Yeading Infant & Nursery School
Carlyon Road
Hayes
Middlesex UB4 0NR

Design and Access,
Flood Risk Assessment, SUDS strategy,
Planning Statement

March 2026

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To be read in conjunction with

turner & hoskins architects Ltd.,

Drawings ref: 1234.5. 01 - 14

Context

Located on Carlyon Road, Yeading Infant School the school dates from the earlier part of last century and is built using traditional red clay brick with a roof of brown plain clay tiles. Like many schools of its time, it is generally a single storey symmetrical arrangement, the buildings surrounding an internal courtyard.

The school is set in 1.1 ha. of grounds and currently the main ground floor of the school building occupies a total footprint of 2222.0 sq. M. On site are also an independent prefabricated classroom block of 136.0 sq. M, and a canteen block shared with the neighbouring Junior School of 396.0 sq. M.

The total built footprint on site is 2754.0 sq. M.

The immediate surrounding consists of two storey semi-detached houses with front and rear gardens in traditional mid- century style.

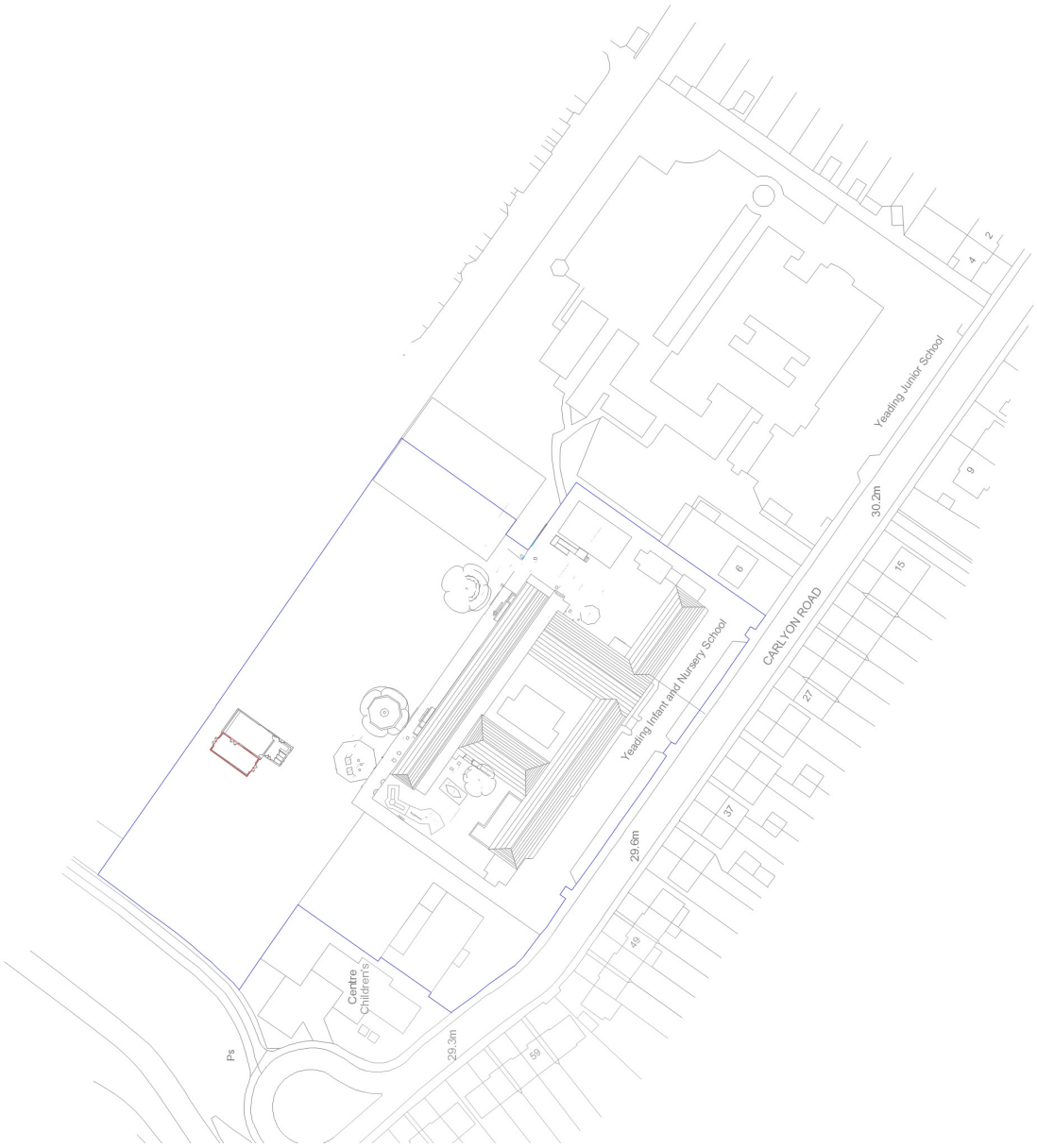
The existing school is orientated northeast/ southwest front/back with hard and soft play areas to the south. The boundaries to the children's centre and primary school are clearly marked with a combination of steel mesh and timber palisade fencing, and the school orchard.

Topography of the site is generally level, and the risk of flooding is low (Environment Agency).

Access to the site is convenient from Carlyon Road; there are footpaths on both sides of the road and a clearly marked crossing point.

Image from bing maps

Some striking features have been introduced to the school grounds to encourage outdoor learning and give the children a sense of the pleasure to be gained from the ‘green’ environment. The school takes a proactive approach, teaching the importance of sustainable living and developing an ethos of sustainable energy and respect for the natural environment. Yeading Nursery and Infant School is an eco school.



