



John Lyon School

New Oldfield House

Statement of Community Engagement

April 2019

Prepared by Camargue

Contents

1. Executive summary.....	3
2. Introduction.....	5
3. Approach to consultation.....	6
4. Participation and feedback.....	9
5. Response to feedback	12
6. Conclusion.....	16

1. Executive summary

- 1.1. John Lyon School is bringing forward proposals to deliver a state-of-the-art STEAM (Science, Technology, Engineering, Arts and Mathematics) centre of excellence. To accommodate the new centre, the School is proposing to demolish an existing building – Oldfield House.
- 1.2. The new building – New Oldfield House – would be located further away from the School's neighbours on Crown Street than the existing building. Sitting lower down the hill, the new building is designed to respect the height of existing buildings in the immediate area, and the design and choice of building materials have been carefully considered to make a positive contribution to the Conservation Area.

Pre-application community consultation

- 1.3. Before submitting a planning application to Harrow Council, the School engaged with key stakeholders and the local community to present its emerging proposals and obtain feedback on its draft plans. This community engagement programme was separate from, and in addition to, the pre-application dialogue entered in to by the School with the London Borough of Harrow, the local Design Review Panel, and other statutory and technical consultees.
- 1.4. This document describes the School's approach to community engagement on its emerging plans, which centred around a public consultation event on 9 January that was supported by other consultation and engagement tools.
- 1.5. Around 35 people attended the public consultation event and took the opportunity to ask questions and comment on the plans. One feedback form and three emails were submitted to the School during the consultation.
- 1.6. Overall feedback to the proposals was largely positive, with general support for the educational objectives of the new building and acceptance that Oldfield House did not merit protection. The height of the proposed building relative to surrounding buildings was generally considered appropriate, as was the overall approach to design and choice of materials, the protection of existing trees, and retention of the car park.
- 1.7. The main issues of interest and potential concern related to the construction period and how disruption would be managed. Typically, visitors were pragmatic about construction being a temporary inconvenience and were reassured that a Construction Management Plan was being prepared as part of the planning application. However, there was a desire to see the School keep the construction period as short as possible; minimise construction traffic; prevent on-street parking by contractors; and minimise dust and noise.
- 1.8. The closest neighbours on Crown Street were most concerned about the plans. They believed the proposal was unwarranted, not in keeping with the s106 restriction on development across the School, too big and bulky, and would block their view.

Revised proposals

- 1.9. The plans for New Oldfield House have evolved since the consultation. While this was principally in response to the School's dialogue with Harrow Council and the Design Review Panel, community feedback was also a key consideration when the changes were being made to ensure local concerns were addressed.
- 1.10. The main changes and how they relate to community feedback are summarised below:
 - The building is now four storeys instead of the previous proposal for five storeys, meaning a reduction in scale and bulk.

- It has been re-sited up the slope and more in line with the nearest school buildings on the John Lyon School site. This places it closer to the nearest neighbours on Crown Street than the previous proposal but at more of an oblique angle, which helps to maintain their view.
 - The removal of a storey and re-siting of the building has significantly reduced the amount of dig necessary during the construction phase, which means fewer lorries to remove spoil and a more straightforward build.
 - Despite the re-siting further up the slope, the loss of a storey means the building retains the same overall height as the previous design and reflects the eave and ridge height of the nearby school buildings.
 - The detailed design and internal layout of the building has evolved but the School continues to promote a high-quality design and choice of materials that will benefit the area.
- 1.11. For the reasons set out within this report, it is considered that the School's approach to pre-application consultation and community engagement has met the guidance in the NPPF and the Council's SCI. It raised awareness of the proposals, identified support for the School's objectives and helped ensure key concerns are addressed.
- 1.12. The School will continue to keep the local community and relevant stakeholders updated during the application process and, if approved, during construction.

2. Introduction

- 2.1. This Statement of Community Engagement (SCE) has been prepared by Camargue on behalf of John Lyon School ('the School'). It supports a planning application submitted to the London Borough of Harrow for the construction of New Oldfield House, a state-of-the-art STEAM (Science, Technology, Engineering, Arts and Mathematics) centre of excellence at the School's site in Harrow-on-the-Hill.
- 2.2. To accommodate the new centre for STEAM subjects, the School is proposing to demolish an existing building – Oldfield House – as the spaces it provides are not capable of being adapted to meet the requirements of modern technology and teaching.
- 2.3. The SCE outlines the School's approach to and outcomes of pre-application public consultation and community engagement on its proposals. This community engagement programme was separate from, and in addition to, the pre-application dialogue entered into by the School with the London Borough of Harrow, the local Design Review Panel, and other statutory and technical consultees.

The site

- 2.4. The application site is owned and used by the School as a main classroom block, outdoor recreation space, staff and minibus parking, a refuse bin area and banked greenspace.
- 2.5. It is located on the eastern part of the School's site, next to Crown Street. It is flanked by Harrow School's cricket pitch to the north, the main School buildings to the west and immediate neighbours to the east. The junction of Crown Street, Middle Road and Byron Hill Road is located to the south.

