

L U N G F I S H

DEMOLITION OF EXISTING TEACHING BLOCK AND
CONSTRUCTION OF REPLACEMENT
AT
QUEENSMEAD SCHOOL
QUEENS WALK
RUISLIP HA4 0LS

DESIGN AND ACCESS STATEMENT

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1 Introduction

Queensmead School is an existing eight form of entry secondary academy with sixth form provision with published admission numbers (PAN) of 240 per year. Currently there are 1472 no. pupils on roll and 176 no of FTE Staff. No pupil or staff expansion is proposed as part of this development. The school caters for 11-18 year olds and occupies an approximately 9.2 hectare, irregularly shaped plot, located on the western side of Queens Walk in South Ruislip. The existing school buildings, which comprise numerous predominantly single-storey and two storey blocks, are located towards the eastern most part of the site. Sports facilities, including Queensmead Sports Centre, Goals Soccer Centre and tennis courts are located towards the southern most part of the site. The playing fields occupy the north of the site. Playgrounds are located to the north of the school buildings and car parking is located towards the south of the site, accessed via Victoria Road. The school is bounded to the north by residential properties in Long Drive and by Deanesfield Primary School. To the south it is bounded by Victoria Road, beyond which are commercial properties. Access is available via both Queens Walk and Victoria Road. The principle entrance to the School is located off of Queens Walk for students. A significant amount of the staff parking located off Victoria Road with a access-controlled pedestrian gates in this location for staff to enter the school site.

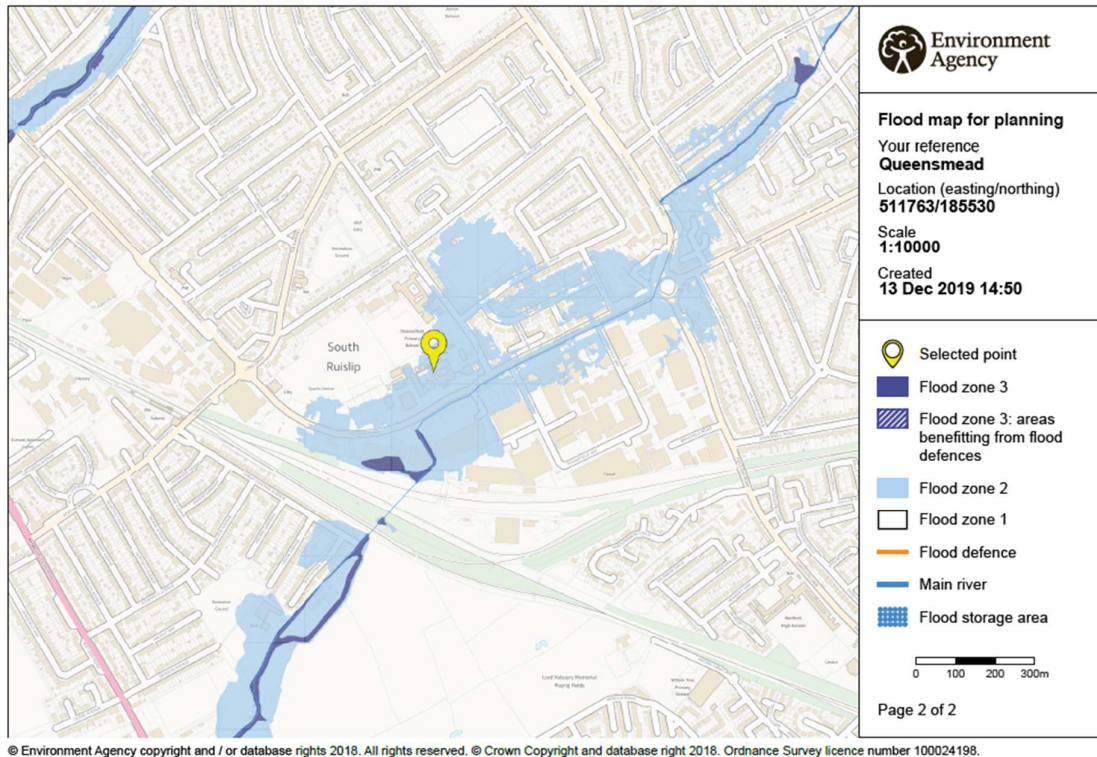
The following report makes reference to the school site as a whole, it should be noted that the application submitted is relevant to the proposed demolition of Block B and construction of the new teaching block alongside the compound area required to construct the above.

