

Aviation House, Harmondsworth Lane, UB7 0LQ

Design and Access Statement – September 2023



Prepared by

CREATE
DESIGN + ARCHITECTURE

For and on behalf of
Landon Education Limited

Contents

1.0	Introduction
2.0	Planning Context
3.0	Site and Surroundings
4.0	Design Development
5.0	Proposal
6.0	Access
7.0	Landscape
8.0	Sustainability and Environmental Considerations
9.0	Area Schedule
10.0	Concluding Summary

1.0 Introduction

This Design and Access statement has been prepared by Create Design + Architecture for and on behalf of Landon Education Limited, our client and applicant, in support of this planning application for the renovation of Aviation House and associated landscaping at Harmondsworth Lane, West Drayton, UB7 0LQ within the Borough of Hillingdon.

Landon Education Limited is seeking to convert the office space of Aviation House into active use with a new special education needs (SEN) school for 40 primary age school children aged 5 to 11 and 30 staff which will require internal alterations and associated external landscaping areas.

This report outlines some of the key issues that will inform this proposal.

The site is located on the southern side of Harmondsworth Lane.

To the front of the site and beyond the development boundary, are the listed Lodge building and listed front boundary wall.

To the rear of the Lodge along the western boundary is the two storey annex building.

Aviation House site is set back along the centre of the southern boundary.

The central car park is divided into four main areas distributed around landscaping and established trees.

The agricultural buildings of Home Farm are located to the east with open land to the south and east boundaries.

The surrounding area to the north is characterised with semi-detached and detached houses of various ages and styles, multi storey residential / commercial buildings, agricultural buildings and open land.



Aviation House is set back from the road boundary to Hammondsworth Lane and the vehicle access site entrance.

The two storey office building is centrally located to the southern boundary to the adjacent Home Farm.

The site area is 1,581 sqm (0.158 ha) circa.

The site is 62.7m wide at it widest by 25.5m deep at its longest point.

The east, south and west boundaries are planted with hedgerow and several established trees providing a deciduous visual screen.

Aviation House is located within a conservation area and is in proximity to the grade II listed Lodge building and grade II listed boundary wall to the east of the Lodge are located in the immediate vicinity and several other locally listed buildings nearby.



View of Aviation House



Site Context

2.0 Planning Context Heritage Assets

Heritage Assets

Aviation House is not listed but is in close proximity to the Grade II listed The Lodge and Grade II listed wall to the east of the lodge.

The site is designated within the Harmondsworth Village Conservation Area.

A number of listed buildings and locally listed buildings are located in the local vicinity of the site and are summarized on the following pages.

Listed Building: The Lodge
Grade II

List Entry Number: 1080217

Listed Building: Wall to the east of the Lodge

Grade II

List Entry Number: 1080218

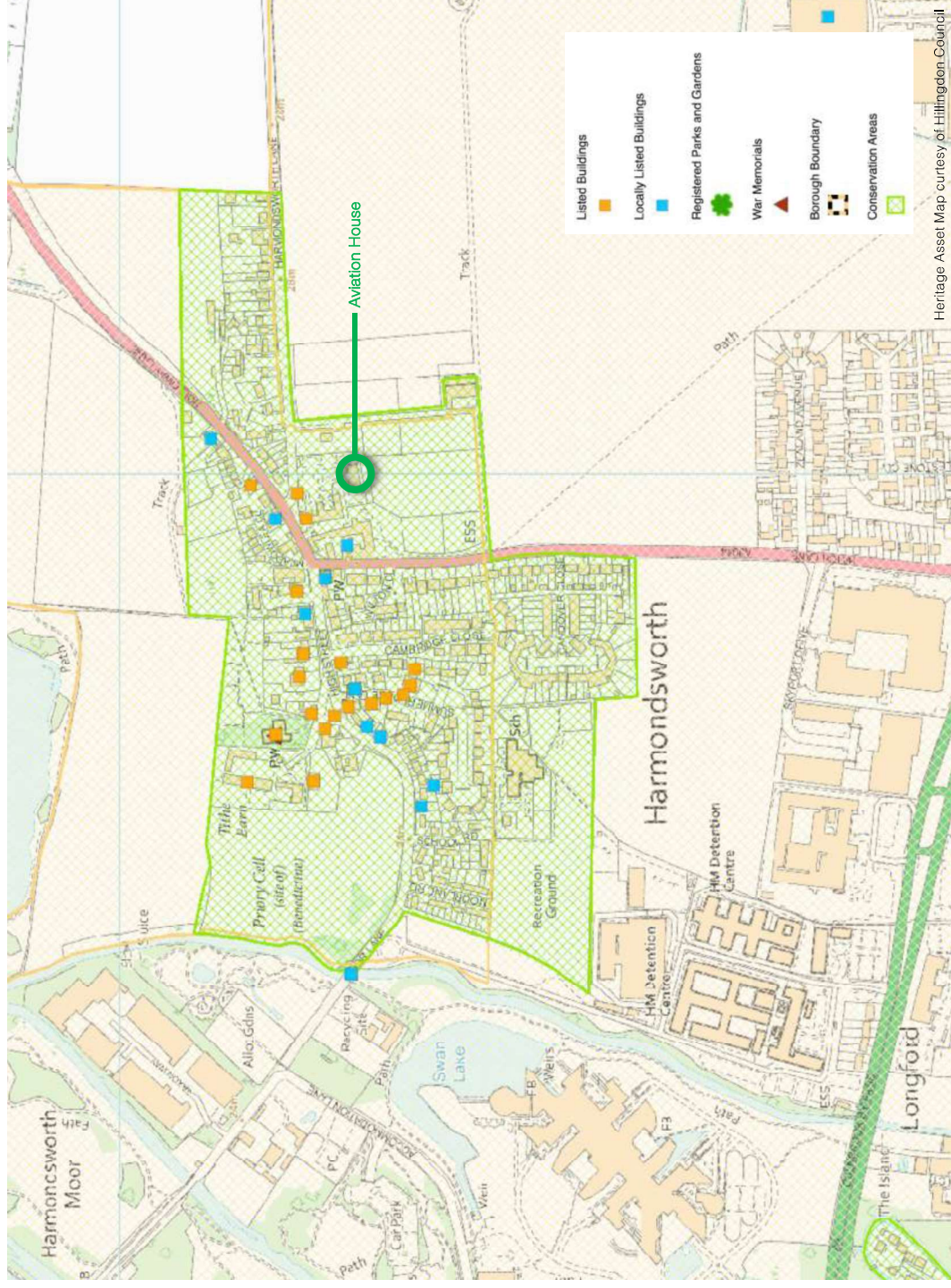
Listed Building: 25 Holloway Lane

Grade II

List Entry Number: 1358410

Nearby Locally Listed

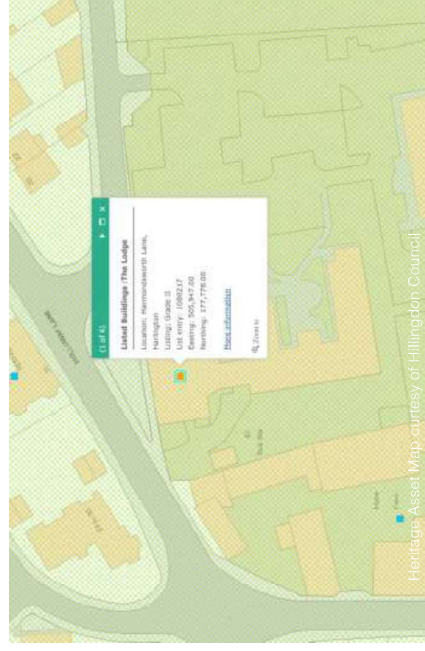
Buildings include the Baptist Church to the east and the north; 16-22 Meadowlea Close.



