

8.8 Landscaping and Trees

The external spaces are the subject of a full hard and soft landscaping and planting design, prepared by Robert Myers Landscape Architects. A separate set of drawings accompanies the planning application and includes the new north entrance courtyard and connecting paths beyond to the artificial pitches, as well as the Orchard sports area design. The aim is to create well-planned and enjoyable planting around the boundaries of the site, where permissible under the mature trees, to enhance the experience of the view from the public street and provide a green landscaped counter-point to the building forms. Where trees have been taken down out of necessity, replacement trees are proposed in greater numbers.

A separate Landscape Report outlines the design and philosophy of the planting and tree replacement.



Proposed landscape design– refer to Landscape Architect drawings

The aim of the project design from the outset has been to avoid tree loss if possible by the careful siting of the building extensions and structures. In the final design some trees will be lost as the root zones extend so far into the available site, but the number has been minimised and includes trees that are in poor condition. The new landscape design includes for a significant increase in tree numbers by the

provision of new native trees. On the Orchard site the situation is different, as the design includes for maintenance of an existing woodland area, which contains many self-seeded trees and others in poor condition, so tree removal is as about good woodland management. A separate Arboricultural Impact Assessment by an independent arboriculturalist accompanies this planning application, with guidance on the protection of retained trees during construction.

8.9 Ecology and Biodiversity

There is an overall positive impact on ecology and landscape as a result of this project. The proposals incorporate a full landscaping design to all areas around the building, including boundary treatment, to enhance the planned planting areas and biodiversity – refer to the landscaping design drawings. The provision of very extensive areas of green roof systems on some of the new extensions, including the roof area of the new sports hall, will encourage new ecosystems. The management of the woodland area next to the Orchard basin can bring significant benefits to biodiversity.

Numerous mature and semi-mature trees of sufficient age and size to support suitable bat roost features are present at the site. Due to the proposed loss of some existing trees [refer to Arboricultural Report] directly around the MSC buildings, of which one is in poor condition with no canopy currently, a full assessment of their bat roost potential has been carried out. An urban greening factor plan has been presented in the Landscape Report which shows the positive benefits of the proposals.



Urban Greening Factor plan– refer to Landscape Architect drawings

No impacts on statutory or non-statutory wildlife sites are anticipated as a consequence of the proposed development given the distance between the designated sites and the site, and the scale and type of development being proposed.

An Ecology Report of the site by ecology consultants accompanies the planning application.

9.0 Accessibility and Inclusivity

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9.1 Accessibility and inclusivity

The MSC sports centre building after alterations and extensions will be fully wheelchair accessible and Part M compliant [whereas the current situation is that there is accessibility to both main floors via external entrances, but no internal lift].

The main entrance currently has a ramp from street level up to the foyer. Once inside the building from this point there is no lift or ambulant disabled stairs that can provide inclusive access to the ground floor.

The new proposals will provide a new disabled Part M compliant lift and a much more generous main stair suitable for ambulant disabled. This will significantly improve access within the building to all areas and levels. Additional disabled lifts will be provided within the north block, which has different floor levels, and an external lift to access the Fives Court level.

Internal floor levels will be consistent throughout all areas for level access. Paths around the building will be graded to ensure that the approach is Part M compliant. Stairs will be designed in accordance with Part M regulations for visual and tactile contrast at threshold areas to steps, with visually contrasting safety nosings.

The north block will have lift access at both east and west entrance for inclusive access to all floors and will also interconnect with the main sports hall.

Bathroom provision will provide for disabled toilets, for pupils, users and for staff.

The approach into the building will be improved by the level access from the south courtyard with automatic opening entrance doors. Suitable facilities for the deaf will be provided at the new main entrance reception. All new doors will accommodate a regulation clear wall space on the lever side in compliance with Part M, and will conform to current Part M standards in terms of clear width, direction of opening, and contrast of fittings. Fire doors will be fitted with self-closing devices. Wall colours will assist visually impaired in finding good contrast to make spaces more easily legible.

9.2 Traffic, Transport and Cycling

There will be no impact on traffic as a result of these proposals, as there is no increase in pupil numbers. The new additional interior sports spaces will allow for a wider range of sports to be played, and relieve current problems with implementing the educational sports curriculum.