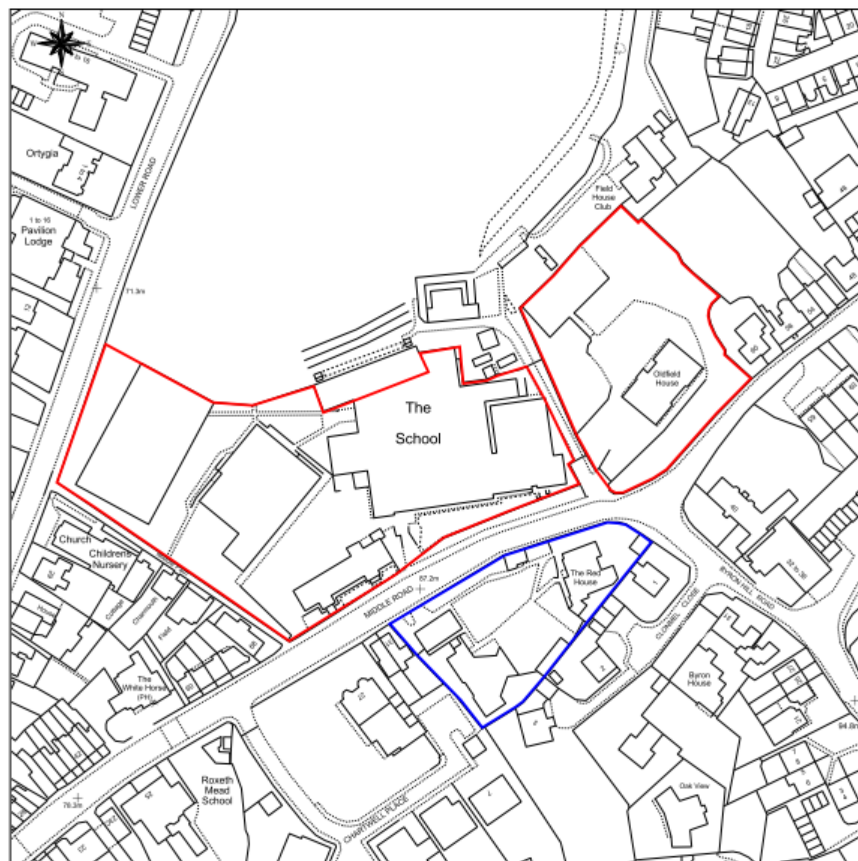


Figure 1: Map showing application site (red) and adjoining school land (blue)

3. Approach to consultation

- 3.1. The School's approach to pre-application consultation and community engagement has been informed by guidance at both a national and local level. This guidance encourages proactive communication between applicants, local planning authorities and local communities to help facilitate better planning decisions and outcomes.

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community." (paragraph 39)

"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage...encourage any applicants who are not already required to do so by law to engage with the local community." (paragraph 40)

Revised National Planning Policy Framework (NPPF) July 2018

Pre-application consultation "is run by developers and is a requirement as set out in the Localism Act 2011 and associated regulations before submitting a planning application (excluding householder applications). For minor schemes this will involve consulting with neighbouring properties, and for major schemes or those with significant effects it should also involve public meetings / roadshows in the area affected by the development, and should be advertised locally. This is a key opportunity for local communities and stakeholders to raise any issues directly with the applicant to influence the proposals before they are submitted." (paragraph 3.22)

Harrow Council Statement of Community Involvement (SCI) 2013

The School's approach

- 3.2. It was considered a targeted consultation was appropriate given the nature and scale of the proposals. However, the School was keen to ensure its consultation was robust and established a consultation area that was wider than the proposals themselves necessitated. The consultation area is shown in Figure 2.
- 3.3. On 19 December, the School issued consultation letters to a total of 637 properties within the consultation area. The letters presented key information on the School's emerging proposals and invited the recipients to a public consultation drop-in event to find out more about the plans. The same letter was sent to key local groups – the Byron Hill Residents' Association and Harrow Hill Trust. A copy of the letter can be found at Appendix A.
- 3.4. A similar letter was also sent electronically to key political stakeholders, including the Borough councillors for Harrow-on-the-Hill Ward, members of the Planning Committee at Harrow Council, and the local MP. In response, Councillor Sarah Butterworth requested a meeting to ensure she and her fellow ward councillors understood the detail of the plans. A meeting with Councillor Butterworth took place at the School on 24 January.



Figure 2: Map showing John Lyon School (red) and consultation area (yellow)

Public consultation event

- 3.5. The public consultation event was held on Wednesday 9 January from 3.00pm to 8.00pm in the School's refectory. The event provided an opportunity for the local community to view the proposals, which were presented on various display boards. An information handout was also produced and available for visitors to take away. A copy of the display boards and handout can be found in Appendix B.
- 3.6. The event was staffed by representatives of the School and the project team, including:
 - The JTS Partnership LLP (planning consultant)
 - Curl la Tourelle Head Architecture (architect)
 - Rider Levett Bucknall (project manager)
 - Camargue (community engagement)
- 3.7. The information displayed at the consultation event was added to the School's website on a dedicated webpage (www.johnlyon.org/new-oldfield-house). The webpage provided details on the emerging proposals, as well as next steps and considerations for the construction process. Easily accessible links to the site plan, elevations and layout overview were published and downloads enabled. Screengrabs of the webpage can be found at Appendix C.

Feedback mechanisms

- 3.8. A feedback form was available at the public consultation event, which could be submitted on the day, dropped off at the school or returned by email. The feedback form asked simply: *do you have any comments on our draft plans?* A copy of the feedback form can be found in Appendix D.
- 3.9. Feedback could also be provided via a project consultation telephone line and email address (newoldfieldhouse@johnlyon.org). The telephone number and email address were promoted in the invitation letter, on the project webpage on the School's website, on the event handout and on the feedback form.
- 3.10. Feedback was also gathered through direct conversation with the School's representatives at the public consultation event.

4. Participation and feedback

- 4.1 Approximately 35 people attended the public consultation event. Most attendees spoke to at least one member of the project team, taking the opportunity to ask questions and give their feedback on the plans.
- 4.2 In total, one feedback form was submitted after the event and three emails were sent to the School.
- 4.3 The feedback provided, both verbally and in subsequent written communications, covered a number of key themes.

Layout and design

Verbal feedback

- 4.4 The **design of New Oldfield House** was generally considered to be acceptable.
- 4.5 The **building's position further away from neighbours** was generally acknowledged to be an appropriate solution and even an improvement on the current position of Oldfield House.
- 4.6 The **height relative to surrounding buildings** was generally considered to be appropriate. It was recognised that effective use of the topography would ensure the building did not have an adverse impact on the skyline or views from surrounding streets.
- 4.7 **Immediate neighbours** did not support the design and position of the new building. Their main concerns were height and that it would block their views towards the Harrow School cricket ground.
- 4.8 A member of the Harrow Hill Trust questioned the **use of building footprint as a driver for the design** and argued the merits of a larger footprint to enable a lower building.
- 4.9 Another member of the Harrow Hill Trust referred to **historic proposals for a new building** on this part of the site, which he advised was lower, cut into the slope and had a flat, green roof that made it practically invisible from properties on Crown Street.
- 4.10 The **protection of existing trees** and **retention of the car park** were supported.
- 4.11 The re-provision of **informal play space next to the car park** was generally considered appropriate.

