

Design and Access Statement

Title: New Kitchen and Dining Hall - Yeading Junior and Infant and Nursery Schools, Carlyon Road, Hayes, Middlesex, UB4 0NR

Date: 30/10/2023

Project number: J10485

Site: Yeading Junior and Infant and Nursery Schools, Carlyon Road, Hayes, Middlesex, UB4 0NR

Applicant: The Mayor and Burgesses of The London Borough of Hillingdon

Agent: Property Tectonics, 2nd Floor, Titan Court, 3 Bishop Square, Hatfield, Herts, AL10 9NA

Application Type: Full Planning



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1.0 Existing Site

Yeading Infant and Nursery School is a mixed school for 3 to 7 year olds, with a current roll of 478 pupils. The adjacent Junior School is also a mixed school for 8 to 11 year olds, with a school roll of approximately 468 pupils.

The two schools, although constructed at the same time and are immediately adjacent to each other, are separate schools, with completely separate Leadership and organisational structures. There is a physical boundary between the two schools.

The majority of the school buildings date from the 1930's, with a number of later extensions also provided.

The school kitchen and dining room buildings are located to the rear of both schools and have been identified as being of an insufficient size and capacity for the needs of the two schools.

The existing Kitchen and Dining Room facilities are located within detached single storey, post-war "Horsa" type concrete framed, prefabricated buildings. The buildings are located to the rear of the main buildings that form the school site. The buildings are provided with dual pitched, timber framed main roof's weathered with mineral felt. The external walls comprises pre-cast concrete panels and previously painted render.

The kitchen and dining room buildings are provided with solid concrete floor slabs. Internally the buildings are provided with solid brick internal walls. The external walls have been provided with a plastered and painted wall finish. The ceilings comprise previously painted timber boarding.

Accommodation within the kitchen and dining room buildings comprise an open plan Dining Hall area and adjacent Kitchen and Dry Storage area, together with other associated facilities.

Yeading Infant and Nursery School is classified as a Locally Listed Building. It is also understood that the two schools are located within a Conservation Area.



Photo. No. 1 Infant School Kitchen and Dining Room.



Fig. No. 1 Infant School Kitchen and Dining Room Existing Plan

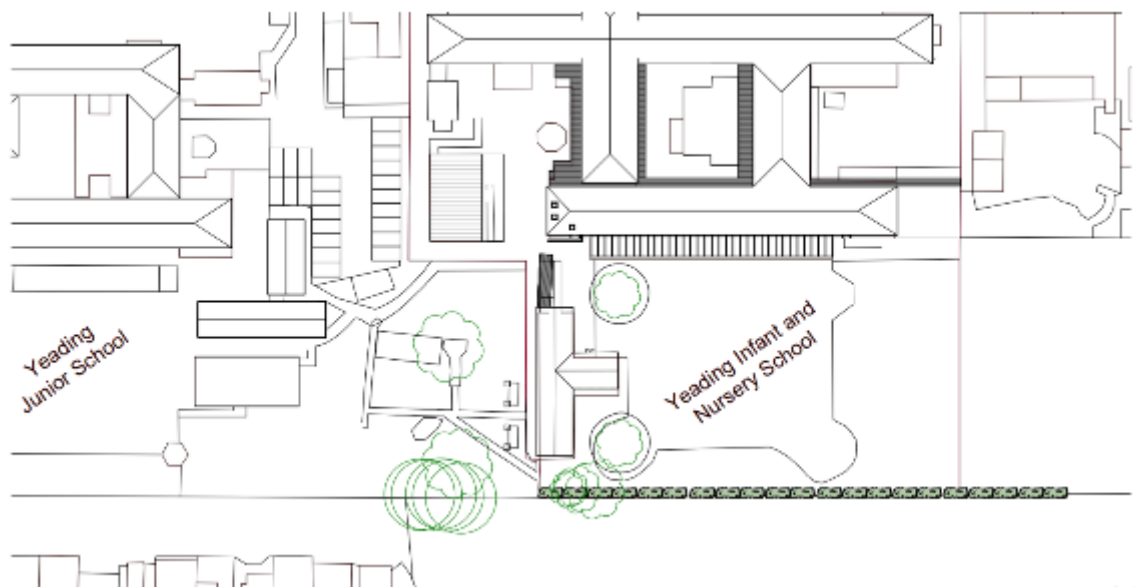


Fig. No. 2 Existing Site Plan

2.0 Proposed Development

The proposed works to be undertaken are as follows:-

1. The demolition of the existing single storey kitchen/dining hall to the Infant and Nursery School and the development of a new single storey kitchen and dining hall facility for use by both the Junior and Infant Schools.
2. Demolition of the existing Junior School kitchen and provision of car parking bays.