There is no on site car parking existing or proposed, but the plans include for a new service area accessed off a new access on Broadlands Road in the north-east corner of the site.

New cycle parking is to be provided at the north end of the site within a new cycle room enclosure at ground floor level, with 42 covered spaces. In addition, there will be 8 non-covered cycle stands adjacent to the main entrance for the convenience of users and visitors – in this location it is considered that cycle shelters will detract from the appearance and character of the MOL.

A separate Transport, Green Travel and Traffic Report accompanies the planning application.

9.3 Fire Strategy

A fire safety assessment of the proposals has been carried out by an independent qualified fire consultant. A Fire Safety Statement is included as a separate document in the planning application, which demonstrates compliance with the Building Regulations and the London Plan 2021.

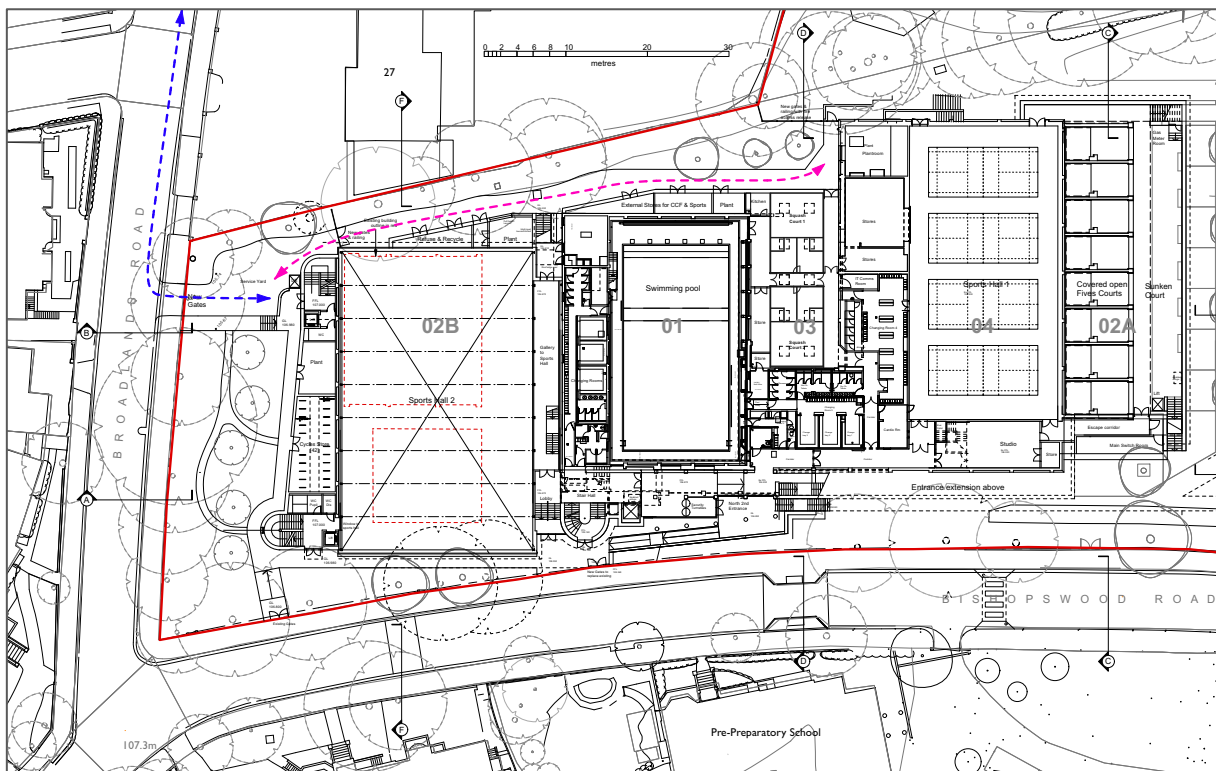
Fire Brigade access is available from the north and south of the site off-street, as well as along the frontage to Bishopswood Road.