Heritage Asset Map courtesy of Hillingdon Council

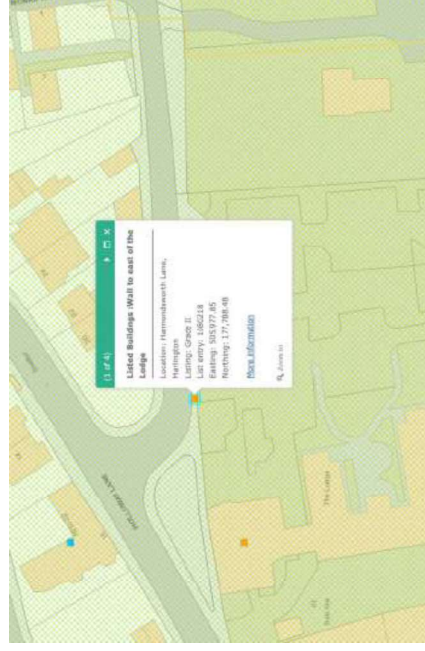
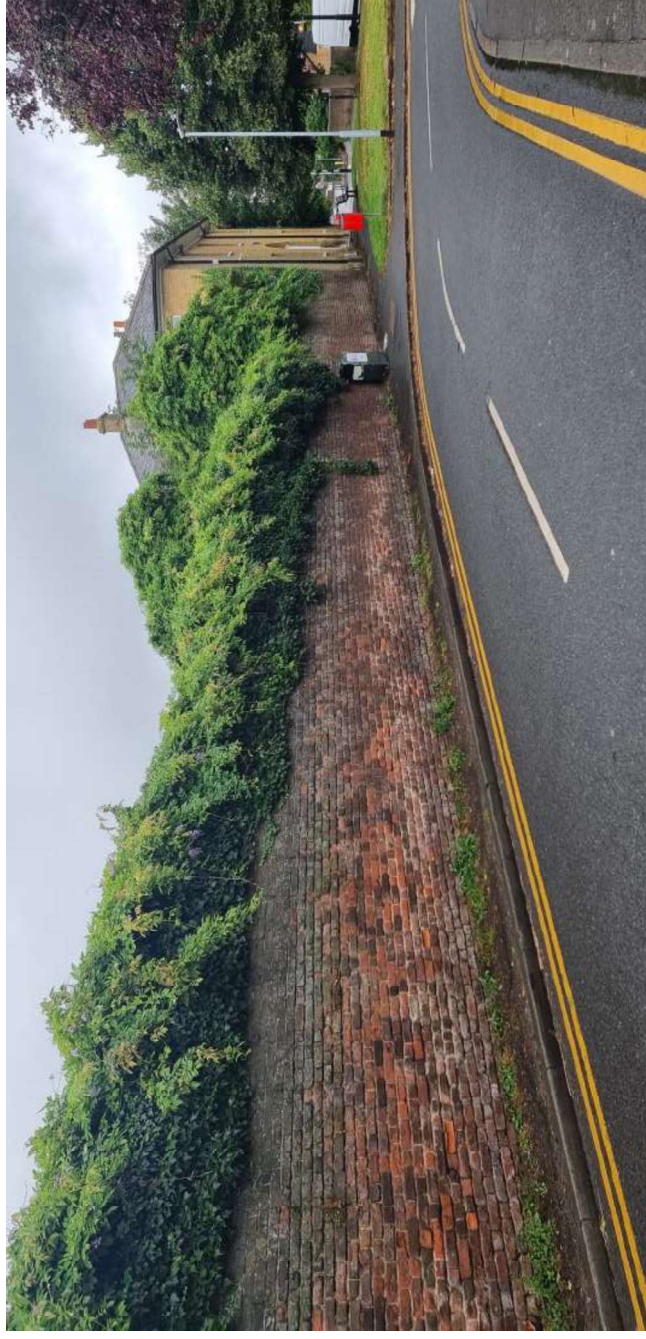
Hillingdon Council Heritage Asset Map Extract: Harmondsworth Village Conservation Area

Heritage Assets
Listed Building:
The Lodge
Grade II
List Entry Number: 1080217



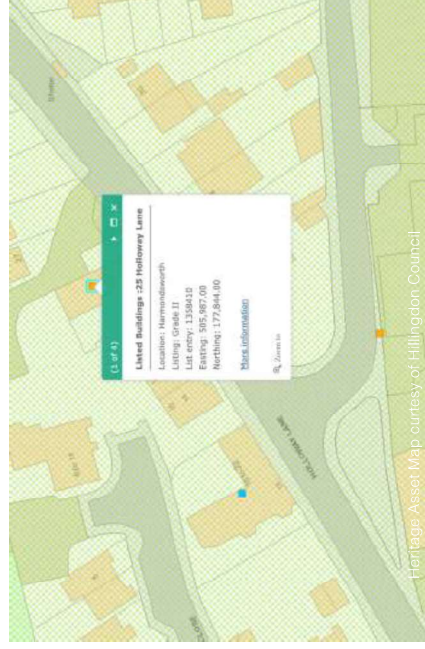
Hillingdon Council Heritage Asset Map Extract: The Lodge

Heritage Assets
Listed Building:
Wall to the east of the Lodge
Grade II
List Entry Number: 1080218



Hillingdon Council Heritage Asset Map Extract: The wall to the east of the Lodge

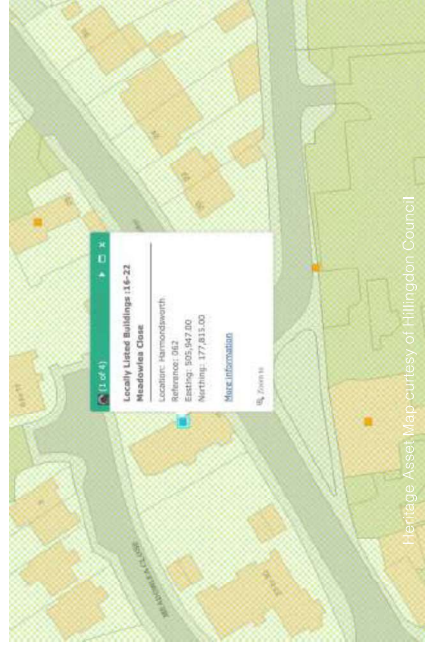
Heritage Assets
Listed Building:
25 Holloway Lane
Grade II
List Entry Number: 1358410



