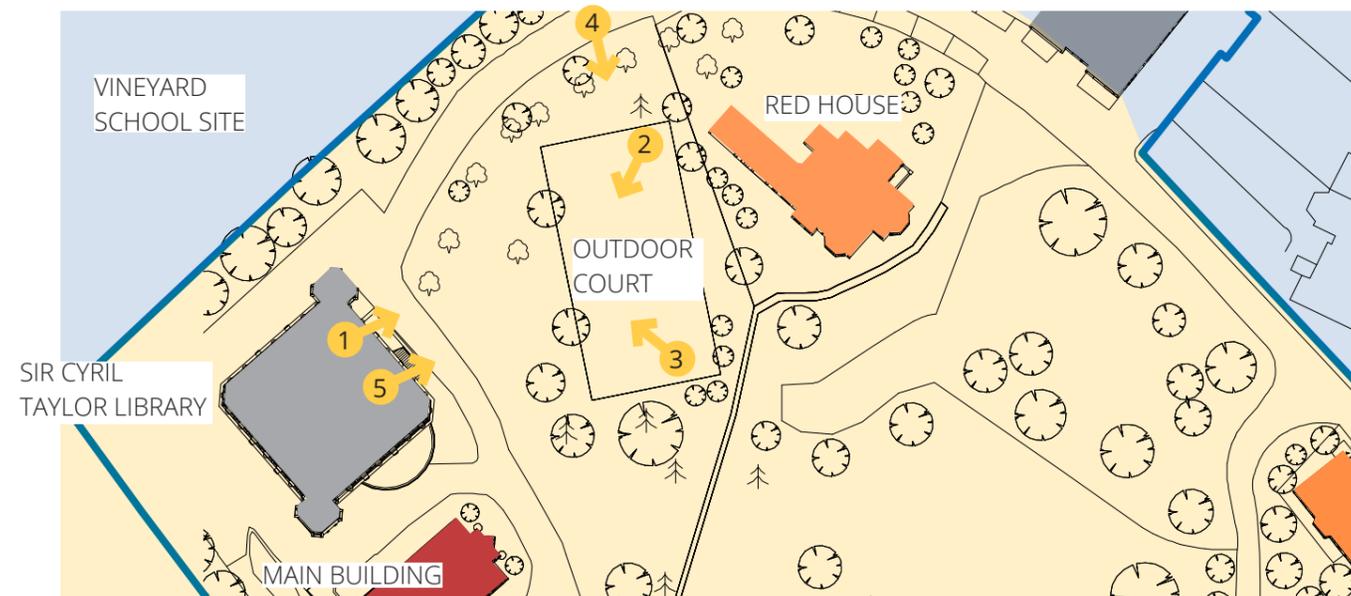
3. Looking north-west from outdoor court



4. Goal at northern edge of court



5. View of outdoor court from Cyril Taylor Library



Site Context - Listed Buildings



Main Building (Grade II listed)

19th Century Building with adjoining 'George House' to the south. Set over 5 storeys including the basement, the building houses dining and kitchen facilities, administrative spaces and residential accommodation.



Lower and Upper Cottages (locally & curtilage listed)

Two, 2-storey cottage buildings located next to the front entrance, and designated as Buildings of Townscape Merit.



Red House (locally & curtilage listed)

A 3 storey "Building of Townscape Merit".



Oak Tree Cottage (locally & curtilage listed)

A single storey gatehouse building on the eastern corner of campus, designated as a Building of Townscape Merit.

Site Context - Later Additions



Sir Cyril Taylor Library

A teaching and library block built in the late 1990s, spread over 5 storeys including the basement.



Orchard House

A 2-storey self-contained residential unit.



Longley House

A single storey building near the eastern edge of the campus.

Planning Background

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPLICATION

An application for a Certificate of Lawful Use or Development was made on the 23rd February 2024 to cover the proposed use of the site as a school providing boarding accommodation. The application reference was 24/0471/PS192. The CLOPUD Decision Notice was issued on the 17th April 2024 confirming that the works and use of the premises were/ was lawful.