9.4 Refuse Collection

A new access gate with will be formed off Broadlands Road in order to provide service access direct to the plant areas on the east side, and to make deliveries to the sports hall for events.

This access will be used for all “back-of-house” servicing of the building.

A dedicated new Bin and Recycle Store is provided in the plans on the east side near to the new service entrance, with space for separating recycling and standard waste. Adjacent to the Mills Centre on the other side of Bishopswood Road there is another Bin Store available for use.



Access for service vehicles off Broadlands Road is shown in blue dotted line – service access within the site by small electric cart along the eastern service path is shown in pink dotted line.

The service yard area has gates at the north end, and is completely enclosed in steel fencing for security, and to deter entry by unauthorised individuals.

The School has a waste management regime and sustainability policy document for their whole estate, which is always under review and improvement. The policy has organizational targets to achieve year on year increases in recycling as proportion of waste, continuous year-on-year reductions in waste arising per FTE staff and students, and a reduction in printer paper consumption per pupil/staff headcount year on year.

The School has a contract with a private company for waste collection from all their bin storage locations on a regular basis. Waste from offices and classrooms is separated at source into Dry Mixed Recyclables (DMR) and General Waste (GW). DMR are collected via green bins.

The School's cleaning contractor collects the content from the green bins. These are emptied into 6*DMR 1100L paladins at Mills Centre. General Waste is collected into bins throughout the school, collected by the contractor and these are taken to the bin store by the Pre-Prep school.

The bin store being added with the MSC development will provide an additional storage and collection point.

General waste is then collected under by Haringey contracted out to Veolia. The School has limited visibility of the waste stream once it leaves the school but Haringey waste is generally sent to NLWA at Edmonton for further sorting, for "energy from waste", or to Landfill.

Dry Mixed Recyclables are collected by Veolia and then taken for treatment and sorting by them. The School is establishing the way that DMR is treated and disposed of by Veolia in order to improve knowledge of downstream destination of waste to identify whether the School can amend relationship with waste contractors for further improvements.

A separate Waste and Servicing Report accompanies the planning application.

10.0 Sustainability

10.1 BREEAM

A BREEAM pre-assessment is included as a separate document in the planning application. The target proposed will be Excellent, with a minimum target to achieve Very Good.

10.2 Sustainability in Design

Walls and roof to the new extensions will be heavily insulated at least to current Building Regulations standards. Energy loss in heat will also be minimised by careful detailing of the fabric and junctions to provide good airtight seal and minimise cold-bridges.

A number of sustainability measures have been adopted in the design including:

- Provision of green roofs, which will assist in the attenuation of rainwater, provide natural habitat, and provide a pleasing finish for neighbours overlooking.
- Where possible spaces will be naturally ventilated by opening windows and rooflights.
- Generous new windows and rooflights will provide good daylight and reduce dependency on artificial lighting to the principal spaces including the sports hall, studios and teaching classrooms.
- Low energy fittings will be used throughout the interiors.
- Electricity will be metered and monitored to test performance in use.
- Materials for the new building are to be selected from sustainable sources.
- Timber to be used in the construction will be required to be from managed forests.

The new extensions will be using all-electric power source to minimise carbon emissions and a screened rooftop plant area location has been identified where Air Source Heat Pumps can be positioned with good access for maintenance, on an existing flat roof.

The existing Pool Hall plantroom does use gas heating boilers which were recently refurbished in 2020. The intention is to retain this in a transition period rather than waste the resource, however additional plantroom space is being provided in the new development to switch over to electric power source when these boilers come to the end of their useful service life.

A separate Energy Statement and Sustainability Report are submitted with this application, as well as a Pre-Demolition and Re-development Audit and Whole Life Carbon Report.

For the new extensions, Circular Economy measures and construction layering will be carefully considered in the detailed design, so that these parts can be de-constructed at the end of building life, with materials, resources and elements being re-used and retaining their value.

10.3 Building Services

The concealed flat roof area between the new sports hall and the existing Pool Hall has been identified for locating the majority of the new plant. There will be a screen at each end that will conceal from view.

This will serve both new extension areas, including the new sports hall, and also internal areas of the existing building where mechanical ventilation has been found to be substandard and requiring extensive modernisation.