Hillingdon Council Heritage Asset Map Extract: The Lodge

Heritage Assets

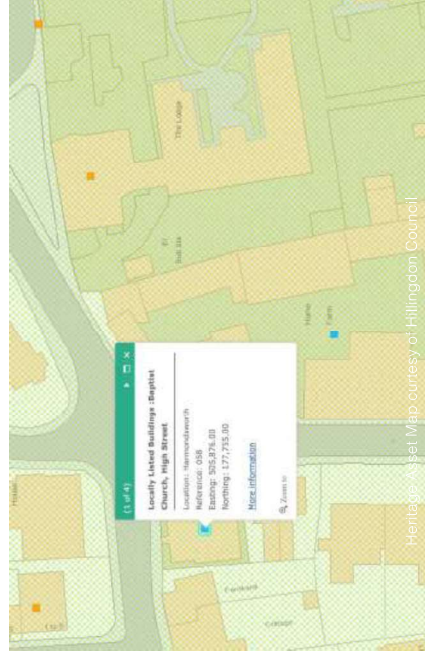
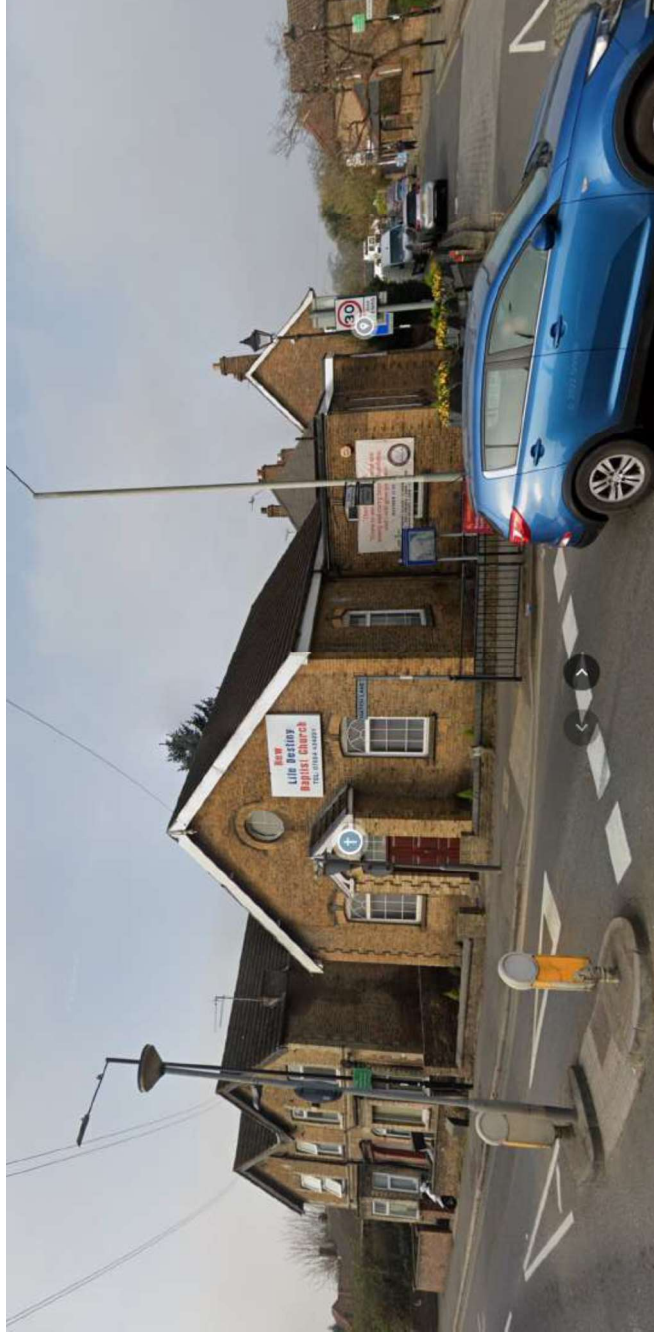
Locally Listed Building:
16-22 Meadowlea Close
Reference: 062



Hillingdon Council Heritage Asset Map Extract: The Lodge

Heritage Assets

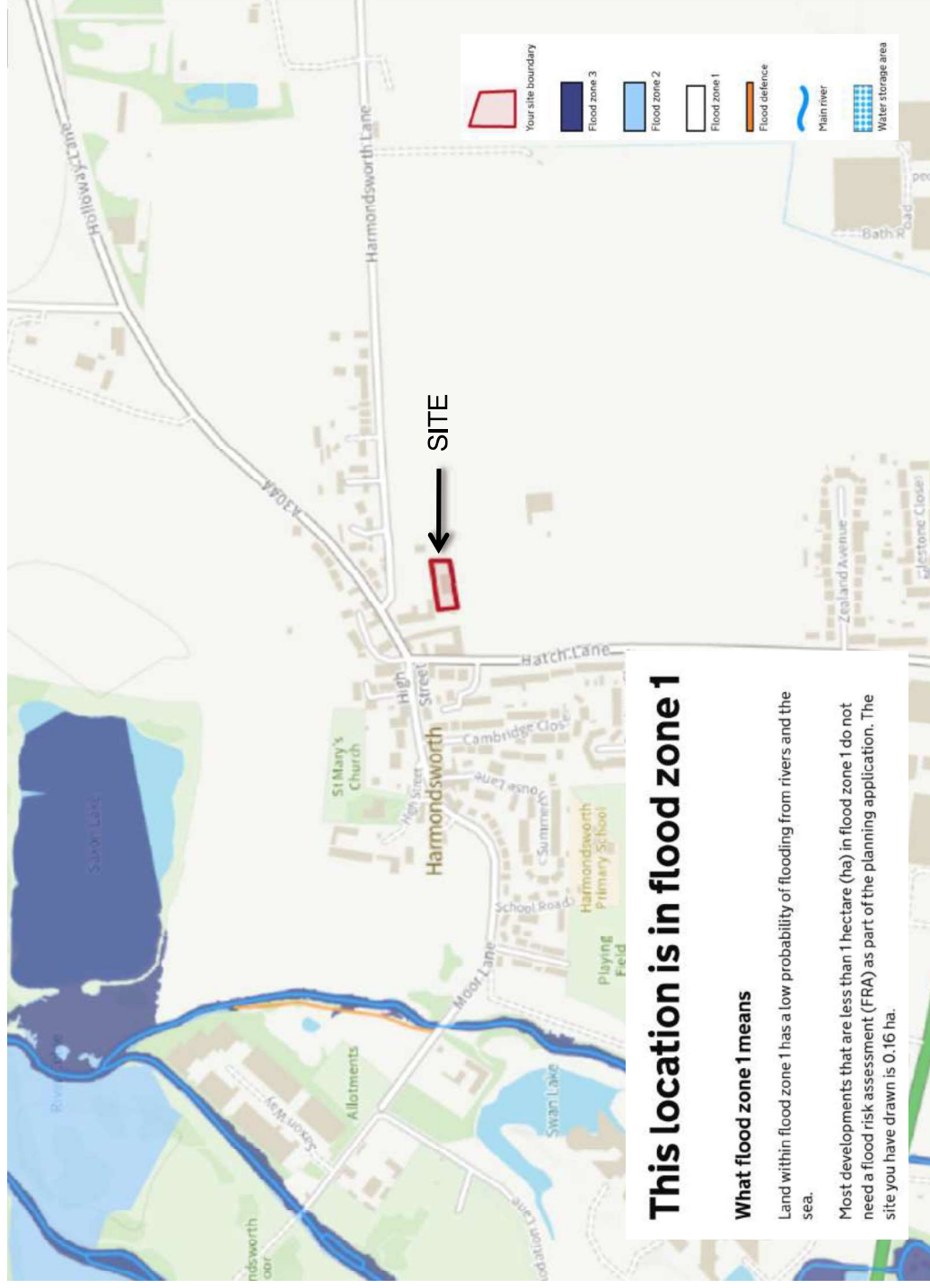
Locally Listed Building:
Baptist Church
Reference: 058



Hillingdon Council Heritage Asset Map Extract: The Lodge

Flood Risk:

The site does not lie within an area at risk of flooding (Flood Zone 1)