The main rationale behind the proposed development are outlined as follows:-

1. The existing buildings were constructed in the 1950's and by their nature were considered to be temporary facilities, with a limited lifespan.

The buildings are now over 70 years old and are not fit for purpose, in respect of function, capacity and condition.



Photo. No. 2. Example of External Condition of the Infant School Building



Photo. No. 3 Example of External Condition of the Buildings.

2. The Size of the Existing Building

The existing buildings are of insufficient size to properly cater for the schools requirements. The capacity of the existing building allows for only approximately 60 pupils to sit at a time. With a roll of over 450 pupils, this means there are multiple “sittings”, which has an adverse knock on implication in terms of teaching and delivery of the curriculum. The above does not take into account the Universal Free School Meals Programme for all primary school children.

In order to address the above issues, it is proposed to develop a new kitchen and dining room facility to serve both the Infant and Junior School.



Photo. No. 4 Existing Dining Room Area to Infant School

It is proposed to provide a single storey building of approximately 970m². This building will be located where the existing Infant School dining hall and kitchen facility is located, close to the boundary with the Junior School.

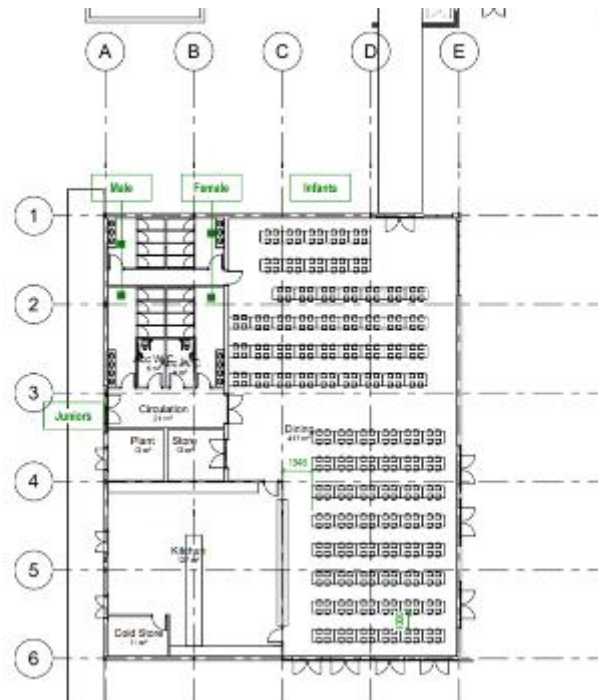


Fig. No. 3 Proposed Plan

The facility will provide a dining hall with a capacity for approximately 368 No. pupils, an increase of over 200%. The proposed development will also be provided with a WC facility for both the Infants and Junior School, Staff WC facilities and a joint kitchen and servery, together with ancillary facilities.

The existing Junior School building will be demolished to allow for car parking spaces to be provided. Existing car parking spaces to the Junior School would be lost as part of the proposed works to allow for pedestrian and vehicle access to the new building. Overall there is no loss of car parking provision.

The provision of a joint facility is economically advantageous in terms of design and construction costs and also running costs when compared with the alternative option of providing two separate, similar facilities, for the Junior and Infant Schools.

In this respect Planning Consent was received during December 2020, reference No. 2020/4257 for an extension to the Infant School Kitchen and Dining Room only.

3.0 Planning Policy

The Development Plan for the London Borough of Hillingdon currently comprises the following documents:

The Local Plan: Part 1 – Strategic Policies (2012)

The Local Plan: Part 2 – Development Management Policies (2020)

The Local Plan: Part 2 – Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan – Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) states that:

(B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed development is located to the rear of the site, behind the main school two storey buildings. The new development will not have any adverse impact in terms of amenity, daylight or sunlight in terms of adjacent properties and open space. The proposed building is approximately 70m from the nearest property to Carlyon Road and 60m from the nearest property to Shaftesbury Way.