There will be separate systems for the studios on the west elevation, with plant again concealed, and for the north block, where most of the plant will be contained within a basement plantroom and east side plantroom at ground level.

All air handling or other noise generating plant will be acoustically controlled by attenuators to comply with Haringey regulations for noise at the boundary. A separate report for a Noise Impact Assessment accompanies the planning application.

New connections will be made to existing services on the School site.

An Energy Statement accompanies the planning application. This will also involve an analysis of the possible beneficial use of renewable technologies, conservation of resources, efficient water systems and plumbing, rainwater harvesting and other measures.

A new solar panel array will be fixed to the roof of the existing pool hall to benefit from solar energy, and further photovoltaic arrays are proposed to be fitted to the new and existing sports hall roofs.

10.4 Urban Drainage and Attenuation

The project will contain only a small number of additional new toilets for staff and pupils as the centre is already well provided for; new foul drainage connections will be made into the local sewer system, as shown on the planning drawings. The existing changing rooms and showers are all to be retained.

To serve new Highgate School Development new drainage will need to be constructed. New drainage will meet the requirement of The London Plan and Haringey Council for sustainability and best practice design. Sustainable Urban Drainage Systems in the form of permeable pavements, swales, bioretention systems will be carefully selected and implemented whenever possible.

Peak flow-rate into the sewer will be significantly reduced by implementing flow controls and attenuation SuDS: the flow-rate will be restricted to greenfield rate and volume, significantly minimising the impact on existing infrastructure and reducing risk of flooding downstream of the development.

11.0 Technical Characteristics

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11.1 Amount

The calculations allow for the demolition of some existing buildings and parts of building, with the retention of other existing buildings.

1. Existing Buildings:

The existing GIA internal area of the MSC Sports Centre is as follows:

○	Ground floor	GIA	=	2013 m ²
○	First floor	GIA	=	557 m ²
○	Total MSC Sports Centre	GIA	=	2570 m ²

The existing GIA internal area of the Fives Court building is as follows:

○	Ground floor [Level 2]	GIA	=	292 m ²
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The existing GIA internal area of the Squash building is as follows:

○	Ground floor [Level 2]	GIA	=	135 m ²
○	First floor [Level 3]	GIA	=	17 m ²

The existing GIA internal area of ALL existing buildings is as follows:

○	Total All buildings & floors GIA		=	3014 m²
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2. Demolitions:

The areas of buildings for demolition are as follows:

○	Fives Court	=	292 m ²
○	Squash building	=	152 m ²
○	Ground floor corridor and entrance part of Pool building	=	76 m ²
○	Total demolitions		= 520 m²

3. Existing retained and proposed new development:

The proposed GIA internal areas of the overall project [existing retained + proposed] are as follows:

○	Basement	GIA	=	1237 m ²
○	Ground	GIA	=	3103 m ²
○	First	GIA	=	1140 m ²
	[includes external covered Fives Courts under roof]			
○	Second	GIA	=	193 m ²
○				
○	Total GIA All Building Proposed		=	5673 m²

4. Proposed new development only:

The proposed GIA internal area of the new extensions only are as follows:

○	Basement	GIA	=	1237 m ²
○	Ground	GIA	=	1134 m ²
○	First	GIA	=	502 m ²
	[includes external covered Fives Courts under roof]			
○	Second	GIA	=	193 m ²
○				
○	Total GIA All Building Proposed			= 3066 m²

Summary GIA area increase:

Increase in GIA area overall proposed:

○	Total GIA Area increase	=	2659 m²
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The area within the Red Line for planning site, which includes the area of the MSC main development, and of the Orchard and part woodland :

○	Total Area	=	16,676 m²
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11.2 Crime Prevention

The development will be designed to “Secure by Design” standards. The new windows, doors, external glazed screens and building security services will improve the physical security of the existing building, while new extensions will be constructed to the highest modern standards.

The intention will be for access into the MSC sports centre to be controlled at a single point of entry, at the south-west entrance hall, where movement can be visually monitored by the reception. Access into the pupil / sports areas will be via turnstiles or similar controlled gates. Other points of access into the building will be secured by access control systems with key, code or card operated entry.