Written feedback

- 4.12 One person cited how impressed they were with the plans, stating that they appeared to be **well considered and designed**.
- 4.13 One response noted that design was **generally sympathetic to the surrounding area**.
- 4.14 Two responses expressed delight that the plans **did not include the demolition of the ornate gate posts and wall** marking the entrance and boundary to the site.
- 4.15 One response **recognized the School's need for additional teaching space** that facilitates modern-day classroom requirements.
- 4.16 One response raised **concerns with the scale, bulk and positioning** of the new building on the basis it was contrary to s106 restrictions on development at the School and would impact on the view from immediate neighbouring properties.

Construction

Verbal feedback

- 4.17 Most visitors were interested in **how construction would be managed** and actively asked about this. The most common questions were around: construction programme; working hours; vehicle numbers and routing; parking management; and minimising noise / dust / vibration.
- 4.18 Visitors were generally pragmatic about construction being **a temporary inconvenience** and were reassured that a **Construction Management Plan (CMP)** was being prepared as part of the planning application.
- 4.19 Many visitors emphasised the **levels of on-street parking locally** and that this can create difficulties, especially for larger vehicles. Again, visitors were general pragmatic about the issue – it was generally accepted that appropriately sized vehicles would be used to negotiate Middle Road / Byron Hill Road / High Street and that vehicle numbers wouldn't be significant.
- 4.20 Some neighbours were concerned the **detail around construction management needs further consideration** and suggested the School community needs to play its part in minimising the issues.
- 4.21 Visitors were generally reassured that **issues relating to noise, dust and vibration** were being addressed in the CMP in an effective way.

4.22 Written feedback

- 4.23 One respondent explained discussions at the consultation event reassured him that **appropriately sized contractor vehicles** would be used to prevent any access problems on Middle Road.
- 4.24 The same respondent also felt assured that this measure would help **reduce possible noise, vibration and disruption** to local residents whose properties open directly onto the pavement along Middle Road.

Traffic and parking

Verbal feedback

- 4.25 Most visitors were reassured with **plans to manage parking**; that larger vehicles would be accommodated on-site and that the CMP would require non-essential contractor vehicles to park at Sudbury Fields. Some suggested the plans for this need working up in more detail to fully address their concerns.
- 4.26 General traffic and parking issues around drop-off / pick-up times was arguably the biggest issue for many visitors. Although not related to the planning application for New Oldfield House, there was a general concern this issue could cause problems for construction vehicles and that something needs to be done to address it.

Written feedback

- 4.27 One email queried whether **on-street parking along Byron Hill Road and Clonmel Close** would need to be reduced to accommodate contractor's vehicles. The respondent requested assurances that, if on-street parking were reduced, these parking spaces would be reinstated as soon as work on the site was completed.
- 4.28 A separate email raised concerns over the **displacement of the School's minibuses** from their current position within the car park forming part of the site. The concerns centred around where these minibuses would be parked during the construction period, with a call for assurance these would not be parked on surrounding roads.

- 4.29 The respondent suggested local residents would be more accepting of the disturbance if **parents, staff and pupils 'shared' the burden** with residents. The respondent recommended that: (a) vehicles belonging to staff and pupils did not use on-street parking along Middle Road and Crown Street and instead use parking at the School's sports field on Sudbury Hill; and (b) pupils could be dropped off at the local Waitrose, collected by the School's minibus and taken to the School to decrease the demand for parking at peak times (08.30-09.30 and 15.00-16.00).

5. Response to feedback

- 5.1 The School welcomes the feedback it received during the consultation on its proposals. The feedback reflects a broad spectrum of views, with the majority in favour but some against the proposals.
- 5.2 The plans for New Oldfield House have evolved since the consultation. While this was principally in response to the School's dialogue with Harrow Council and the Design Review Panel, community feedback was also a key consideration when the changes were being made to ensure local concerns were addressed.
- 5.3 The table below outlines the School's response to the various issues and queries raised. The responses are intended as a summary only. The various technical documents submitted with the planning application provide a comprehensive analysis and justification for the proposal, dealing with each of the issues and considerations that are relevant to the nature of the development in this particular location.

Issue	Response
Design and layout	
Design of New Oldfield House	<p>Consultation with the Design Review Panel on the original proposals raised concerns with the height of the building, its proximity to the cricket pitch and the potential for this to create a high and overly imposing structure in this location. The design also required a significant amount of dig and earth removal, as well as having a greater impact on the views from neighbouring properties.</p> <p>The building is now four storeys instead of the previous proposal for five storeys, meaning a reduction in scale and bulk. Its form has changed to respond to its re-siting within the site, which presents different constraints.</p> <p>Please refer to the Design and Access Statement for further details.</p>
Positioning of the new building	<p>The original proposals required an extensive amount of dig to create the lower floor, as it was set into the steepest part of the site. Its siting towards the northern end of the site brought it closer to the cricket pitch and pavilion, and it was also more clearly in the view of nearby residential properties fronting Crown Street.</p> <p>The building has been re-sited up the slope and more in line with the nearest school buildings on the John Lyon School site. This places it closer to the nearest neighbours on Crown Street than the previous proposal but at more of an oblique angle, which helps to maintain their view. Its siting is more natural within</p>

	<p>the topography of the site, substantially reducing the amount of dig required.</p> <p>Please refer to the Design and Access Statement for further details.</p>
Height relative to surrounding buildings	<p>The approach has always been to respect the maximum ridge heights and eaves level of the existing school buildings to the west, to ensure a comfortable relationship between the new and existing buildings. This is just as important with its new siting, which brings the property closer into view from the road and hill.</p> <p>Despite the re-siting further up the slope, the loss of a storey means the building retains the same overall height as the previous design and reflects the eave and ridge height of the nearby school buildings.</p> <p>Please refer to the Design and Access Statement for further details.</p>
Building footprint	<p>The whole school site is subject to a Section 106 Legal Agreement that limits the building envelope to an agreed area. It has therefore been imperative that the proposed building has no greater footprint than that of the existing Oldfield House, which is to be demolished. The proposal has a neutral impact on the agreed building envelope and such a position will be ratified through an application to vary the S.106.</p> <p>Please refer to the Planning Statement for further details.</p>
Protection of existing trees	<p>An arboriculturalist has been engaged in the design process to ensure there is minimal loss or damage to trees as a result of the proposal and the construction process. An Arboricultural Impact Statement is submitted with the application.</p> <p>Please refer to the Design and Access Statement for further details.</p>
Need for additional teaching space	<p>The School's objective is to deliver a state-of-the-art STEAM centre of excellence with forward-thinking teaching spaces incorporating modern technology and facilities that the School does not currently have. The new building would provide specialist teaching areas for STEAM subjects and create additional classroom space to enable the reconfiguration of the rest of the School so each department can function as dedicated hubs. Taken together, these changes will create bespoke teaching environments across the School and allow more space for Co-Curricular Programmes to expand.</p>