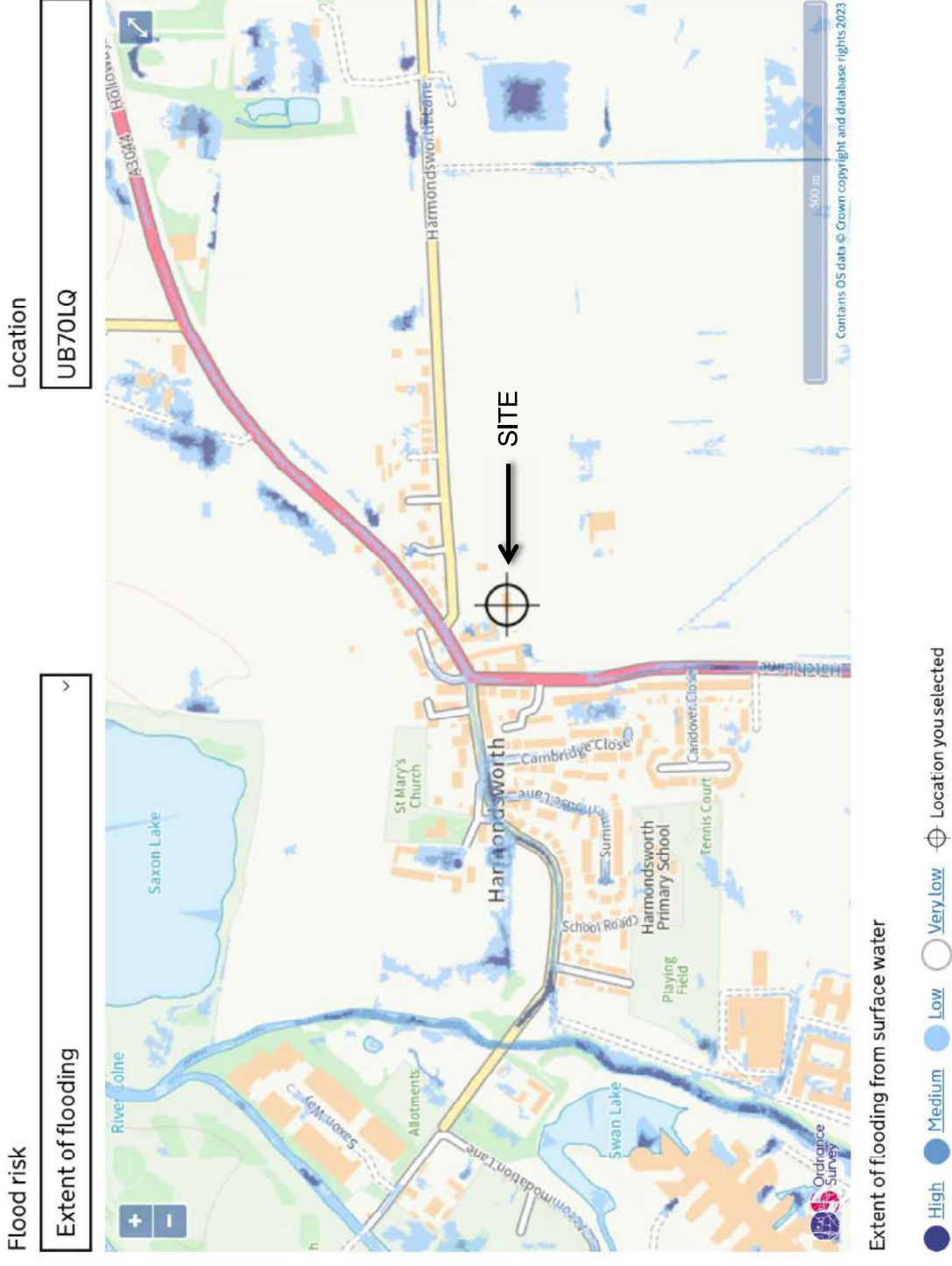


2.0 Planning Context Background and Existing Site Context – Flood Risk

Flood Risk:

The site does not lie within an area at risk of flooding (Flood Zone 1) with low river flood risk.

The site is in an area of very low to surface water flood risk.



2.0 Planning Context Transport and Accessibility

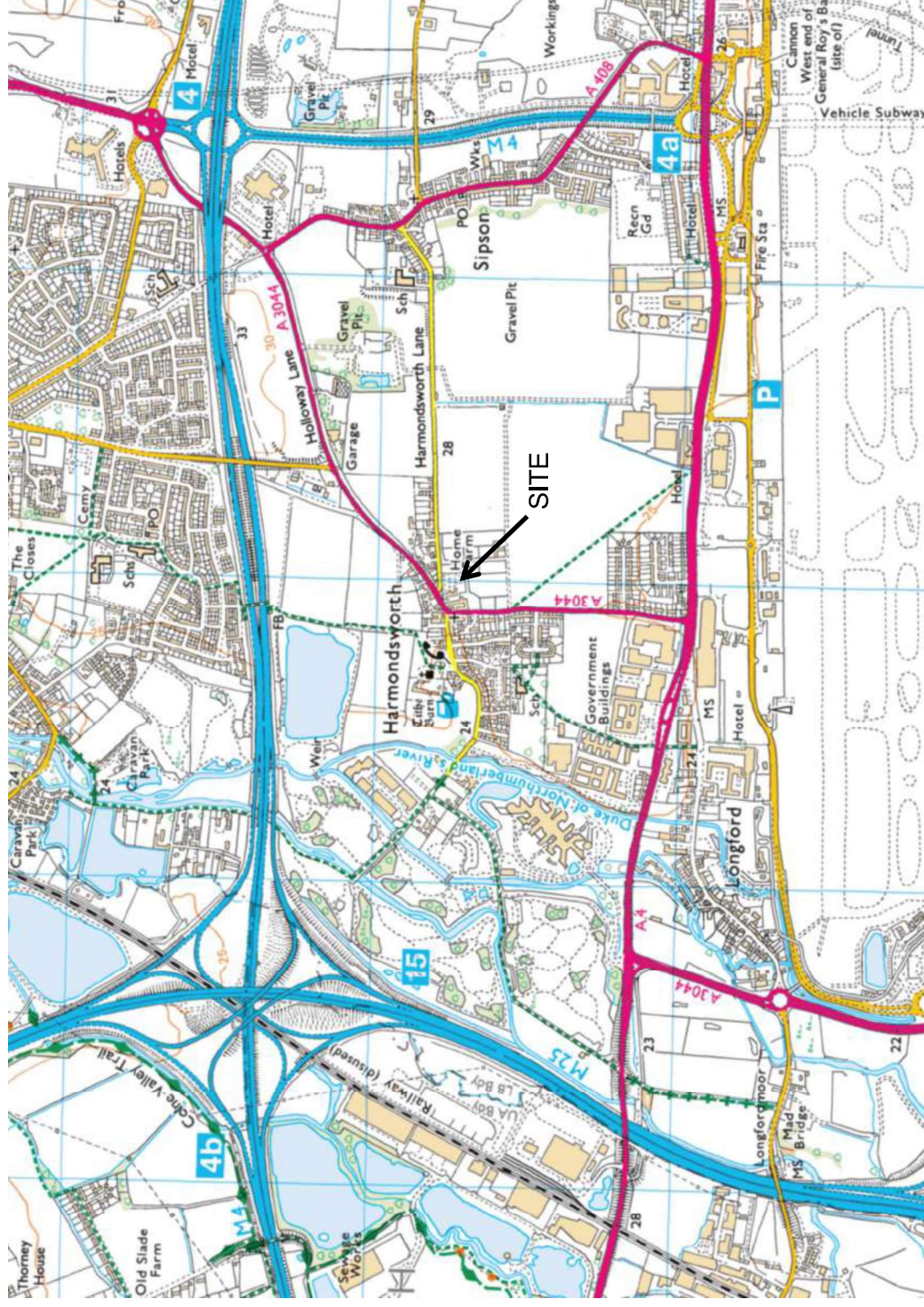
The site location to the east of Harmondsworth village centre has connection to several transport links.

Underground rail connections are available at London Heathrow to the south and West Drayton (Elizabeth Line) to the north.

Main Road connections are provided by the M4 and A4 with the M25 a short distance to the west.

As set out in the TfL WebCAT maps on the following pages, the site is located within PTAL rating 1b.

There is currently access to car parking spaces on site associated with the previous office use of Aviation House.



Transport and Accessibility

TfL WebCAT (PTAL Rating) shows the site located in an area with a PTAL rating of 1b.

Close to the north of the site are public bus connections on Holloway Lane with the local PTAL rating of 2.

The adjacent wider view of the TfL WebCAT map shows the position of Aviation House to the south of the transport services accessed at West Drayton.