The service area on the east side will be within a fenced enclosure with gates at the north end, in order to maintain access by authorised personnel only.

A CCTV system will cover the entirety of the building external perimeter, monitored from reception or management office. The site as a whole is part of an area that is already bounded by railings. These may need to be taken down temporarily in places for the construction process, but at completion will be restored into position. The security of the buildings and site has been reviewed in consultation with the Metropolitan Police.

A separate Secure by Design Statement for this project is issued as part of the planning application.

11.2 Archaeology

A desktop Archaeological Report has been prepared for this site as part of a wider study for the School land on the east side of Bishopswood Road, and this accompanies the planning application.

The report has concluded as follows [extract]:

- *Given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance this later development required it is not deemed likely that any archaeologically significant deposits will be affected.*

11.3 Amenity

There will be a positive effect on the amenity of neighbours due to the enhanced quality of the design and materials, and the enhanced landscaping of all the external areas.

On the south and west sides the buildings have no immediate residential neighbours. On the north side on Broadlands Road the new proposed building will be across the road from buildings that are currently in School use, and the residential building of 'Gwendolen Sim'.

On the eastern side, where the new extension is nearer to the boundary and neighbouring house at No.27 Broadlands Road than the existing Fives Court building, the new hall is effectively two storey above ground, and not higher than the Fives Court ridge point or the neighbouring extension roof ridge, which was developed up to the boundary. The neighbour's extension has a blank brick wall on the boundary, with rooflights to the pitched roof that will not be affected. There are not considered to be daylight or sunlight issues regarding the habitable rooms in the neighbouring property as a result of this proposal. The removal of the tree on this boundary will also provide daylight benefit to the neighbour.

A separate report by an independent Rights of Light Specialist is included with this application.

Regarding overlooking or artificial light spillage, the new sports hall will have high level glazing on the west side only, all other natural daylight being by rooflights.

In terms of outlook from No.27 Broadlands Road, the proposals will improve the outlook, currently of a huge glass roof to Fives Courts and ill-planned ad-hoc external works of tarmac and paving amongst the green grass. In the new proposals the outlook will be towards the new well-designed and landscaped external spaces around the building. The general enhancement of the site and buildings will give an uplift to the whole local area on Broadlands Road.

For the Orchard site, the new sports pitch playing surface will be at a lower level in a basin, which may reduce the impact of sports games on neighbours, visually and acoustically.

Regarding noise, the proposals remove the external Fives Courts and outdoor games area, while all the new spaces are for indoor sports, so ambient noise from pupils playing will probably be reduced.

There will be new plant for providing assisted mechanical ventilation to the sports hall, necessary because the hall is sunken into the ground as a basement, and this will include external air-handling units located on the roof space between the sports hall and the existing swimming pool block. In addition, new air-source heat pumps are to be installed, in the sustainable interests of moving away from gas powered heating to electric, and these are located on an existing roof area, screened from view.

External plant will be very carefully designed with sound attenuation, all in full compliance with the Haringey noise emission standards. A separate independent Noise Impact Assessment is included as part of the application.

11.4 Structure

The ground conditions consist mostly of clay substrates, as indicated by the site investigation by Soil Consultants. There are no known soil contaminants on or near the site as indicated by the Soil Consultants report.

The below ground levels will be surrounded by embedded CFA contiguous piled walls topped off with a reinforced concrete capping beam. This provides a root barrier around the site & support for the soil during excavation as well as in the permanent condition. Thickening of the slab will be required below the columns on the side closest to the existing building to form a ground bearing foundation.

The embedded CFA contiguous piled walls reduce the amount of excavation required for the basement levels and can be built close up to the existing buildings, maximising floor area.

The thickening for the columns removes the need for piles at this location.

The new extension structures are likely to be of steel frame construction with reinforced concrete or steel and timber floors. Roof beams may be in steel truss or timber glulam beam construction.

The existing buildings have been visually inspected by the structural engineer: the façades appear to be in serviceable condition, with some areas requiring re-pointing, and internally only small cracks have been found requiring repair.