LISTED BUILDING CONSENT APPLICATION

An application for Listed Building Consent was made on 29th February 2024 to cover the internal works to the Main Building and Red House. The application reference was 24/0534/LBC. The LBC Decision Notice was issued on the 12th June 2024 granting consent for the works proposed.

FULL PLANNING APPLICATION

An application for full planning permission (ref. 24/1762/FUL) and Listed Building Consent (ref. 24/1763/LBC) was made on 10th July 2024 to cover the following:

'Demolition of existing single storey conservatory to main building and reinstatement of courtyard. Provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance. New fencing, vehicular and pedestrian gates at the site entrance and exit. Consolidated external plant enclosure at rear of the main building, with replacement plant. Internal alterations to main building including removal of internal walls.'

This application has been approved.

PREVIOUS APPLICATIONS

89/0313/LBC - Extension Of Library Mezzanine, Construction Of Half Mezzanine In Reference Room And New Timber Staircase To Link Basement, Library And Mezzanine.

89/2049/FUL and 89/2085/LBC - Erection Of A Four Storey Building To Provide A New Library Complex On Ground & 1st Floors & Classrooms & Seminar Rooms On 2nd & 3rd Floors. Provision Of Replacement Parking. Granted Permission 13/12/1990

90/1480/FUL - Amendment To Condition (h) Of Planning Permission 89/2049 To Allow For Number Of Students On College Premises To Be A Maximum Of 590. Granted Permission 10/12/1990

94/2198/FUL - Erection Of 4 Storey Building To Provide A New Library On Ground And First Floors And Additional Classrooms And Seminar Rooms On 2nd And 3rd Floors, Formation Of Parking Areas. Granted Permission 13/04/1995

97/2740 - Erection Of A 5 Storey Building (including Basement) To Provide A New Library On Ground And First Floors, Additional Classrooms Seminar Rooms And Faculty Offices On The Second And Third Floors And Seminar Area And Plant In The Basement With. Granted Permission 29/06/1998

00/0882 - Alterations To Parts Of Main Building, Ground Floor Toilets And 2 Bedrooms. Granted Permission 05/05/2000

00/0905 - Alterations To Main Building (ground Floor Main Entrance And Corridor). Granted Permission 22/05/2000

00/0906 - Alterations To Main Building (it Centre). Granted Permission 30/06/2000

01/2172 - Proposed Conservatory Leading From Common Room To Courtyard. Granted Permission 09/10/2001

02/3383 - Removal Of Timber Staircase Linking Ground And First Floor Of Canteen. Formation Of New Door At First Floor Level Linking Canteen To Secondary Staircase. Granted Permission 16/12/2002

05/3600/LBC & 05/3599/FUL - Formation of a new mansard roof to George House to provide 8 additional

bedrooms as ancillary accommodation, and provision of cycle storage. Granted Permission 24/07/2006

07/4090/FUL & 07/4091/LBC & 07/4254/CAC - Erection of a new 3 storey building adjacent to the Red House for student accommodation with 90 beds (and basement plant room), together with external works and landscaping. **Withdrawn** by the Applicant 25/02/2008

08/3022/LBC - Retention of three windows. **Refused** Permission 12/05/2009

10/0002/LBC - Existing small pane single glazed metal casement windows set in brickwork reveals to be replaced with powder coated crittal window system: casement sizes, mullion and transom forms to be replicated: window panes to be 14mm double glazed units incorporating low emissivity glass with face fixed glazing beads to replicate individual small panes. Granted Permission 05/03/2010

10/0247/LBC & 10/0249/CAC - Replacement of 3no. windows at rear of main building, to match pattern proposed for windows replacement programme on George House. Granted Permission 24/03/2010

15/1603/S62H - First floor level - Refurbishment of bathroom to modern standards by formation of two wet rooms in the location of one w.c. Granted Permission 18/05/2015

15/4492/LBC - External fabric repairs to 3no high level flat roof areas with associated parapet and rooflight repairs and replacement of crittall metal windows to main building. Timber frame surrounds to be retained and repaired. Granted Permission 11/12/2015

There is evidence of an application for a new boarding house building adjacent to the Red House in 2007, which was **withdrawn** since it was deemed unacceptable by the planners. The reason for this is not clear from the documents available, but it could be due to the impact on trees in the area.