With regard to the design of the existing buildings, Policy DMHB 11 of the Hillingdon Local Plan: - Part 2 – Development Management Policies (January 2020) is taken into consideration and states that:

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) Harmonising with the local context by taking into account the surrounding:

- scale of development, considering the height, mass and bulk of adjacent structures;*
- building plot sizes and widths, plot coverage and established street patterns;*
- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements such as degree of enclosure;*
- architectural composition and quality of detailing;*
- local topography, views both from and to the site; and*
- impact on neighbouring open spaces and their environment.*

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities.

The proposed development will be designed to have a minimal impact in terms of the adjacent open spaces and the local Environment. The height and mass of the proposed building takes into account existing and adjacent buildings. The new building will not dominate the existing site. The height of the building is lower than the height of the adjacent main school building. The new building will be designed with high quality materials and finishes that compliment the existing buildings to the site, whilst still maintaining a modern appearance.

The building is to be designed to achieve “Nett Zero” in terms of emission with renewable technologies to be utilised in terms of heating and hot water generation. The design will also adopt a “Fabric First” approach in terms of the external wall, roof and floor design.

Policy DMHB 3 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January (2020), which states:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the buildings significance and the scale of any harm loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

The Local Listing for the Infant and Junior School is as follows:-

Architectural: 1930s, purpose built. One and two storey, red brick elevation with a horizontal emphasis. Plain tiled roof, tile hanging to first floor and gables. Attractive Tudor style brick chimney stacks. All windows now modern.

The two buildings to be demolished are not part of the original school construction and were provided as additional facilities after the original construction. The two buildings are of a completely different type of construction design as the original buildings. The benefit of the development of the new building is considerable in terms of the education of the pupils. The Local Listing is specifically related to the original main building.

The National Planning Policy Framework (NPPF) (February 2019) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) requires that development proposals meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) states that the proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing roads.

Policy DMT 6 of Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

The proposed development does not have any impact in terms of existing vehicle or pedestrian access to the site. There will be no loss of existing parking capacity. Where existing spaces will be lost to allow for pedestrian and vehicle access and additional spaces will be provided to compensate. The additional spaces will be provided when the junior school kitchen is to be demolished. There is no increase in pupil or staff numbers relating to the new building.

Policy 7.2 of the London Plan (March 2016) and Policy D5 of the [Publication London Plan Urban Design, Access and Security Considerations (December 2020) require that the all new development provides the highest standards of accessible and inclusive design.

The building will be designed to be Part M Compliant.

Policy Cl1 of the Hillingdon Local Plan: Part 1 – Strategic Policies (November 2012) states that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the exiting community and future populations by:

- 1. Resisting the loss of community facilities;*
- 2. Supporting the retention and enhancement of existing community facilities;*
- 3. Supporting extensions of existing schools and the development of new schools and youth facilities;*

Policy DMCI 1 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) seeks to retain existing community facilities.

The proposed building will enhance and improve community facilities. There will be no loss of community facilities as part of the development.

Policy DMCI 1A of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) states that proposals for new schools and school expansions will be assessed against the following criteria:

A) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).

B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the school has sufficient outdoor space for play and games.

C) The location and accessibility of the site in relation to:

i) the intended catchment area of the school;

ii) public transport; and

iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.

The proposed development will have no impact on the Green Belt. The development will not have any detrimental impact in respect of external play or activity areas.

The development will not have impact on the highway network.

4.0 Proposed Materials and Design

The building will be of framed construction, with a north light type of main roof.

The north light roof will provide natural light and ventilation to the mainly open plan main dining hall area.

The roof will be provided with a proprietary metal form of standing seam type roof cladding system.

The external walls will be of cavity brick construction at low level, with a facing brick to match and complement the existing adjacent main building external walls. In addition to the brickwork, sections of proprietary cladding system will be provided to the external walls at high level.

In order to provide natural light and ventilation into the building, full storey height windows will be provided to the external walls.

The aspiration of the project is to achieve “Nett Zero” as a minimum and in this respect it is renewable technologies will be used in terms of the heating system and generation of hot water to the building. In this respect PV panels will be provided to the roof.