11.5 Construction Management Plan

An outline Construction Management Plan report is included with the planning application as a separate document.

The Construction Management Plan is a design stage document. When the Main Contractor is appointed they will be required to adopt the main measures particularly with regard to School requirements and safety, but will be responsible for updating and amending the CMP to meet their own construction methodology, method statements and plan of work, health and safety coordination according to the CDM 2015 regulations, proposed working arrangements and agreed programme. Further logistical information can then be supplied to the Council as required.

It is the intention for the development to be carried out in 3-4 phases, starting with the Fives Courts at the southern end of the site, then the second sports hall with the north teaching block, and west studios, gym and circulation areas.

The site will have solid hoardings, to the high standard that has been adopted for all recent major Highgate School projects, to maintain a good appearance particularly to the public realm. The hoardings will make the site secure and separate from the street, the School sports and landscaped areas.

Hoardings internally will also separate the site from areas in School use. The aim will be to keep the MSC sports centre functioning, albeit at times at reduced capacity and functionality, throughout the construction period.

Site management, storage and welfare cabins may be positioned on the site.

Tree protection will be provided in accordance with the Arboricultural Report prepared as part of the planning submission.

Working hours are typically to be as Haringey informative for construction work which will be audible at the site boundary, restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

Early approaches to the Local Authority will explore what medium term parking restrictions might be implemented to improve vehicle movements and the safety of pupils and road users.

There may be a need for cranes in these works. However, it may be possible to design the construction elements as modular to reduce the component size for lifting and minimise crane use.

The location of site cabins and welfare will be determined by the Contractor in accordance with their working methodology and CDM Regulations 2015.

Calculations on vehicle and skip numbers, and all other necessary detail for the Council, will be provided by the Contractor after appointment.

The programme period is based on the current design and will be subject to fluctuation. There will be works that can be approached with more vigour during periods of school closures and the final programme should take benefit of those occasions as far as possible. Care should be taken however not to rely too heavily on holidays, as long delays can accrue if time slots are missed.

12.0 Summary and Conclusions

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The new and improved sports and ancillary facilities proposed in this submission are urgently needed by Highgate School. The plans will address the need for more sports educational teaching spaces of a varied nature for girls and boys, and help to raise the standards and enthusiasm for sport. The facilities are now, and will continue to be, available for public use.

The proposals put forward represent a carefully considered, contextual and sustainable project for the alteration, refurbishment and extension of the MSC sports centre. After initial design explorations for the site, including complete demolition and new build, the School has resolved to retain existing buildings that are in good basic structural condition and have value, and incorporate them into the long term future of the facility in a way that re-uses good resources and minimises waste. This has already started with the refurbishment of the swimming pool and changing room building, which has been completed to a high standard.

The public has been widely consulted by means of public exhibitions, with a website set up to receive comments, and these have been taken on board as the design has developed.

In 2021 the School entered into a Planning Performance Agreement with Haringey which resulted in a series of detailed consultation workshops, both design and technical, with key planning and conservation officers. In addition there has been a formal Haringey Quality Review Panel by independent consultants on design and sustainability issues.

The QRP Panel reported that *“the strategic approach that the design team has adopted promises to deliver a successful facility that offers much to the school and wider community”* and also *“The approach taken to the southern elevation, incorporating the five courts, successfully enhances what is currently a bland façade, and the panel feels that this justifies the minor encroachment onto Metropolitan Open Land”*.

The evolving design has responded to the comments and contributions in a positive way, and the proposals have improved as a result. The new and existing proposals will sit comfortably and complement the heritage context with a clear cohesion of architectural composition and refined elevations.

The existing buildings constitute a negative impact on the Conservation Area so it is important that the character and appearance of the sports centre is radically changed. In response to this the new extensions wrap completely around all three publicly viewed sides of the existing buildings, screening the original buildings and providing effectively a new modern integrated and contextual appearance which will significantly benefit the locality and enhance the character of the Conservation Area.

The new extensions have a variation in forms that belie the size of development, and basement excavations will further mask the scale of the large space of the new sports hall. The consistent use of high quality warm coloured red brick facings and metal windows, with extensive areas of green roofs, will embed this building into the local area, which itself mainly comprises wide residential streets with brick Victorian villas of substantial scale.