For further details of transport access, servicing, car parking and bicycle storage facility, please refer to the transport statement

WebCAT

Address or co-ordinates
UB7 0LQ

Access level (PTAL) Time mapping (TfM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

PTAL cell size:

Scenario
Base Year

☐ Highlight locations where PTALs have changed from Base Year

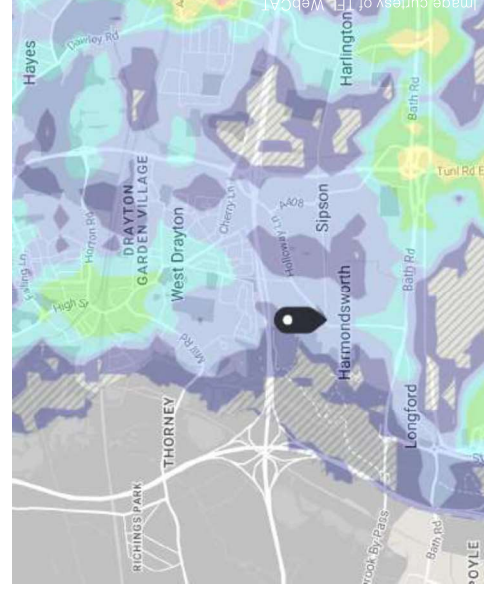


You can click anywhere on the map to change the selected location.

PTAL output for Base Year

1b

UB7 0LQ
Harmondsworth, West Drayton UB7 0LQ, UK
Easting: 505948, Northing: 177752



3.0 Site & Surroundings Existing Site and Building

The aerial photographs on this page shows the contextual views of Aviation House along Hamondsworth Lane and the adjacent roads.

The surroundings buildings along Hamondsworth Lane vary in age and are predominantly two to three stories in height.

An area of open farm land is located to the West and South of the site with the agricultural buildings of Home Farm located to the East.

Aviation House is located along the southern boundary of the site and is set back from the site entrance from Hamondsworth Lane.

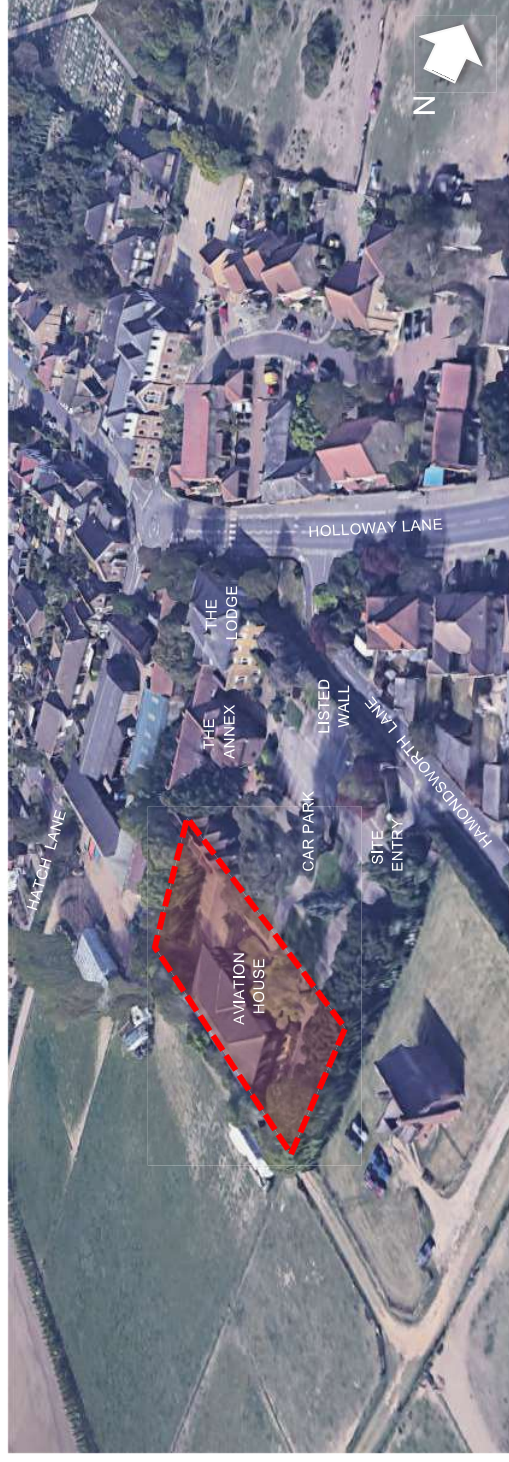
A row of established trees screens the front elevation of Aviation House from the front car park areas and the Lodge.

An area of car parking is located to the front and either side of Aviation House and is accessed from the communal site access to the north west corner of the site.

Established hedgerows and trees provides a leafy backdrop to the east, south and west boundaries.



Aerial view from the North West



Aerial view from the North East

3.0 Site & Surroundings Existing Floor Plans

The existing building comprises office accommodation the ground and first floors with Associated toilet and ancillary areas.

A single stair provides access to the first floor and is accessed from the main entrance toward the centre of the north elevation. There is currently no lift access to the first floor level.

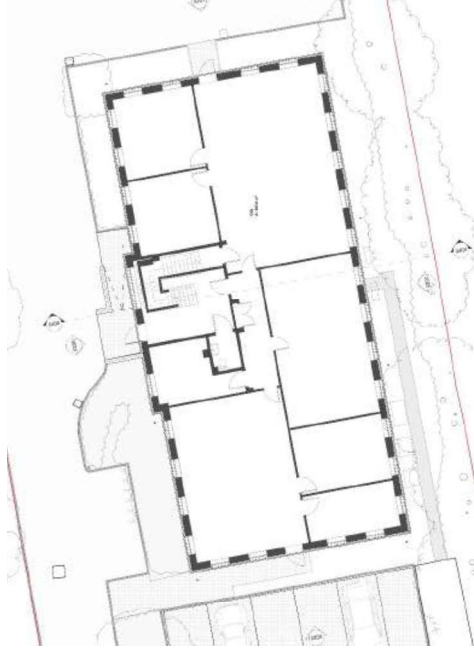
Side access doors at ground floor level provides alternative access and means of escape to the side carpark spaces.

The existing gross internal floor area at ground floor level is 295.8 sqm and at first floor level is 328.6 sqm.

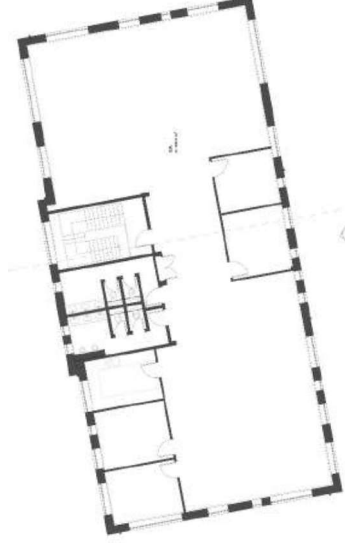
The total existing gross internal floor area is 624.4 sqm.

Designated car parking spaces are located to the east and west of the building.

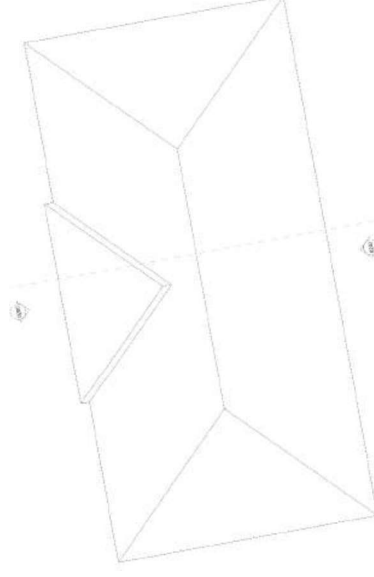
A path from the west carpark provides access to a series of AC units to the rear of the building.