	Please refer to the Planning Statement for further details.
Construction	
Managing disruption and inconvenience	<p>The School welcomes the pragmatic approach of its neighbours who accept that delivery of New Oldfield House will mean temporary disruption during the construction phase.</p> <p>The School is committed to minimising construction impacts and its planning application is supported by a Construction Management Plan, which sets out how this will be achieved.</p> <p>Please refer to the CMP for further details.</p>
Contractor parking	<p>The existing car parking area by Oldfield House will be utilized for deliveries, compound and some parking. However, the majority of contractor parking will be at the School's car park at Sudbury Fields, with contractors bused from here to the site. No contractor parking will be permitted on the roads immediately around the School.</p> <p>Please refer to the CMP for further details.</p>
Size of vehicles accessing the site	<p>The Construction Management Plan identifies and assesses the ability for a range of vehicles to access the site – from a small tipper (6.528m length) to a piling rig (9.9m).</p> <p>Please refer to the CMP for further details.</p>
Issues relating to noise, dust and vibration	<p>The possible sources of noise, dust and vibration have been identified and an Action Plan is put in place to respond to any complaint received, with the implementation of measures being the responsibility of the Site Manager.</p> <p>Please refer to the CMP for further details.</p>
Reduction in on-street parking along Byron Hill Road and Clonmel Close to facilitate large vehicles	<p>The local roads have been assessed and the types of vehicles likely to access the site have been selected to ensure they are of a size that can be accommodated on the highway network given the constraints.</p> <p>Please refer to the CMP for further details.</p>
Displacement of the School's minibuses during construction	<p>The School minibuses will be relocated during the construction process, with the Sudbury Field car park being the most likely destination.</p>
Other traffic and parking	
Staff and pupil parking	<p>The School will ensure that staff parking displaced during the construction phase will not result in additional on-street parking.</p>

	In the longer term, the proposed scheme will deliver an increased amount of parking and the School will be undertaking a review to identify measures that can improve existing patterns of staff and pupil parking.
Disruption during pick-up and drop-off times	The School will take the opportunity of the development of part of its site to review the parking behavior of parents and consider measures to ensure improved parking practices at the start and end of the day.

6. Conclusion

- 6.1 It is considered that the School's approach to pre-application consultation and community engagement has met guidance in the NPPF and the Council's SCI.
- 6.2 The consultation:
- Raised awareness of the proposals among key audiences
 - Gave the School's neighbours, other local residents, community groups and elected representatives the opportunity to comment on the plans
 - Helped ensure key concerns were addressed in the planning application
- 6.3 The School will continue to keep the local community and relevant stakeholders updated at key stages. A letter is being sent to the School's neighbours and other key audiences confirming submission of the planning application and giving details of the final plans. The School's webpage is also being updated to reflect the submitted plans. If approved, the School will continue to issue updates at key stages during construction.

Appendix A – consultation letter

From the Bursar: MICHAEL GIBSON
BA(Hons) MSc TCD
michael.gibson@johnlyon.org

THIS IS NOT A CIRCULAR

The Owner / Occupier
Address
Address
Postcode

18 December 2018

Dear Neighbour

RE: Invitation to a drop-in event on Wednesday 9th January 2019, 3.00 - 8.00pm

I am writing to inform you of the proposed next steps in our strategy to improve the teaching and learning environment at John Lyon School.

The John Lyon School is part of John Lyon's Foundation, a foundation comprising the School, Harrow School and John Lyon's Charity that is committed to delivering the mission of "improving the prospects of children and young people through educational opportunities."

Founded in 1876, John Lyon has been an integral part of Harrow-on-the-Hill for the past 142 years and values its place within the local community. The School has evolved throughout this time and we strive continually to deliver the core values that underpin everything we do.

John Lyon is in the process of implementing a modernisation plan, which is aimed at ensuring our buildings and facilities provide the best possible teaching and learning environment for current and future generations. Recent improvements include:

- the high-quality and sensitive restoration and extension of the original School building on Middle Road, which has won praise from planners and the community
- the extension to the main School building to create a modern refectory
- the installation of a new Multi-Use Games Area (MUGA) with an improved and safer entrance and car park facilities at Sudbury Fields, which is also used by the local community

What we are proposing now

Our objective is to deliver a state-of-the-art STEAM (Science, Technology, Engineering, Arts and Mathematics) centre of excellence with forward-thinking teaching spaces incorporating modern technology and facilities that the School does not currently have. The new building would provide specialist teaching areas for STEAM subjects and create additional classroom space to enable the reconfiguration of the rest of the School so each department can function as dedicated hubs.

The John Lyon School
Middle Road Harrow-on-the-Hill
Middlesex HA2 0HN
T: 020 8515 9400
E: enquiries@johnlyon.org
@JohnLyonHarrow

WWW.JOHNLYON.ORG
Registered charity number 310033

Taken together, these changes will create bespoke teaching environments across the School and facilitate the expansion of pupil-led Co-Curricular Programmes. Increasing pupil numbers is not part of the plans.

To accommodate the new centre for STEAM subjects, the School is proposing to demolish Oldfield House, a tired and unattractive 1970s building located on the eastern part of our site, next to Crown Street. Access into and through Oldfield House is poor and the spaces it provides are cramped, poorly insulated and not capable of being adapted to meet the requirements of modern technology and teaching.

As a school, our core values include Heritage and Community. To reflect this, we have considered how our objectives can be delivered with respect to our neighbours, local heritage assets and the Conservation Area. We are proposing that the 'New Oldfield House' is located further away from our neighbours on Crown Street. Sitting lower down the hill, the new building is designed to respect the height of existing buildings in the immediate area, and the design and choice of building materials are being carefully considered to make a positive contribution to the Conservation Area. The new location for the teaching block will also improve accessibility to this part of the School campus.