1.1 Assessment - Physical

The site falls within the developed area as shown in the Hillingdon Local Plan. However, many of the buildings are locally listed and a Tree Preservation Order covers the developed part of the site. Furthermore, a significant part of the site, including the developed area, falls within Flood Zone 2, the entire site falls within a Critical Drainage Area and large parts of the site are known to suffer from surface water pooling. Victoria Road is designated as a Local Distributor Road.

Built in the 1950s, the existing technology block (Block B) is in very poor condition and considered to be life expired and beyond refurbishment. It is not possible to achieve a 15-year life with a refurbishment option. In order to meet the needs of the school a new build block, located on the existing site is proposed based on Department for Education requirements – to house Design and Technology and one additional Science Lab to the ground floor with general teaching classrooms located on the first floor. The existing SEN accommodation is proposed to be re-located elsewhere on the school site. It is also proposed to demolish the water tower and flue/chimney to accommodate the new building.

The school has various sports pitches to the north west of the main school buildings, which shall constrain any building provision due to current Sport England guidance and exception criteria therein. The playing fields remain unaffected by the proposed construction works throughout.



Queensmead Flood Map, Courtesy Environment Agency.

The proposal is for the provision of a new two storey block on the site of the above existing Locally listed technology block. The scheme includes six new flexible teaching spaces on the ground floor, and 12 new classrooms on the first floor. The total internal floor area of the proposal is 1974m². The scheme has been developed in response to the Department for Education standards.

1.2 Assessment – Social

Queensmead School forms part of the QED Academy Trust. It is a co-educational academy for students aged 11 to 18 and welcomes students of all abilities. The school is high achieving, Ofsted rated outstanding and in 2016 more than 70% of all students achieved five or more GCSE's at grades A* to C including in English and Maths. According to the government league tables there is no better performing similar school that is within a 75-mile radius of the Queensmead School.

Queensmead School is a forward looking dynamic academy which has a tradition of combining high expectations for all their students and a curriculum that is appropriate to the needs of the 21st Century. The School is committed to providing equal access to a wide range of educational and cultural experiences and creating an environment in which all students are able to discover and develop their full potential. Fundamentally they are an ambitious school that is committed to seeking the best for all students. The school has a particular strength in Design and Technology and in the 2008 Ofsted report was described as a specialist technology college.

The 2008 Ofsted report states:

“Queensmead is an outstanding school that helps students to achieve well and develop into confident and mature learners. What makes the school outstanding are its exemplary leadership and management, rich curriculum and highly effective care, guidance and support. Coupled with good and improving teaching and learning, this results in students’ outstanding personal development and their very good and improving 4 In specially resourced provision or a designated unit, attracting additional resource funding progress. The impact of the school’s technology status is pervasive and is evidenced in improvements made to the curriculum, staff development, the quality of teaching and learning and standards in subjects such as mathematics and design technology”.

1.3 Assessment – Economic

Third party users are part of the faculty being central to the local community with outside users having to be considered and worked around in order to facilitate the construction of the new scheme, as these provide a source of income to the school and social activity to the local community. Hillingdon Council jointly with Greenwich Leisure have access to the Gym outside of School hours, and Goals Lease for the use of the astro pitches, also outside of the school hours. No additional outside uses are proposed as part of the proposal under consideration, although it is acknowledged that these are a valuable source of income to the school. No new employment is proposed under the scheme.

1.4 Assessment – Heritage

Block B currently forms part of a group of buildings originally designed by Yorke, Rosenberg and Mardall Architects in 1953. The buildings are considered to have special architectural and historic importance and are in turn Locally Listed. The existing technology block comprises a single-storey long building, with basement, situated on the West side of the courtyard. It is characterised by a distinctive form, made up of five linked post war prefabricated buildings of uniform design. Each building is rectangular in shape linked by a narrow single-storey corridor and characterised by barrel vaulted roof forms, Crittall type windows and blue panelled sections below the fenestration adding colour to the building. Each building can be accessed via concrete steps from the courtyard or internally via other classrooms. The water tower and chimney are also parts of this building. This block differs in design to the surrounding buildings, are predominantly defined by their square form and

external timber cladding. Each building was originally designed for function; therefore it could be assumed that the distinctive form of the existing building reflected its use as workshops.