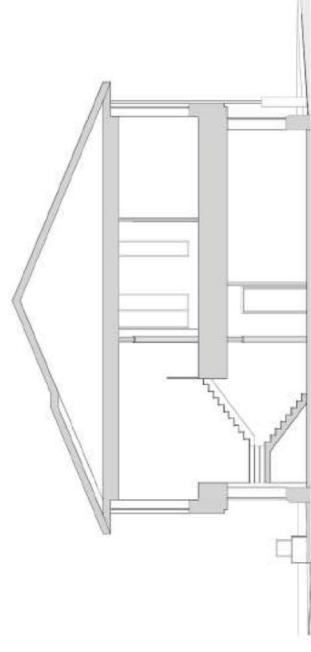
Ground Floor Plan Existing



First Floor Plan Existing



Roof Plan Existing



Section Existing



The overall height of the building to the ridge is 9.69m. The ground to first floor height is 3.6m

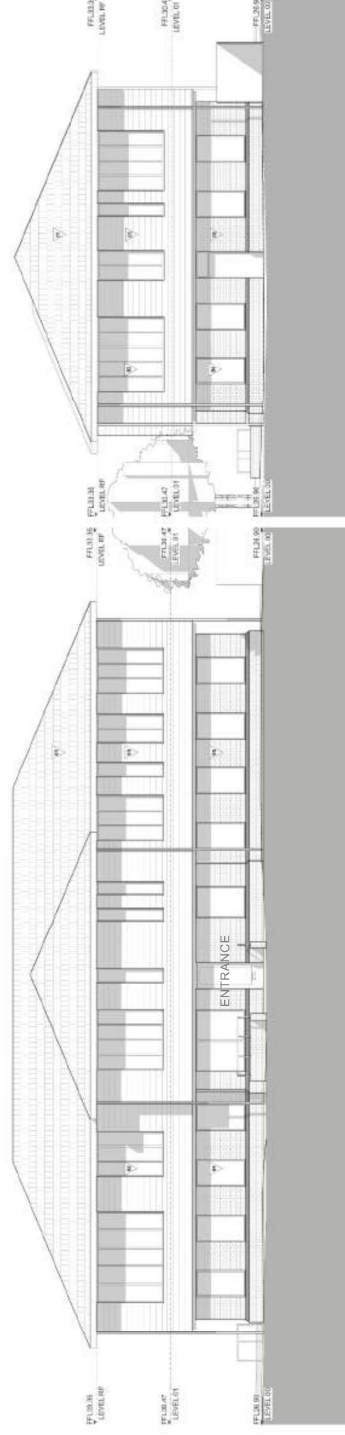
The existing discrete elevational treatment is subservient in scale to the nearby listed building of the Lodge and is characterised by masonry construction at ground floor with black timber cladding.

Tall windows at ground and first floor levels provide a generous outlook to the surrounding greenery.

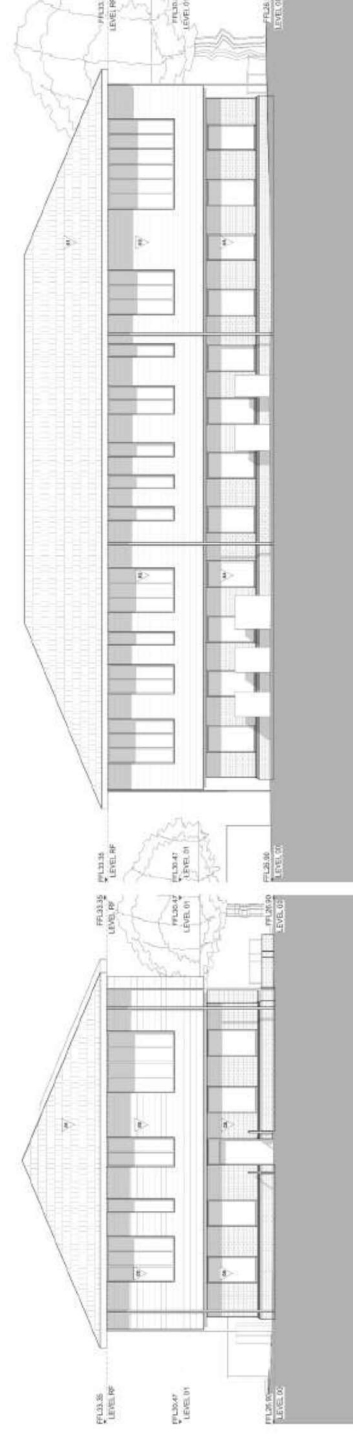
The north elevation main entrance is accentuated with a stepped projection to the first floor level facade.

Small ramped access provides level access to the main entrance. A wheelchair accessible WC is located at ground floor level.

The low pitch existing roof is finished with slate.



Existing North Elevation



Existing East Elevation

Materials Key

- 01 Dark Grey Slate Tile Roof
- 02 Dark Grey Aluminum Frame Windows
- 03 Dark Grey Horizontal Timber Panelling
- 04 White Timber Frame Windows
- 05 Yellow Brick Running Bond

Existing South Elevation

3.0 Site & Surroundings Site Photography - Context

The photographs on these pages show the contextual views of Aviation House from both the carpark and the Grade II Listed building The Lodge.

Views of Aviation House from the site entrance gates and within the site are obscured by a number of established trees and the distance across the car parking areas.



View 1 - Site context view toward Aviation House from the site entrance gates



View 2 - Toward site entrance gates



View 3 - Toward Aviation House from the Carpark

The photographs on these pages show the contextual views of Aviation House within the site and show the extensive planting along the side boundaries.

3.0 Site & Surroundings Site Photography - Front Elevation



View 4 – View east elevation toward carpark entrance



View 5 – West Elevation



View 6 – North elevation toward entrance



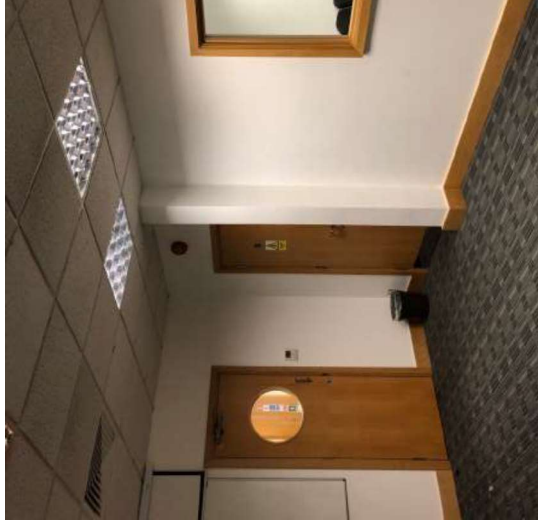
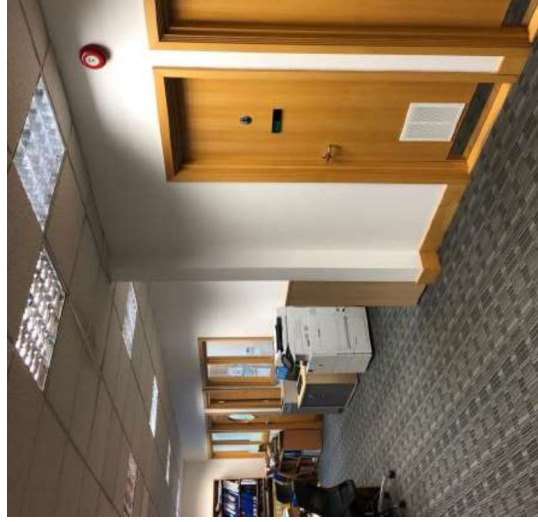
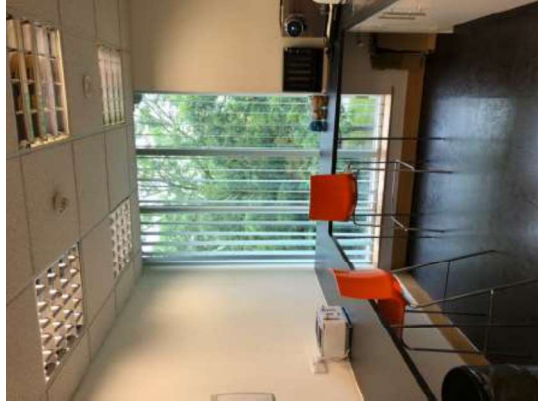
View 7 – South elevation



View 8 – East elevation

The photographs on these pages show the interior office spaces of Aviation House.