Location Plan showing proposed site. - nts

Extent of Proposals

The existing Learning Pod building was approved under application ref: 77153/APP/2022/937 and has provided an excellent small group (4/5 children) SEN area, a dedicated Forest Schools resource space, an accessible Breakfast Club location and an additional Intervention space.

The school has integrated the building into their daily routine and have benefitted from the provision of the eco-efficient construction and exemplary thermal performance, and the established intensive green roof.

Images showing POD and site.

The school would now like to provide the community with the option for supported learning, activity and care for Pre-Reception age small size groups, which are currently expected to be fully integrated into the school by 2027.

The proposed site is adjacent to the new Learning Pod building at the South-East boundary of the site, on the woodland side of the existing building.

The new Conservatory will not be visible from Carlyon Road, or the Childrens Centre, but maybe glimpsed from the Junior School playing field, and the predestrian/cyclepath at the Eastern boundary.

The construction will be managed in two phases, the base and roof structure to the new Conservatory are currently being completed on site.

Images showing new roof and timber supports, and new floor before finish. March 2026.

The brickwork stall riser shown on drawing 1234.5.13 will be completed before the end of the Summer Term.

The glazed doors and windows shown on drawing 1234.5.13 will be installed over the Summer holiday period to provide the new Conservatory style covered play and learning area.

This will allow the school to accomplish their goal to provide Pre-Reception age small size group facilities, which have been identified as a need within the local community.

Layout and Scale

The language of the POD building is intentionally reminiscent of a woodland building, with timber style cladding to the external walls, deep overhanging eaves and the introduction of a green microclimate at roof level. The support building is intended to relate to the POD in the subservient manner of an attached Conservatory.

The access to the new covered area will use an existing path extended to meet the new building and retains a permeable surface path into the Forest Schools and Growing Projects area. There are no proposed works to the existing hedge, the and raised beds shown on the proposed site plan.

The area of the existing buildings in total is 2754.0 sq.M; It is proposed to add a further 54.0 sq. M of covered play space by adding the Conservatory extension to the POD building only :

1 No. New Conservatory –	see drawing 1234.5.02 & 11 provides 54.0 sq. M of covered play, and learning and space an uplift of 1.96% of the total school area.

Access

The school is situated within easy reach of major bus routes and encourages a walking to school policy. The school currently has a variety of cycle and scooter parking to encourage to student to use alternative means of transport.

Parking provisions on site will not be affected by this proposal.

Disabled access both into and within the Pod is fully compliant with Part M (approved document) of the Building Regulations. The thresholds to the covered space will be level to allow easy access into the new space.

Suds Strategy & Flood Risk Assessment

The water from the conservatory roof can be channeled directly into a rain garden instead of into a drain or soakaway. The area should have a dip to collect the water. Species planted in a rain garden should be deep rooted, and preferably native to the local area. A range of plants can be grown including bushes, flowers, and trees, or even fruit or vegetables.

A rain garden preserves clean water. Water running off from buildings may have low level pollutants in it and passing it through a rain garden can help to purify it.
A rain garden creates habitat, by planting flowers, bushes and shrubs and a range of species a habitat for insects and other species, ground cover may be beneficial for small animals such as hedgehogs. A rain garden is also low maintenance, the inclusion of deep-rooted plants means that even in dry periods the plants can still access water and don't require watering. The benefits of natural drainage occur even if the garden has areas with weeds etc.

See the detail on drawing 2328.5.14

Site Flood Zone

The location shown is in zone 2 with a medium probability of flooding.
The water compatibile less vulnerable and more vulnerable uses of land and essential infrastrucutre are appropriate in this zone, education buildings fall into the more vulnerable category. Table 3 of the NPPF clarifies the development proposed is appropriate to the classification of the flood zone.

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

Key: ✓ Development is appropriate.
× Development should not be permitted.

Extent of Surface Water Flood Risk

The extent of flooding has been assessed, the zone rating and Suds proposals outlined will manage and mitigate the surface water drainage, combined with an ongoing site maintenance programme implemented by the school management team to ensure all onsite surface water drainage is kept clear of silt and debris. This ensures that the drainage remains efficient at all times.

Planning

The application sits within the parameters outlined in the recent changes to permitted development rights which came into force on 21 April 2021 allow for bigger extensions to existing schools without the requirement to apply for planning permission.

From 21 April 2021, the erection, extension, or alteration of a school building is permitted development provided that:

- The footprint of the extended/new building is no more than 25% of the footprint of the existing building (as it was on 21 April 2021) or 250sqm, whichever is greater.
- the proposed development is not within 5m of the boundary of any residential facilities.
- The height of any new building does not exceed 6m (or 5m if within 10m of a boundary of the curtilage of the premises).
- The height of the building if extended or altered does not exceed its existing height (but if within 10m of the boundary of the curtilage it cannot exceed the lesser of 5m or its existing height).
- The height of any rooftop structure does not exceed 1.5m.
- Any land within the premises which has been used as a playing field in the last five years (and is still used for this purpose) could continue to be used as a playing field after the development has taken place.
- The building in question is not listed or in the curtilage of a listed building.
- The development is within the curtilage of buildings where the predominant use is for the provision of education and the new building will also be used for this purpose (or purposes incidental to it).
- where a new or altered school building will result in an increase to the school's published admission number, a travel plan (a framework for delivering sustainable travel to and from the school) is required to be submitted to the local planning authority (LPA) within six months of completion of the extension.

The changes to permitted development rights will potentially help to deliver more classroom space and/or enhanced facilities by enabling schools to extend more quickly and easily, particularly as a response to the pandemic and other changing circumstances.

Conclusion

The addition to the Learning Pod will sit well in the site. There is no loss of amenity to the school, and the proposed works are within the 25% allowable additional floor area. The proposal complies with the current planning policies and will have a negligible impact upon the locality.