1.5 Assessment – Planning

The proposed development has been designed making reference to the local Plan Part 2 policies and London Plan as material considerations. Development Plan Policies contained within Hillingdon Local Plan: Part 1, Policies below are taken from the current LBH Plan;

Planning policies affecting the Design (London Borough of Hillingdon Part 1);

Policy HE1: Heritage

Policy BE1: Built Environment

Policy EM1: Climate Change Adaptation and Mitigation

Policy EM4: Open Space and Informal Recreation

Policy EM5: Sport and Leisure

Policy EM6: Flood Risk Management

Policy EM8: Land, Water, Air and Noise

Policy CI2: Leisure and Recreation

1.5.1 Pre-application Consultation.

Previous pre-application discussions have been held with the Council. These include:

1. An Initial Planning Pre-Application Meeting with the London Borough of Hillingdon took place on 5th August 2014. This initial scheme put forward included a window and cladding replacement to the main and G block, the construction of a new teaching block and the replacement of existing technology block with new teaching block

2. A second Pre-Application Meeting with the London Borough of Hillingdon took place on 19th June 2017. A revised scheme was considered for the demolition of the existing Design and Technology block and the construction of a new two storey teaching block to occupy a slightly larger footprint than the existing building.

3. Once Morgan Sindall Construction and Infrastructure Ltd were appointed as Main Contractor on the scheme, a pre-application enquiry was submitted to London Borough of Hillingdon Council on 2nd January 2020 (ref: 12933/PRC/2020/1). This included

details of the wider planning application strategy and proposed enabling works and main planning application proposals. The feedback from the case officer has been supportive of the proposals subject to normal development management policies.

The principle of three planning applications (1) full planning application for the permanent plant room, (2) full planning application for the temporary classrooms and (3) full planning application for the redeveloped of Block B to gain consent for the proposed works was deemed acceptable by the Council.

Temporary Works - In order to deliver the scheme, temporary teaching accommodation will be required to be provided on the site to ensure no loss of teaching provision during the construction of the new buildings. It is therefore proposed to provide 4No temporary classrooms during this period consisting of one block (These enabling works are subject to a separate planning application Ref: 12933/APP/2020/414). The provision will be sited to the west of Block C on the site, for the duration of the construction programme and all disturbed areas will be made good/reinstated to prior condition upon completion of the works.

Design – the proposal was largely as agreed during a previous pre-app meeting (2014) with acknowledgement to the proposal in terms of scale, bulk, massing and design being acceptable and consistent with the surrounding buildings on the school site.

One comment received during the latest pre-application meeting in Feb. 2020 related to the elevation design highlighted the need for articulation on the South elevation that addresses Victoria Road, the public highway. A new window within the stair core has been introduced as part of the development of the proposal following the meeting and included as part of the final planning submission.

Security– The proposed development is a replacement teaching block sited within the grounds of the existing Queensmead School; the project is not required to achieve Secure by Design certification however, we have endeavoured to follow the spirit of the design principles identified by Secure by Design, including but not limited to:

The building and reinstated fence create a clearly defined boundary to the school grounds and car park. All doors and windows are sited behind these security measures and limit the chance of trespass. The glazing to the southern façade, due to the nature of the existing site also sits approximately 1.5m above the external ground line.

The provision of WC's within the new teaching block are located opposite Staff facilities to ensure passive supervision is achieved, their design is also open to the main circulation space to ensure there is limited opportunity for bullying.

External lighting is included as part of the proposal to ensure suitable lux levels are achieved, to increase the opportunity to detect intruders, this has been developed in accordance with the reinstated CCTV provision on the new teaching block.

1.6 Involvement

Throughout the design development period there have been several meetings which enabled evolution of the scheme to be considered with the client and end user's feedback to be incorporated. During the development of this proposal a further pre-application meeting has taken place and reference to the Local Plan Part 2, that has recently been adopted and is a material consideration for the development. In addition the London Plan has been discussed and continues to be considered with further engagement to develop the finalised proposal against this requirement.

Consideration has been given to the positioning and inter-relationship of the teaching spaces within the block. Larger spaces (which are likely to require the inclusion of larger equipment associated with the types of teaching being undertaken, are sited on the ground floor for ease of access and logistics). The principles of the design are in line with Client requirements and have considered relevant design guidance as the scheme has evolved. The first floor is served by a lifting platform in accordance with the Equality Act of 2010, to give those of limited mobility access to all areas within the new building.

