

Lady Bankes Infant & Junior School, Dawlish Drive,
Ruislip, Middlesex HA4 9SF

Planning and Design & Access Statement

Ref: JBA/156.113 Hillingdon
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1.0 Introduction

1.1 This supporting Planning and Design & Access Statement accompanies the planning application for the proposed replacement of the roofs and windows to 2no school blocks and for the upgrading of the external walls with a new thermal insulated brick-slip wall system.

1.2 Pellings was appointed by the applicant in late 2015 to undertake the role of Contract Administrator within this project and will be overseeing the proposed works until practical completion.

This statement describes the property & surrounding area, relevant planning history, proposed works, scale of works, proposed design, access to building and conclusions.

2.0 The Properties & Surrounding Area

2.1 Lady Bankes Junior and Infants School is situated in the London Borough of Hillingdon, in the town of Ruislip. The site can be accessed via Dawlish Drive. The school is located within a residential area with pedestrian pathways and access roads.

2.2 The main school building is Grade II listed. The two Horsa huts, although not listed, are believed to have been built before 1936 and by the virtue of this, are to be treated in the same manner as the main block.

2.3 The schools may be accessed via main entrance doors which are accessed via a footpath which leads from Dawlish Drive. The main entrance doors comprise a security system which is designed to prevent unauthorised access. Access may also be gained via a secondary route for vehicles which leads to the Nursery and Canteen areas of the school, but a security gate must be accessed in order to do this.

3.0 Planning History

3.1 A search of the Council's online planning records shows applications for canopies, a disabled ramp, a temporary mobile classroom and for the replacement of the W20 crittall windows to the front elevation of the main block.

4.0 Proposed External Works & Communal Upgrades

4.1 The proposed works to the Nursery and Canteen blocks at Lady Bankes Junior and Infants school comprise the following:

- The full replacement of the existing asbestos-cement profiled roof system with a new thermally efficient system from Britmet.
- The upgrading of the external walls with new thermal insulation panels and a brick-slip panelling.
- The replacement of a number of windows with new double glazed PVCu units
- The replacement of a number of external doors with new PVCu units
- The replacement of all internal timber doors with a new set of fire rated timber doors.
- General redecoration works internally and externally.

4.2 The majority of the works listed above are replacing or improving the existing materials, design or security of the block.

4.3 The proposed works will be completed in conjunction with current building regulation standards and exercise all relevant statutory obligations where necessary.

5.0 Scale

5.1 The form and scheme of the proposed external refurbishment work sits within the existing blocks perimeter and will not incur any additional size to the block apart from the increased thickness of the external façade as a result of the new thermal insulation panels.

6.0 Design

6.1 The aim of the proposed works will be in-keeping with the existing features and it is not believed that it will hugely alter the appearance of the building. The works when complete will achieve a more up-to-date look to the external facades along with achieving better thermal performance and functionality within each block.

7.0 Access

7.1 Due to the nature of the proposed refurbishment works (not being a new development) there are no proposed new or alternative access routes to the blocks.

7.2 During works there will however be temporary diversions or restrictions in accessing certain parts of the school's playgrounds etc... in relation with the type of refurbishment works taken place at that particular time. This will be factored into the site management plan with the aim of achieving minimal impact to the blocks residents and members of the public when in progress.

8.0 Conclusions

8.1 The blocks current condition demonstrates clear deterioration to materials throughout and out-dated design in areas and the existing elements have poor thermal insulation properties. The overall scheme of the external refurbishment is to greatly improve the visual impact of the building through enhancing its visual appearance along with improving its thermally efficiency.

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Appendix A