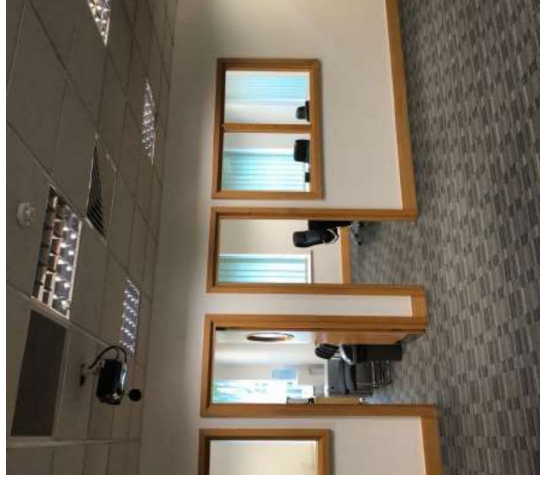
3.0 Site & Surroundings Site Photography - Interior Views Ground Floor



Interior views of Aviation House



Interior views of Aviation House



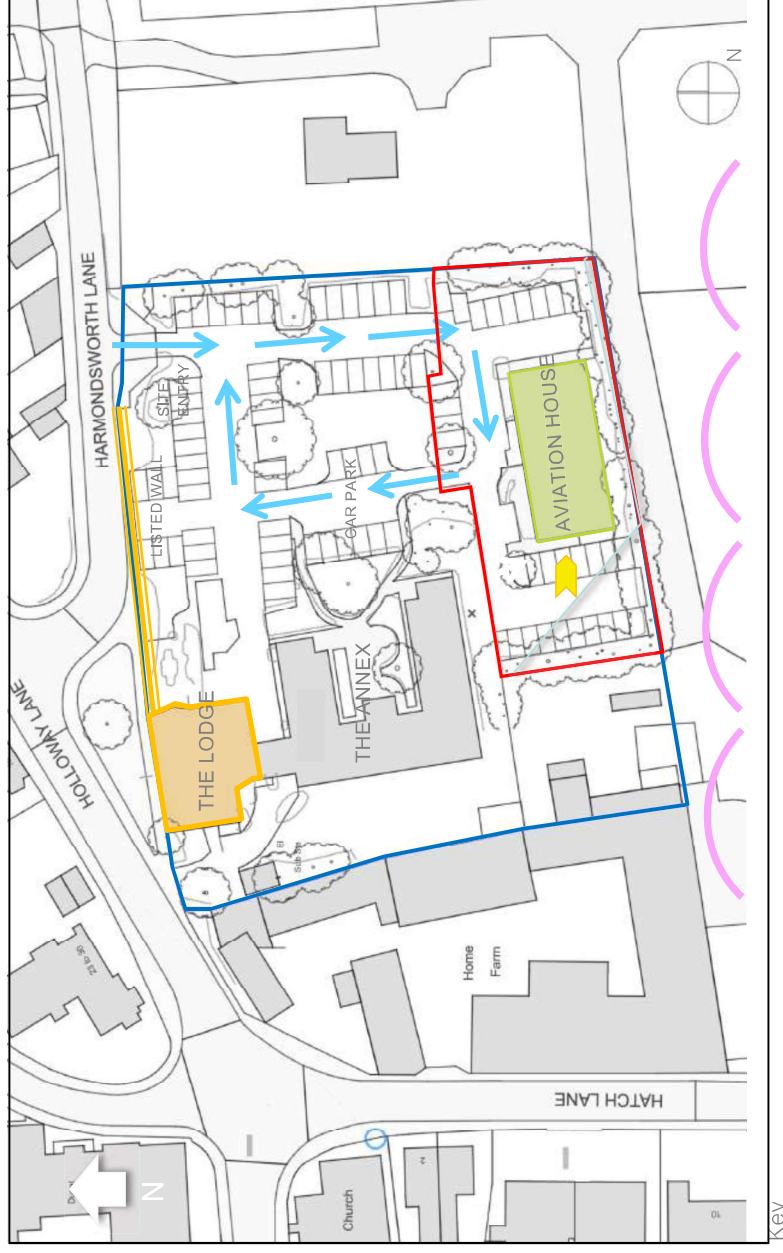
4.0 Design Development Constraints

Constraints

The adjacent diagram illustrates some of the main constraints which apply to this site.

The key constraints are:

- Existing building configuration
- Proximity of Listed and Locally Listed Buildings.
- Structural limitations of the existing building.
- Vehicle access and approach across neighbouring site
- Air quality and aircraft noise pollution.
- Thermal performance of existing structure.
- Acoustic performance of the existing structure.



Key

- Noise / air quality (Aircraft)
- Vehicular access to site
- Overlooking from neighbouring
- Existing building
- South and west aspect heat gain
- Wider Site Under Freehold Ownership
- Plot boundary
- Listed Building
- Listed Wall

4.0 Design Development Opportunities

Opportunities

The diagram on this page illustrates some of the main opportunities which apply to this site.

The key opportunities are:

- Building outlook to green leaf boundaries and shade.
- Building setback from site entrance.
- Refurbish Aviation House to modern standards and SEN primary school educational use for ages 5 -11.
- Potential to landscape side carparks for outdoor educational resource spaces and ground floor connectivity.
- Opportunities to make the site greener in terms of planting, drainage, ecology and renewable energy.



Key

- Existing Building
- Established trees / Green Leaf
- Outlook
- Sun aspect and tree shade
- New landscaping areas
- Vehicle access route / Drop Off
- Plot boundary
- Listed Building
- Listed Structure

5.0 Proposal Proposed Site Plan



Located to the rear of the overall site, there is space for the SEN primary school identity to be created whilst providing a sheltered learning environment within the existing building.

The current entrance of Aviation House and vehicle approach from the site entrance will be maintained. New pedestrian access ramps and perimeter hard landscaping will provide access for all.

A clear progression of zones are proposed to the perimeter landscaped spaces to suit the SEN school requirements.

The main entrance forecourt will provide vehicle drop-off, delivery access and vehicle parking.

To the side of the main entrance are located the bin store, in close proximity to the servery kitchen access door, and the long and short stay bicycle parking area.

Sheltered outside activity, learning and play areas are proposed either side of the building that include canopy covered areas and new door openings to improve connectivity to the interior.

5.0 Proposal Proposed Floor Plans

The proposal is to convert the predominantly open plan offices to provide classrooms and ancillary accommodation for the SEN primary school ages 5-11.

New male and female toilets are provided at ground floor level including an accessible WC adjacent to the main entrance and accessible shower and WC to the rear.

Access to the upper floor classrooms is via the existing staircase. The building does not currently have lift access to the upper floor. The primary school students are not generally anticipated to have accessibility requirements necessitating the need for wheelchair access.

At first floor level the offices are subdivided to provide three classrooms and associated support space. These include an art room, breakout space, sensory room and staff room.

Additional external access doors have introduced at ground floor level to improve outdoor connectivity and access to canopied covered areas.