1.7 Evaluation

The Existing Block B - From the information collected above it is proposed to demolish the existing locally listed 1950s technology block, which is at the end of its economic life, and provide a new two storey building to the same location. As the existing structure is in such a poor state of repair, the provision of a new building is the only viable alternative to ensure the educational needs of existing and future pupils are met. The rationale behind the replacement of this building is intended to minimise disruption to the existing school campus and minimise the amount of external works to the school. The design is proposed to tie in with the existing buildings and function of the site, and ensure flexibility of teaching, plus meeting needs of current and future curriculum, with the introduction of high-quality flexible teaching spaces on two levels.

'The existing Technology Block (Block B) is in an extremely poor condition, with significant defects and offering a poor thermal performance. The building fabric, services, equipment and FFE does not meet the needs of a modern 21st century design and technology facility. It is not fit for purpose and its life expired.

Over the last 60 years since the building was constructed there has been enormous technological change and developments. The pace of this technological change has brought many additional demands to the D&T curriculum. Added to this, a new Design and Technology curriculum is planned for 2017.

The Design and Technology educators are of the opinion that a new modernised area is required to meet the demands of the new curriculum, where there is space for robotics, an area where pupils can design and make furniture and suitable for people with disabilities to use computer controlled robots.' Feasibility Study for PSBP2 Local Delivery Scheme August 2018, Page 10

The proposal - The school building design utilises natural ventilation with heat recovery in line with BB101 guidelines, and the operation is enhanced by use of a carbon dioxide detection 'traffic light' system. The proposal also features the following;

- Designed to an energy rated target of 'A'.
- Designed to be ventilated to avoid the need for air conditioning/heat pumps.
- Will endeavour to achieve a 35% carbon reduction on existing current secondary school stock.
- Employ district style heating system for the whole site (to be renewed as part of the proposal).
- Highly efficient lighting provision with occupancy and daylight control.
- Access lift to first floor for those with limited mobility.
- Level access into the building.
- Façade treatments have been chosen to reflect those existing presently on the site.
- Provision of wayfinding lighting to the building will be amended to suit the location of proposed entrances.
- Renewal of energy centre and associated plant/building serving the whole school.
- The school current has provision of 196 parking (in total, 173 No. parking at the Back of the school [adjacent to Victoria Road] and 23 No. to the front of the school [Adjacent to Queens Walk]. Temporarily during the construction works 63 parking spaces available within the goals facility parking will be used by the school . There are 176 teachers within the school.
- The schools existing provision of Cycle Parking is 46 Stanchions which can hold 92 bicycles. The proposed works does not affect this number during or after the completion of the works.
- Please refer to Bin Strategy document for existing and proposed bin storage provisions.

1.8 Design

The scheme has been positioned on the site to maximise available natural resources, sun path, site topography and location, whilst using the shape and massing of the building to good effect giving a light and naturally ventilated internal space.

Classrooms are naturally ventilated to the first floor by use of NVHR; solar shading is provided by blinds that can be manually adjusted.

LED lighting will be used throughout with automatic lighting controls and daylight dimming to maximise the use of natural light wherever applicable.

The design includes the construction of a new standalone energy centre of brickwork appearance. The use of gas boilers for the heating of the building which will feed into a radiator and radiant panel system, fed from a new energy centre to feed the whole site (These enabling works are subject to a separate planning application Ref: 12933/APP/2020/363).

The demolition works include the removal of the existing concrete canopy that is, in part attached to the existing Block B. The proposed design includes the provision for two new polycarbonate canopies, to match the existing already on the school site. One over the main entrance into the new building and the second installed to the north of the new teaching block connecting into the existing canopy and providing a covered walkway to the dining block. These are considered invaluable spaces within the school ensuring throughout the year students can circulate the school regardless of the weather.



Design intent with proposed new canopies proposed

The proposed landscaping works associated to the development includes the provision for two new ramped accesses into the building to ensure level access is offered, in addition a new permeable paving footpath will be built around the perimeter of the new teaching block.

The building has been designed to utilise an insulated external wall system with excellent U Values. The extensive insulation ensures that the heat generated will be retained as required. This approach has been successfully adopted on previous schemes, with the use of natural

ventilation giving a useable and practical solution to increasing the energy efficiency of school buildings.