Our drop-in event

Our proposals will require the approval of Harrow Council and we intend to submit a planning application in early 2019, supported by plans, drawings and technical documents. If approved, we hope to start construction of the new STEAM centre in spring 2020 and complete the new build by summer 2021. We would then demolish Oldfield House before the start of the new School year in September 2021.

Before we submit our application, we will be holding a drop-in event to give local residents the opportunity to find out more about our plans, speak to the development team and give us your feedback. This event will take place on Wednesday 9th January 2019 from 3.00 - 8.00pm in the New Memorial Dining Hall, which is part of the main building and accessible by the steps to Main Reception or via the Lyon Playground from Middle Road. The event location will be clearly signposted on the day.

Next steps

We hope you will be able to attend the drop-in event on Wednesday 9th January 2019 and we look forward to discussing our proposals with you then. If you are unable to attend the event, we will be uploading key information onto the School's website the following day – www.johnlyon.org.

Should you have any queries ahead of the event, please do not hesitate to contact Dan Knight or Sofia Westaby on 020 7636 7366 or email newoldfieldhouse@johnlyon.org.

Yours faithfully,

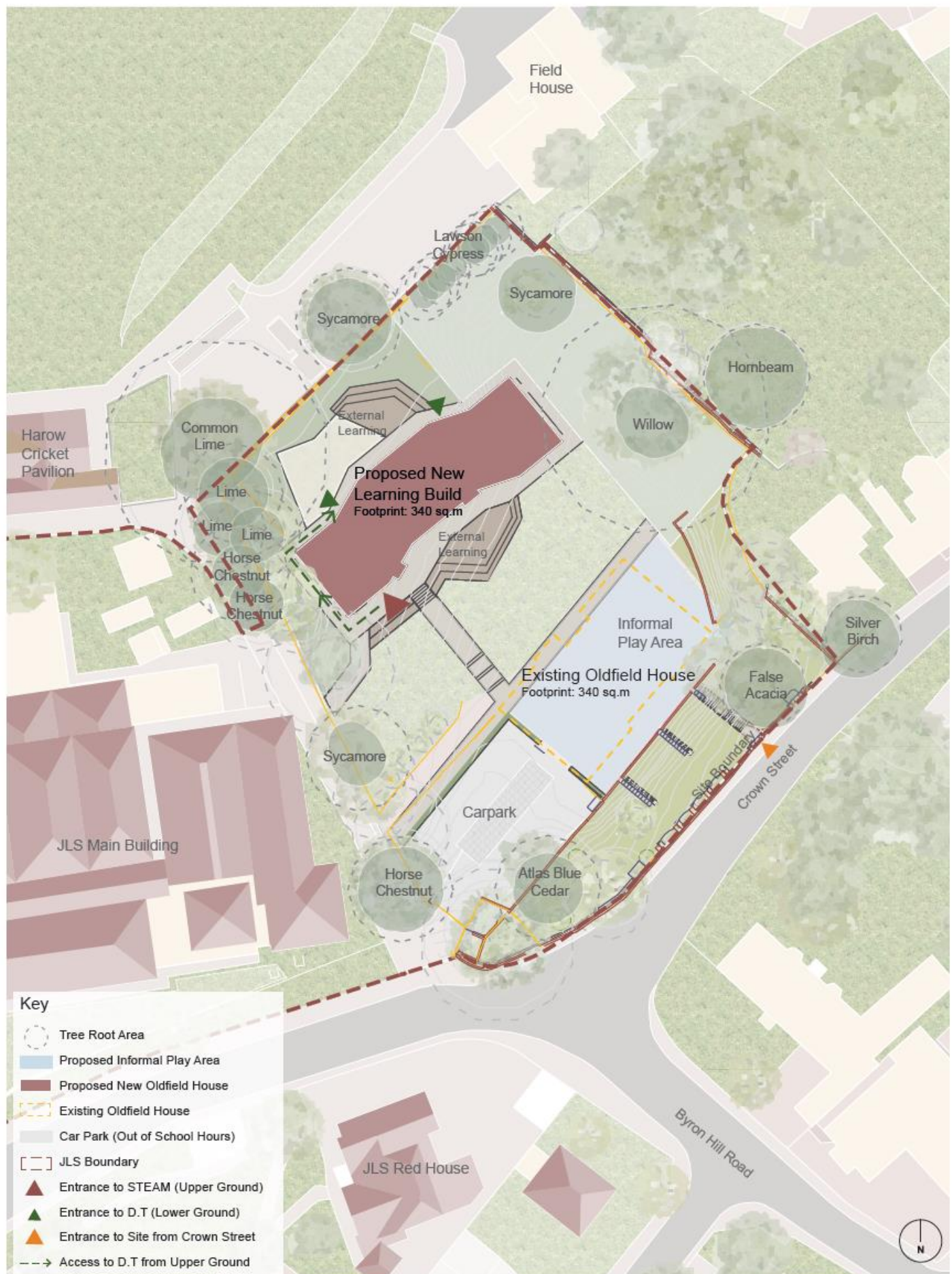


Mr Michael Gibson
Bursar

Appendix B – consultation event display boards and handout

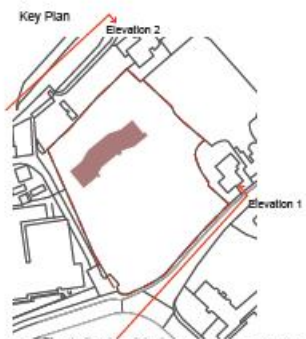
Site Plan

Draft plans and illustrations for consultation purposes only.



Elevations

Draft plans and illustrations for consultation purposes only.