The coordinated and integrated development also includes new fully designed soft and hard landscaping all around the site perimeter that will soften the building's hard edges, enrich the ecological environment, and improve the experience of walking in the streets around the site. On the Orchard site, an existing recreational area will be greatly enhanced in a well landscaped setting, while providing a valuable flood risk mitigation basin.

The new proposals will provide inclusive accessibility throughout sports centre and grounds.

The nature and quality materials of the new construction, combined with re-use of retained buildings and addition of an extensive array of solar panels and areas of green roofs, mean that these proposals will be a development of a very high standard of sustainability.

12.2 Haringey Development Charter

The proposals as described in this Design and Access Statement have addressed the five main points of the Haringey Development Charter:

1. The new proposals address the current negative impact of existing buildings to the local context and neighbouring buildings, and by wrapping new extensions around on three main sides will effectively create the impact of a new building that has a positive relationship with existing structures and, by means of the contextual design measures taken, will work harmoniously with the existing neighbouring structures.
2. The new extensions and refurbishment, combined with excellent new external landscaping and trees, will transform the way the MSC site and building is perceived, into one that supports the historic context and raises the quality of the environment of this sub-area of interest on Bishopswood Road and Broadlands Road.
3. The process of design evolution has involved extensive consultations over a 5-6 year period with the local community, local amenity groups, with Haringey planning and conservation officers, and with independent QRP assessors. This has included public exhibitions for which feedback has been received, recorded on a dedicated website and responded to as the design has been developed, as well as a consultation workshop process. The School entered into a PPA agreement with Haringey that resulted in extensive design, sustainability and technical workshops, and a QRP panel review. After each review, as the design has advanced with response to comments, design reports have been issued that outlined the main points of critique and how the iterations have directly and positively been considered. The assistance of Local Authority officers has been gratefully received.
4. Highgate School has an excellent track record in the delivery of architectural works of very high quality – in recent years this has included careful and sensitive refurbishments to the North Road site historic Chapel, Big School [converted to Library use], Central Building, at Bishopswood Road the Mill Centre, the MSC Pool building and Dining Hall kitchens, as well as the new build Charter main entrance building, the new Junior School and the Pre-Preparatory extension. The selected materials for this project are of high quality, robust and of excellent appearance. The School has an in-house team of very experienced Project Managers and treats all the projects with the same professional and knowledgeable process from inception to completion and beyond. All of the recent developments have demonstrated the significant responsibility that the School has taken in conserving and improving its estate, finding the right balance between conservation and replacement to reflect the character of the campus, while also making a huge contribution to the surrounding neighbourhood and context.
5. This project has adopted a positive sustainable approach by retaining most of the existing building as a resource to be refurbished, then extending its life and functionality by means of new extensions. New energy efficient building services and fabric will significantly enhance the thermal, environmental and sustainable qualities of the building. The provision of new lifts, wider stairs, specialized bathroom and other facilities for all users will greatly improve inclusivity and

accessibility. The School has adopted its own Environmental Sustainability Initial Strategy Plan [January 2021], a clear policy for its own operations and for development projects prepared by independent experts to complement measures required by the London Plan 2021, Building Regulation and Local Authority requirements. The project team has monitored the design evolution so that the final construction will achieve the very best standards of compliance. As the Head has written:

“As a school, we are determined to be part of the solution and we feel optimistic about joining the fight to build a better future for us all and our planet.”

12.3 Conclusions

The proposed works will modernise this important School indoor sports facility by the refurbishment, alterations and extensions, and significantly extend the life of the retained elements of the existing building. Sport will be encouraged in the School and the Community as a result, and a diverse and exciting range of different sports will be available to boys and girls.

Proposals will also provide significant improvements to accessibility, inclusivity, energy efficiency, fire safety, with minimised carbon footprint for the whole development. The installation of new lift access at various points around the development will provide a more inclusive sports facility for all.

The proposals will successfully achieve the intended aim to create a transformed MSC development which will be a positive contributor to the Conservation Area.