The scheme uses recyclable materials, such as aluminium window profiles, plaster board internal walls/ SIPs panels, a structural steel frame and, concrete raft foundations etc. The Proposal is to enhance the existing uses on the site.

2.0 Use

The proposal falls with D1 use class for non-residential institutions. The new building will be used for educational purposes and will complement the existing local land use policies.

The School is utilised by pupils between 07.30hrs and 16.30hrs, and has community use in the form of adult education classes.

The new building has been designed in accordance with the Approved Document Part M for accessibility.

2.1 Layout

The location of the new 18 class building will be at the centre of the main school. This location was carefully considered as it will be suitably located for the existing service routes, close proximity to the existing school buildings and access in and around the school site. It is considered that the proposal will not significantly impact upon neighbouring properties. The site is an existing school, and therefore the site location has been selected to reduce security issues on site and in response to significant site constraints elsewhere across the school site.

The two-storey building is accessed off an entrance lobby/circulation space. The ground floor consists of lobby, staff base, prep rooms along with six specialist classrooms, WCs, and a separate accessible toilet. There are two lobbied staircases to the first floor, at either end of the building, with one having the provision of an enclosed lifting platform to enable those of limited mobility to access the first floor classrooms. To the first floor there are twelve classrooms, with WC's, accessible WCs and general office. All habitable rooms have external windows providing a view outside and affording good levels of daylight.

The design is accessible to those with disabilities, with level access and a minimum 1000mm wide principal entrance door to the building. The internal circulation doors are also accessible, in compliance with Building Regulations Approved Document Part M. All ground floor classrooms have their own access door with level threshold. The proposal also complies with BB93 for hearing and visual impairments.

The 2013 edition of Part L of the Building Regulations has a requirement that all new buildings shall meet enhanced targets for reduction in carbon dioxide (CO₂) emissions. This reduction in energy and CO₂ emission is to be achieved by a combination of improved building construction efficiency and where appropriate the use of low and zero carbon (LZC) technologies.

The reduction in building energy usage is to be achieved by optimizing the use of energy efficient products such as LED lighting combined with automatic lighting controls/daylight dimming and high efficiency plant. The introduction of natural daylighting within teaching spaces and improvements in building fabric U-value over and above the minimum requirements of building regulations.

2.1 Scale

The scale of the proposed building is designed to suit the needs of the use for which it is intended as recommended by guidance from current legislation. The elevation treatment is intended to compliment the overall appearance of the school. Certain elements have therefore been articulated to emphasise their use; the main entrance, admin glazing, learning resource centre and stair core.

The new classroom provision is of two storey construction with a flat roof which has a gentle fall, having a maximum height of approx. 8.75m above existing ground level.

Existing Buildings being demolished:

- Composing various buildings, with a mix of flat / barrelled roof
- 3.5 m high single storey Building approx.
- 962m² GIFA
- 999m² GEA

Proposed Building:

- two storey 18 Classroom Building
- 8.7m high two storey flat roof building
- 42m x 28m
- 1974m² GIFA
- 2051m² GEA
- 5,330m² - Site Application Area

The proposed new building is to be located to the south west of the main school building.

Reference has been made to the BB103: Area for guidelines for mainstream schools and the Schedule of accommodation that calculates the recommended areas

Schedule of Accommodation

		Proposed Works		
		average area of space (m ²)	TOTAL no. of spaces	TOTAL AREA (m ²)
Basic Teaching Area				
CLA12	SEN classroom (ambulant)	55.0	12	660
SCI05	General Science laboratory	83.0	1	83
DAT43	resistant materials workshop (single)	97.0	1	97
DAT22	Graphic Product	83.0	2	166
DAT46	Workshop with heat bay	104.0	1	104
DAT46	Workshop with heat bay	111.0	1	111
Staff and Administration Areas				
OFF35	Staff Work Room (with sink)	39.0	1	39
OFF02	Small Office (2-person)	25.2	1	25.2
Storage: teaching storage				
STT21	Science Prep Room	27.0	1	27
STT32	Multi-material store/ Prep room	55.0	1	55
STT32	Multi-material store/ Prep room (Engineering Store)	8.0	1	8
STT13	General Teaching/ IT store (off corridor)	15.0	1	15
CIR00	specialist store (off DT light prac room)	25.2	1	25.2
STT10	General store (off corridor)	4.0	1	4
STN02	Personal storage (community lockers)	0.0		0
STN31	Cleaners' store	3.0	1	3
Total Net Area				1422.4
Non-net Area				
TOC14	Pupil toilet suite	12.4	4	49.6
TOC21	Accessible/ staff toilet	3.5	2	7
PLA01	Central Plant Room	49.0	1	49
PLA05	Distribution Boards	1.0	1	1
PLA06	Riser/ Flues and Vertical Ducts	1.0	1	1
PLA18	ICT Hub	11.2	1	11.2
CIR12	Stairwells	52.9	4	211.6
CIR13	Lift	2.5	2	5
CIR01.0-01.7	Circulation (percentage of net area)	158.7	1	158.7
	Partitions (percentage of net area)	2.9%		57.1
Total Area				551.2
Total Gross Area				1973.6