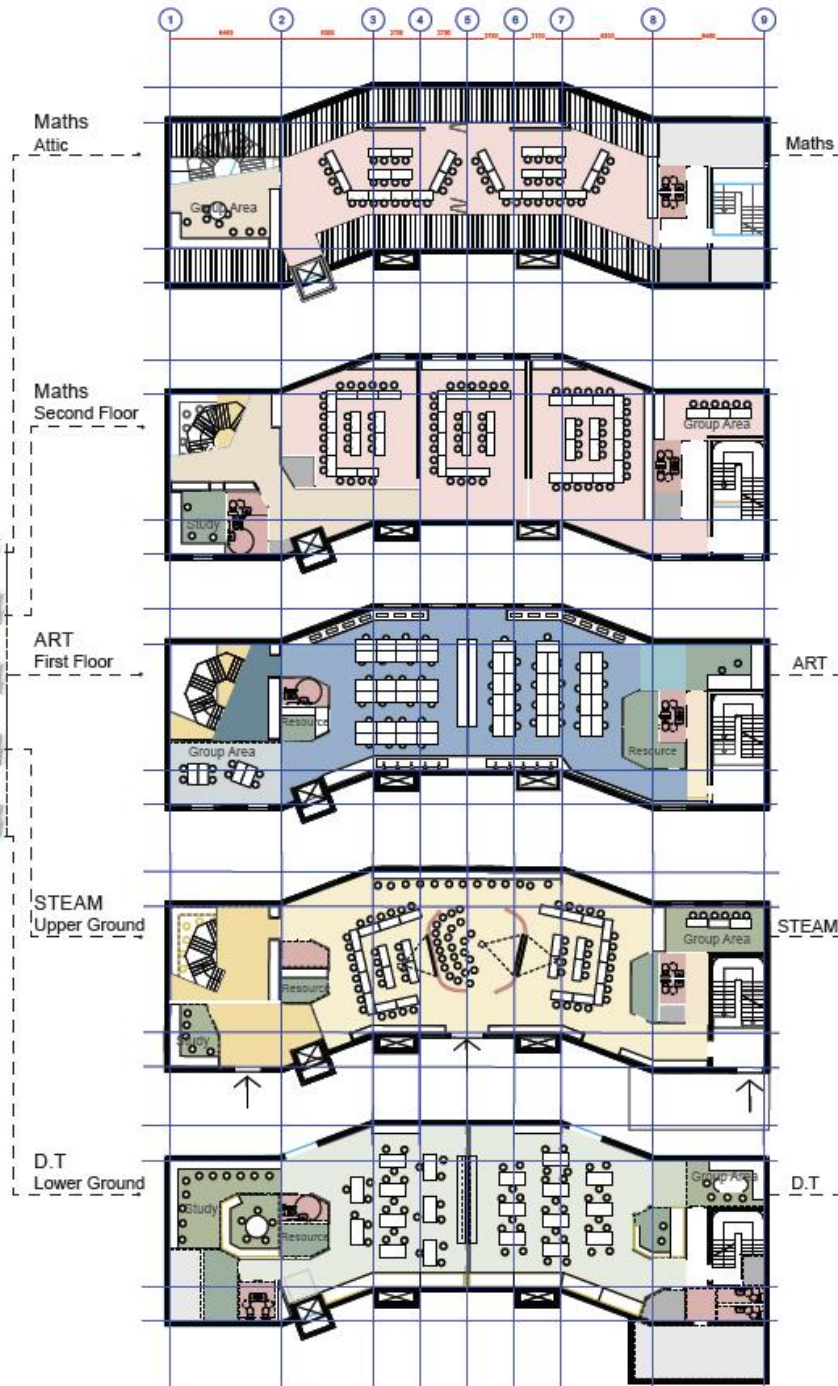


Draft plans and illustrations for consultation purposes only.



Plan Layout Overview

Draft plans and illustrations for consultation purposes only.



PROPOSALS FOR NEW OLDFIELD HOUSE INFORMATION SHEET

What we are proposing

John Lyon School is proposing to deliver a state-of-the-art STEAM (Science, Technology, Engineering, Arts and Mathematics) centre of excellence. The new building would provide specialist teaching areas for STEAM subjects and create additional classroom space to enable the reconfiguration of the rest of the School, so each department can function as dedicated hubs. This will improve the quality of the teaching environment and enable the introduction of new curriculum options, including Design & Technology and photography. Increasing pupil numbers is not part of the plans.

Replacing an outdated building

To accommodate the new centre for STEAM subjects, the School is proposing to demolish Oldfield House, a tired and unattractive 1970s building located on the eastern part of our site, next to Crown Street. Access into and through Oldfield House is poor and the spaces it provides are cramped, poorly insulated and not capable of being adapted to meet the requirements of modern technology and teaching.

A sensitive and high-quality design

We are proposing that the 'New Oldfield House' is located further away from our neighbours in Crown Street. Sitting lower down the hill, the new building is designed to respect the height of existing buildings in the immediate area, and the design and choice of building materials are being carefully considered to make a positive contribution to the Conservation Area. The new location for the teaching block will also improve accessibility to this part of the School campus.

Next steps

We have developed our proposals following discussions with Harrow Council who will need to approve our plans before any work can take place. We intend to submit a planning application in the next few weeks and this will be supported by plans, drawings and technical documents. We will consider all comments we receive from the local community as we finalise the application. The Council will then undertake its own consultation and assess the full pack of planning application information and materials before making a decision – we anticipate this process will take 2-3 months.

Considerate construction

We hope to start construction of the new STEAM centre of excellence in spring 2020 and complete the new build by summer 2021. We would then demolish Oldfield House before the start of the new School year in September 2021.

We are committed to minimising the impact of construction on our neighbours as much as we possibly can. A Construction Management Plan will be submitted with our planning application. It will set out restrictions on building work, including hours of operation, as well as how construction vehicles access the site. This will have to be agreed with Harrow Council prior to any work beginning. A copy of the Construction Management Plan will be available for inspection as part of our planning application.