Overview

USE

A new canopy is proposed to cover an existing MUGA which measures approximately 17.1 x 33.5m. A new tarmac surface and thermoplastic line markings will be installed to the MUGA as part of the works.

This is the only sports court provided on the site, so it is important that it can be used in all weathers.

Lighting will also be provided within the canopy. Refer to the lighting designers report and calculations for further information.

AMOUNT

The capacity of the school is as the previous planning applications and is unchanged by this proposal.

SCALE & APPEARANCE

The footprint of the court will remain as existing. The proposed canopy will cover the full extent of the court.

It will have a barrel-vaulted roof with an overall height of 9.55m, reducing to 7.2m at the eaves. This is deemed to be the minimum height to accommodate the required sports use.

The canopy will be constructed in a PPC steel frame with a white tensile membrane cover. The frame will be green to match the existing fence and blend in with the surrounding landscape.

The canopy will not be easily visible from the street, as it is set back from Queen's Road and Rosemont Road, and it is screened on all sides by buildings and/or mature trees. It is nearest to the northern boundary which borders the Vineyard School, but there are large trees at this boundary. Therefore, the canopy will not detract from the character of the conservation area.

Large trees also screen the court from the main lawn that fronts the original college building, so that the historic architecture will remain the focus of this space.

ACCESS

Access to the site remains as existing.

LANDSCAPE

The courts are currently surrounded by a hedge and several trees. These will soften the appearance of the canopy and reduce its visual impact on the site.

Refer to the arboricultural report for information on the tree work proposed and methodology for the protection of retained trees.

FURTHER INFORMATION

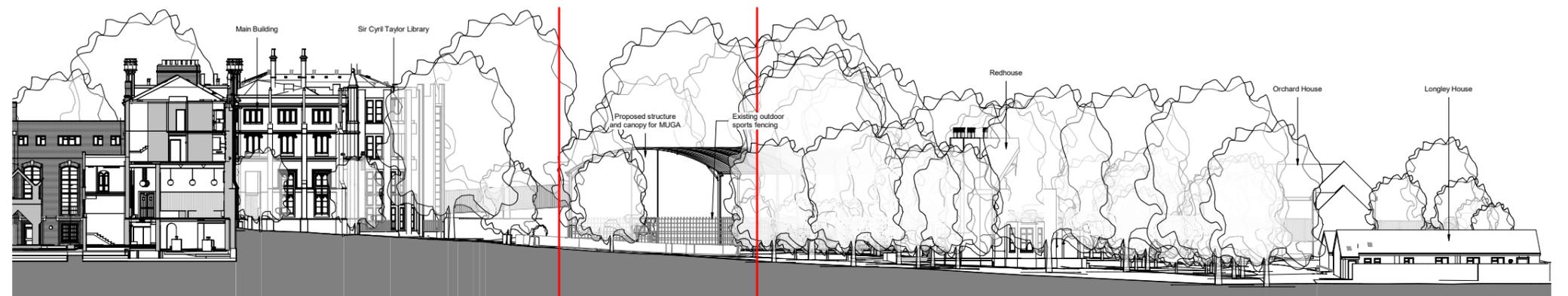
For details of the fire strategy and sustainable drainage strategy, refer to information by Streetspace (specialist canopy designer).



Frame to be green to match existing fence, which will be retained



Aerial view of site [Credit: Google, Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group]



Proposed Site Section