2.2 Landscaping

The proposed building has been positioned following a review of the layout of the existing school and its surrounding open spaces. In order to increase the usability and connections between the existing buildings and the proposed building, it has been placed within close proximity to the existing on the site of the existing technology block. Proposing this location maintains the most suitable balance of hard and soft play area available to the school.

Consideration has been given to ensure good access to the school, by maintaining the existing level access routes between classes. A hard surfaced perimeter will be provided to the proposed building which will allow access for maintenance of the building elements. Due to changes in level across the site, the landscaping design incorporates a series of steps and ramps to allow the east end of the building to tie into the existing landscaping levels.

During the construction period the site compound and traffic will have minimal impact on the playing fields and sports pitches, although any affected areas will be returned to a similar quality.

Mobile Elevating Work Platform should be used for the cleaning and maintenance of roofing, guttering and canopies. A safe workplace for all vehicle operations needs to be established by separating pedestrians and vehicles and providing hazard free traffic routes.

2.3 Appearance

The rationale for the development was focused on education and to provide a learning environment for the pupils that will optimise their learning space. The proposed material palette relates directly to the materials already in use on the school site with timber vertical cladding, buff brickwork and Blue accents in the metal works.

The new two storey building will be of robust construction consisting of insulated walls, doors and roof to meet current legislation. The external wall finishes will be predominantly brick to tone with the existing brick buildings on the site.

Polycarbonate canopies are sited to existing interfaces to provide weather protection to pupils waiting to enter the building.

External walls are of an insulated brick and timber above. Brickwork is to 'tone' with the existing building stock, with contrast provided with timber cladding above (all product specs to be agreed). The plinth for the building will be a smooth blue engineering brick to reflect other buildings on the site. Windows and doors are similarly designed to reflect the accommodation within the building with inward opening vents. Polyester-powder-coated double-glazed Aluminium windows and doors are proposed throughout,

Finishes specification details.-

- Brickwork – Oakmoor Cream
- Vertical Timber cladding – Thermowood battening profile – 92mm x 20mm with nom. 8mm gaps with applied preservative treatment.
- Aluminium doors/ windows/ parapet capping/ rainwater pipes – Polyester Powder coated finish to match the existing teaching blocks – Sapphire Blue – RAL 5003
- Canopy – Clear polycarbonate canopy design to compliment existing school canopies- structural supports for canopy finishes in RAL 5003.



Oakmoor cream
brick



Thermowood



Sapphire Blue –
RAL 5003



Proposed external render of proposed new teaching block

2.4 How access will be achieved

The location plan below shows the relationship of the development in the curtilage of the school and how the site links with the surrounding roads. The site is located and accessed by vehicle from Queens Walk.

There is no proposed change to any of the means by which the site is accessed from the surrounding area.

Pedestrians access the site from Queens Walk. Routes onto the site are locked shut in order to secure the site during teaching periods. The dedicated access for pedestrians, ensure that pupils are segregated from vehicular traffic. There are no known public rights of way across the site.

The new building has been designed in accordance with the Approved Document Part M, allowing for level access, and an accessible WCs. Provision for ramps and compliant steps have been incorporated into the design of the proposal to achieve this.

Morgan Sindall, along with the project architect (Lungfish), attended a MS Teams meeting on 21st May 2020 with LBH's Access Officer (Ali Kashmiri) to discuss the principle of providing a 'Changing Places' facility. Further work has been undertaken following this meeting to identify a space on the first floor which could be utilised to provide this facility.