Further information

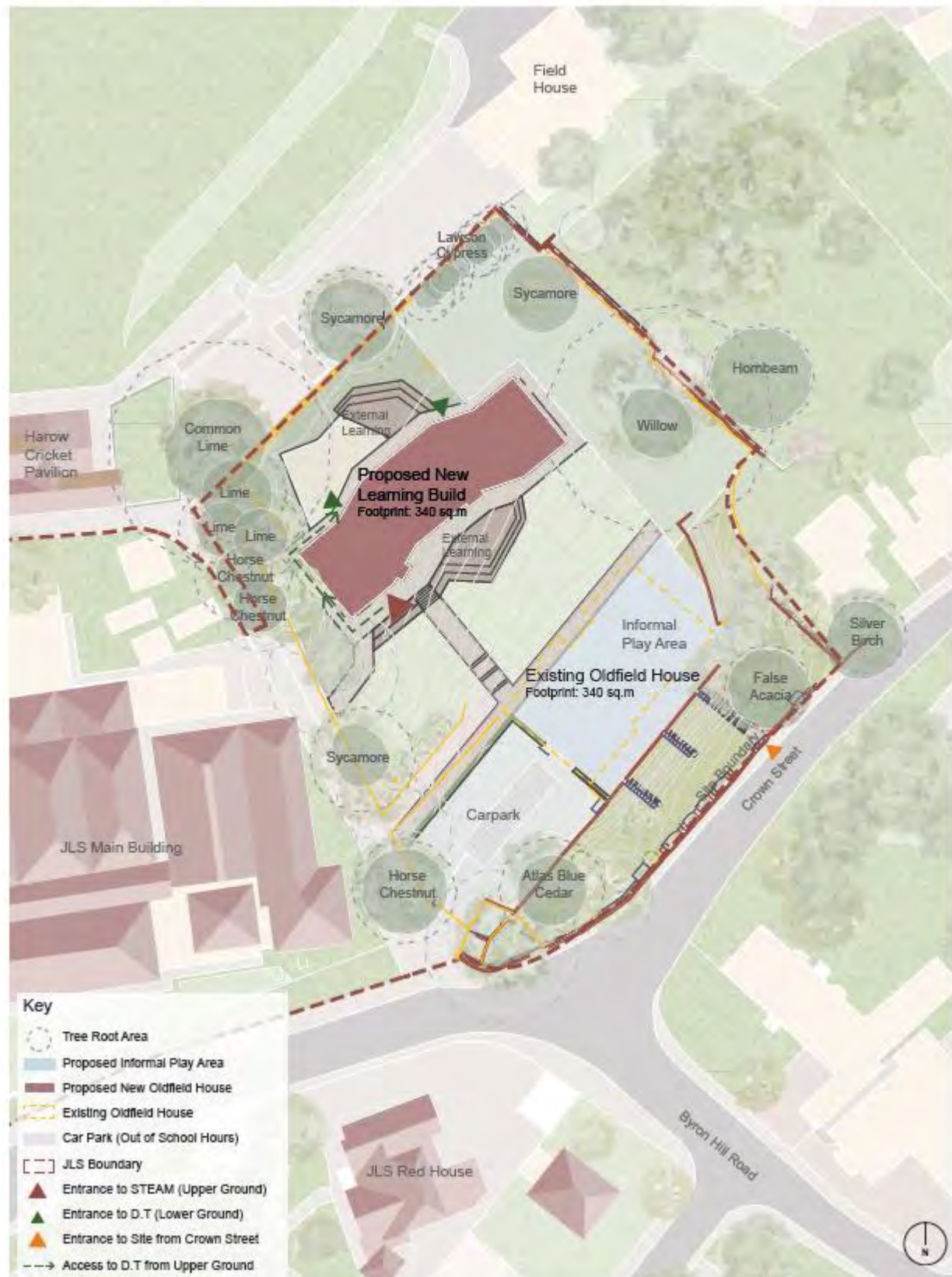
If you have any queries about our plans, please call 020 7323 3544 or email newoldfieldhouse@johnlyon.org.

The John Lyon School
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E: enquiries@johnlyon.org
@JohnLyonHarrow

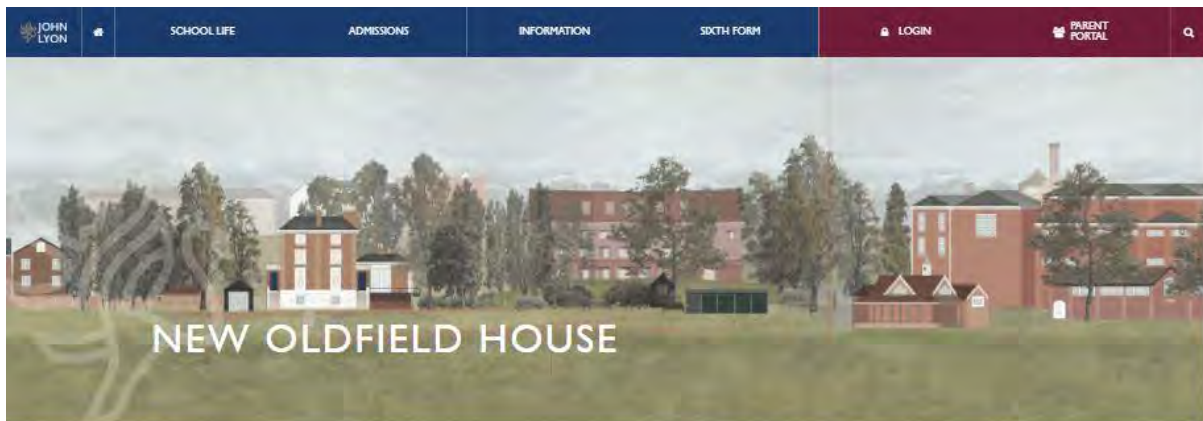
WWW.JOHNLYON.ORG
Registered charity number 310033

Site Plan

Draft plans and illustrations for consultation purposes only.



Appendix C – screengrab of webpage



New Oldfield House

Proposals for the next steps in the strategy to improve the teaching and learning environment at John Lyon.

What we are proposing

John Lyon School is proposing to deliver a state-of-the-art STEAM (Science, Technology, Engineering, Arts and Mathematics) centre of excellence.

The new building – New Oldfield House – would provide specialist teaching areas for STEAM subjects and create additional classroom space to enable the reconfiguration of the rest of the School, so each department can function as dedicated hubs. This will improve the quality of the teaching environment and enable the introduction of new curriculum options, including Design & Technology and Photography. Increasing pupil numbers is not part of the plans.

Replacing an outdated building

To accommodate the new centre for STEAM subjects, the School is proposing to demolish the existing Oldfield House, a tired and unattractive 1970s building located on the eastern part of the School site, next to Crown Street. Access into and through Oldfield House is poor and the spaces it provides are not capable of being adapted to meet the future requirements of modern technology and teaching.

A sensitive and high-quality design

We are proposing that New Oldfield House is located further away from our neighbours in Crown Street. Sitting lower down the hill, the new building is designed to respect the height of existing buildings in the immediate area, and the design and choice of building materials are being carefully considered to make a positive contribution to the Conservation Area. The new location for the teaching block will also improve accessibility to this part of the School campus.