Photo. No. 5 Example of Roof Cladding System.



Photo No. 6 Example of Metal Powder Coated Windows and High Level Cladding System



Photo No. 7 Example of Metal Powder Coated Windows to Northlight Detail



Photo No. 8 Example of Brickwork to External Walls

5.0 Scale

The proposed works will not have any impact with regards to the existing mass or scale of the property. The height of the extension will not exceed the existing height of the main buildings to the site. The existing building to the site are two storey in height.

6.0 Access

The proposed works do not have any impact on existing access to the site. Alterations to the existing vehicle access route within the Junior School are proposed to allow for vehicle access to the new building.

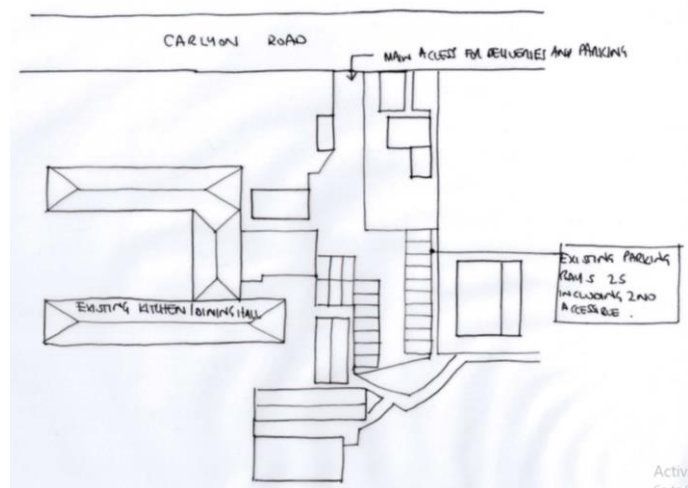


Fig. No. 4. Existing Junior School Car Parking

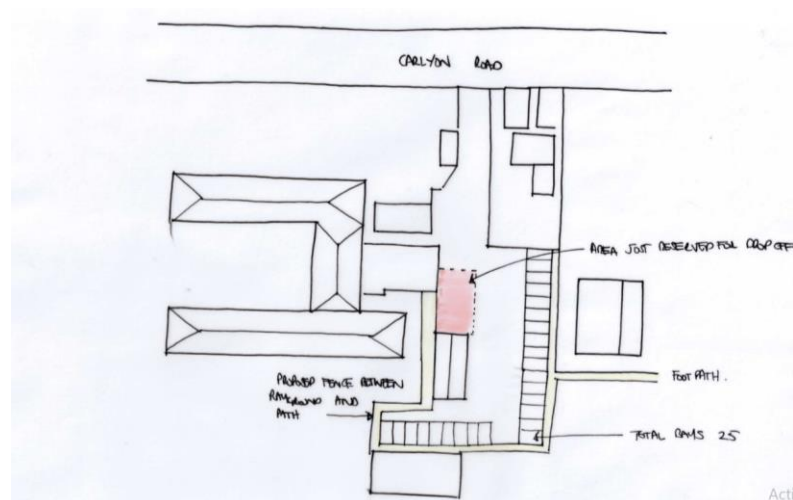


Fig. No. 5. Proposed Junior School Car Parking and access

7.0 Environment

Existing waste storage and recycling facilities are to be maintained and enhanced.

The proposed works do involve the removal of 3 No. existing mature trees, T12, T14 and detailed below.



Fig. No. 6. Existing Tree Plan

In respect of the three trees that are to be removed as part of the works, the trees are referenced as C2 and B1, being trees of low and moderate quality, with a life expectancy of 10 to 20 years respectively. Refer to the Arboricultural Survey Report in this respect. The trees do not have any preservation orders.

All other trees on site adjacent to the proposed development would be suitable protected for the duration of the contract.

The proposed works do not have any other environmental implications.

The Preliminary Ecological Appraisal and Preliminary Roost Assessment indicated that the two buildings that are subject to demolition have negligible value for roosting Bats due to a lack of potential roost features.

The Flood Risk Assessment indicated the development would be appropriate in terms of flood risk and flood zone vulnerability.

Working hours will be Monday to Friday 8.00am to 6.00pm and 9.00am to 1.00pm Saturday. There will be no Sunday working.