The School have reviewed this thoroughly and appreciate the request. However at this time the School have instructed us not to include a 'Changing Places' facility within this proposed

teaching block as they believe their present facilities elsewhere on the School's campus are satisfactory and meet their requirements. In addition, within the proposed building we have provided two no. accessible WCs with suitable diversity of design across the building proposal. The proposed development provides space for a 'Changing Places' facility to be provided should the school require this in the future. However please note that this would be at the discretion of the school'

Construction - Public access to the school site will not be affected by the proposed construction works.

Site traffic and deliveries will be restricted within the times as set out in Construction Phase Health and Safety Plan.

The site compound will incorporate all material storage plus all health and welfare facilities for contractor's staff.

The temporary Site fencing will be agreed and erected in line with London Borough of Hillingdon and school requirements.

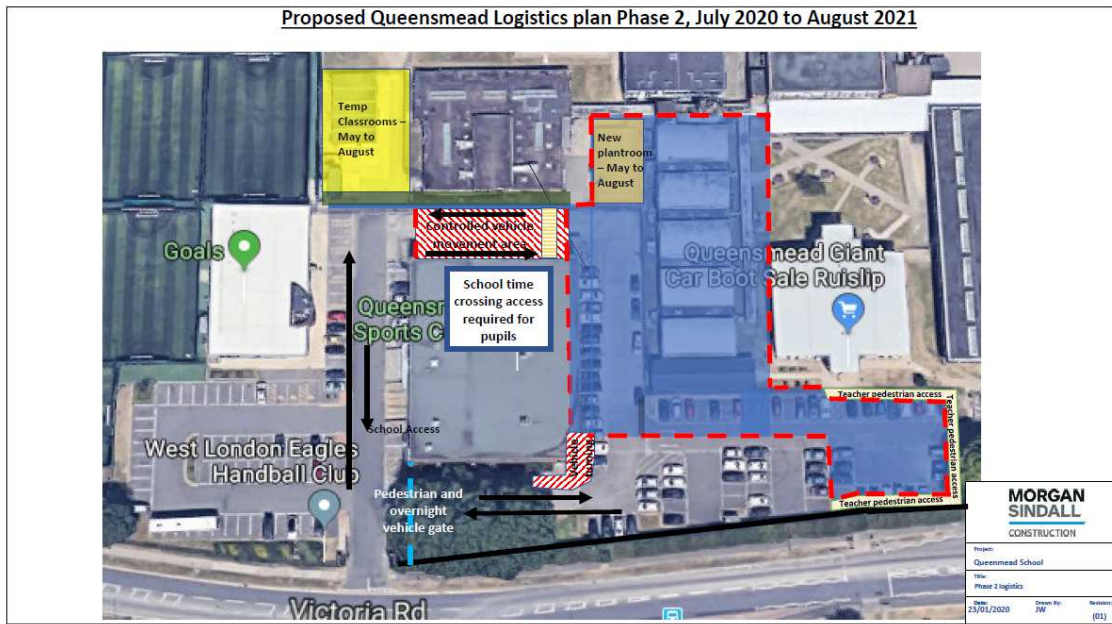
Access routes for escape from the existing building and to the playing areas, will be maintained as far as practical during the construction works, if routes are affected a temporary strategy will be adopted.

All areas disturbed by the site compound, including with the car park and temporary access will be made good upon completion and returned to their prior condition.

An aerial photograph of the University of Illinois at Chicago campus. The central feature is a large, rectangular green field, likely a sports field or lawn. To the left of the field is a large, dark, rectangular building, possibly a gymnasium or arena. To the right of the field is a large, light-colored building with a flat roof, which appears to be a library or academic building. The campus is surrounded by residential areas with many small houses and streets. There are also several parking lots with cars visible. The overall scene shows a mix of academic, athletic, and residential spaces.

[illegible]

Queensmead Design and Access Statement



Proposed phasing for the construction of the new teaching block.



Main Vehicular Entrance to Queensmead Academy, Courtesy Google Maps



Main Vehicular Entrance to Queensmead Academy, Courtesy Google Maps



Pedestrian Entrance to Queensmead Academy, Courtesy Google Maps



Existing Eastern Elevation of Block B.



Existing Block B (Technology) and Adjacent Block E (Science).