Next steps

We have developed our proposals following discussions with Harrow Council, which will need to approve our plans before any work can take place. We intend to submit a planning application in early 2019 and this will be supported by plans, drawings and technical documents. We will consider all comments received from the local community as we finalise the application. The Council will then undertake its own consultation and assess the full pack of planning application information and materials before making a decision – we anticipate this process will take two to three months.

Considerate construction

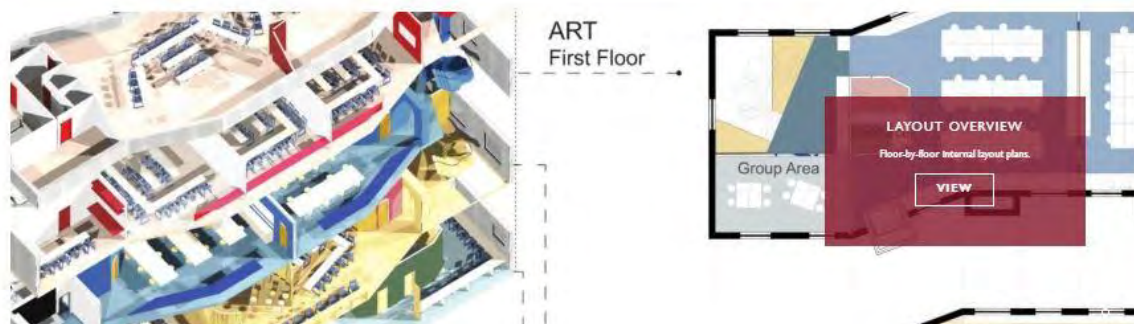
We hope to start construction of the new STEAM centre of excellence in spring 2020 and complete the new build by summer 2021. We would then demolish the existing Oldfield House before the start of the new School year in September 2021.

We are committed to minimising the impact of construction on our neighbours as much as we possibly can. A Construction Management Plan will be submitted with our planning application. It will set out restrictions on building work, including hours of operation, as well as how construction vehicles access the site. This will have to be agreed with Harrow Council prior to any work beginning. A copy of the Construction Management Plan will be available for inspection as part of our planning application.

Further information

If you have any queries about our plans and to leave feedback, please call 020 7323 3544 or email newoldfieldhouse@johnlyon.org.

Downloads



Appendix D – feedback form

PROPOSALS FOR NEW OLDFIELD HOUSE CONSULTATION FEEDBACK FORM

Thank you for taking part in the consultation on our plans to replace Oldfield House with a state-of-the-art STEAM (Science, Technology, Engineering, Arts and Mathematics) centre of excellence.

We would like to know what you think of our draft proposals before we submit a planning application to the London Borough of Harrow in the next few weeks.

You can submit a feedback form at our consultation drop-in event or send your comments by email to: newoldfieldhouse@johnlyon.org

Please submit your feedback by Friday 18 January 2019.

Do you have any comments on our draft plans?

(Please use the space provided)

Your details (please write in capital letters)

Title: _____ Name: _____

Organisation (if applicable): _____

Address: _____

Email: _____ Telephone (optional): _____

The John Lyon School
 Middle Road Harrow-on-the-Hill
 Middlesex HA2 0HN
 T: 020 8515 9400
 E: enquiries@johnlyon.org
 @JohnLyonHarrow

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 Registered charity number 310033

Data Privacy Notice

Camargue Group Ltd is committed to ensuring the privacy of your personal information. In this notice we explain how we hold, process and retain your personal data for John Lyon School on whose behalf we are collecting your feedback in order to analyse and report on the responses received.

How we use your personal data

We may process information that you provide to us. This data may include the following:

- Your name;
- Your address;
- Your telephone number;
- Your email address;
- Your employer or any group on whose behalf you are authorised to respond;
- Your feedback in response to the John Lyon School consultation on plans to replace Oldfield House;
- Your IP address (online only)

IP addresses are collected automatically if you contact us online. Apart from that, we only collect the information you choose to give us.

We will use your personal data for the following purposes:

- To record accurately and analyse any questions you raise during the consultation or feedback you have provided in response to the consultation
- To report on our consultation, detailing what issues have been raised and how we have responded to that feedback (please note that the information contained in the consultation report will be aggregated and will not identify specific individuals)
- To personalise communications with individuals we are required to contact as part of future consultation or communications

The legal basis for processing this data is that it is necessary for our legitimate interest, namely for the purpose of ensuring the consultation process, analysis and reporting are accurate and comprehensive.

In addition to the specific purposes for which we may process your personal data set out above, we may also process any of your personal data where such processing is necessary for compliance with a legal obligation to which we are subject.

Providing your personal data to others

We may provide your personal data to the following recipients:

- John Lyon School on whose behalf we are collecting your feedback in order to analyse and report on the responses received
- Third party service providers and professional advisors who provide services to John Lyon School in connection with the consultation on plans to replace Oldfield House
- The Planning Inspectorate (or any successor body), the examination Inspector, the Government and/or any relevant local planning authority or council
- Our insurers/ professional advisers. We may disclose your personal data to our insurers and/or professional advisers insofar as reasonably necessary for the purposes of obtaining and maintaining insurance cover, managing risks, obtaining professional advice and managing legal disputes

Retaining and deleting personal data

Personal data that we process for any purpose shall not be kept for longer than is necessary for that purpose.

Unless we contact you and obtain your consent for us to retain your personal data for a longer period, we will delete your personal data as soon as practicable following the outcome of the planning application relating to the consultation or any appeal of such decision.

We may retain your personal data where such retention is necessary for compliance with a legal obligation to which we are subject.

Your rights

The rights you have in relation to your personal information under data protection law are:

- The right to access;
- The right to rectification;
- The right to erasure;
- The right to restrict processing;
- The right to object to processing;
- The right to data portability; and
- The right to complain to a supervisory authority

You may exercise any of your rights in relation to your personal data by writing to us using the details below.

Our details

We are registered in England and Wales under registration number 03954008, and our registered office is at Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA.

You can contact us:

- by post, using the postal address given above;
- by telephone, using the number: 020 7323 3544; or
- by email, using the email address: newoldfieldhouse@johnlyon.org