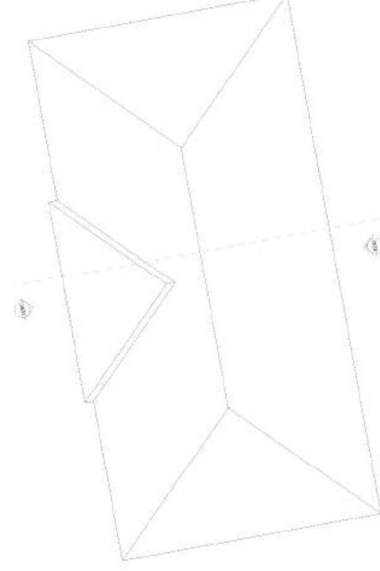
An external bin store and equipment store is proposed to the north



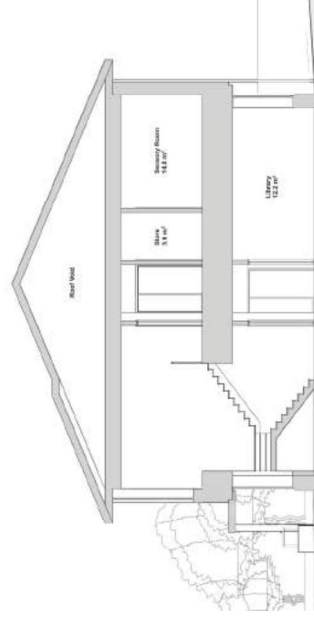
Ground Floor Plan Proposed



First Floor Plan Proposed



Roof Plan Proposed



Section Proposed

The building elevations and material treatments will be predominantly retained with some minor alterations to suit the new floor layouts.

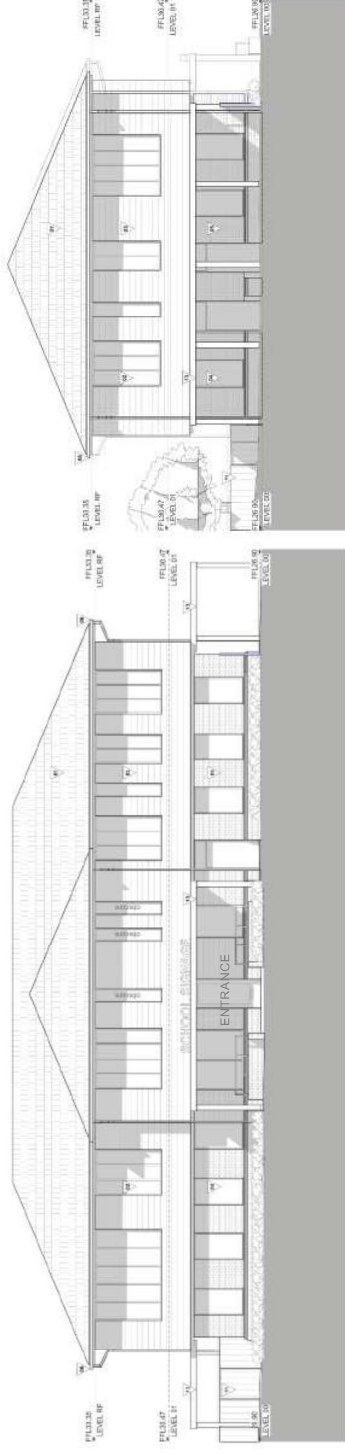
At first floor level, several existing windows to the toilet areas will be replaced with obscured double glazed units.

At ground floor level, timber canopies are proposed to the east and west elevations to provide outdoor teaching spaces and will be accessed via the existing side access doors and additional classroom doors.

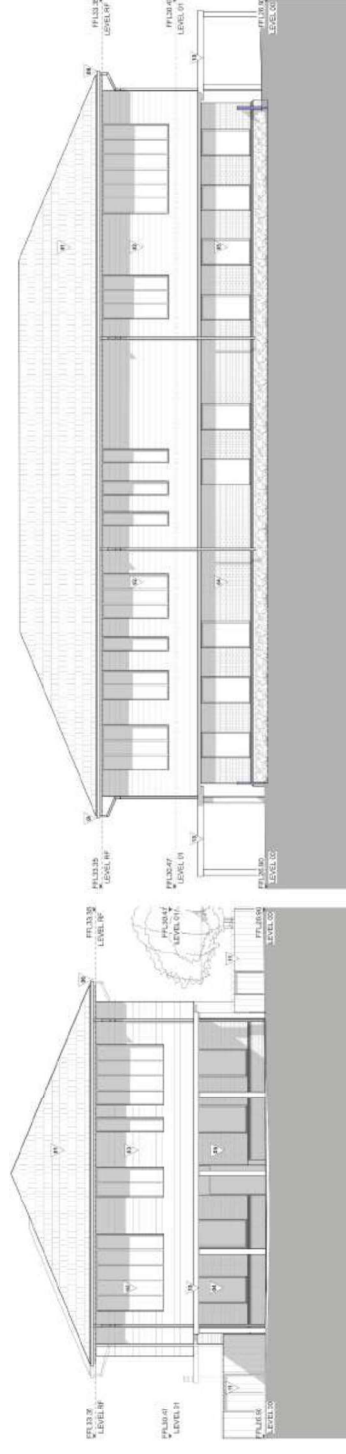
An additional external door to the existing main entrance will provide independent access to the server kitchen for deliveries from the carpark forecourt and access to the bin store

To the south elevation, several of the existing windows will be infilled with facing brickwork, similar to the existing.

Small ramped access provides level access to the main entrance. A wheelchair accessible WC is located at ground floor level.

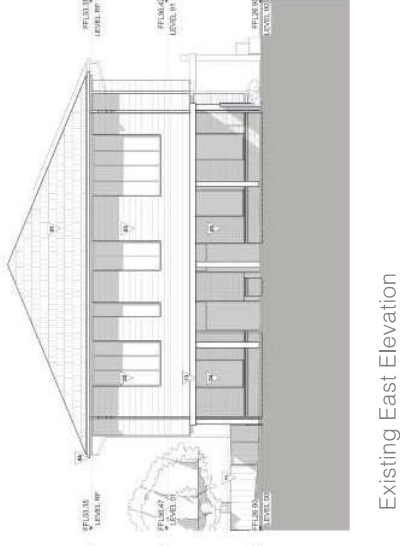


Existing North Elevation

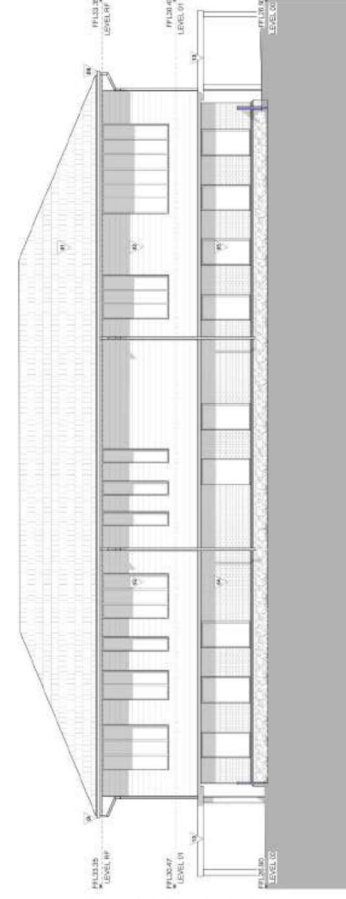


Existing East Elevation

Material	Key
18	Existing Dark Grey Slate Tile Roof
19	Existing Dark Grey Newcast Iron Frames Windows
20	Existing Dark Grey Horizontal Timber Fencing
21	Existing White Timber Windows
22	Existing Yellow Brick Burning Band
23	Existing Black UPVC Clutter & Rainwater Pipes
24	Dark Vertical Timber Fences with
25	Existing Black Burning Band to match
26	Aluminium Louvre Door
27	Hastings Slaten Roof
28	Match Back Top Fence with Gate
29	Timber Cladding Porch
30	Timber Frame External Shelter



Existing East Elevation



Existing South Elevation

6.0 Access Vehicular Access, Car Parking and Servicing Access

Vehicle access to the proposed SEN facility will be via the existing main access gate to carpark to the north of Aviation House.

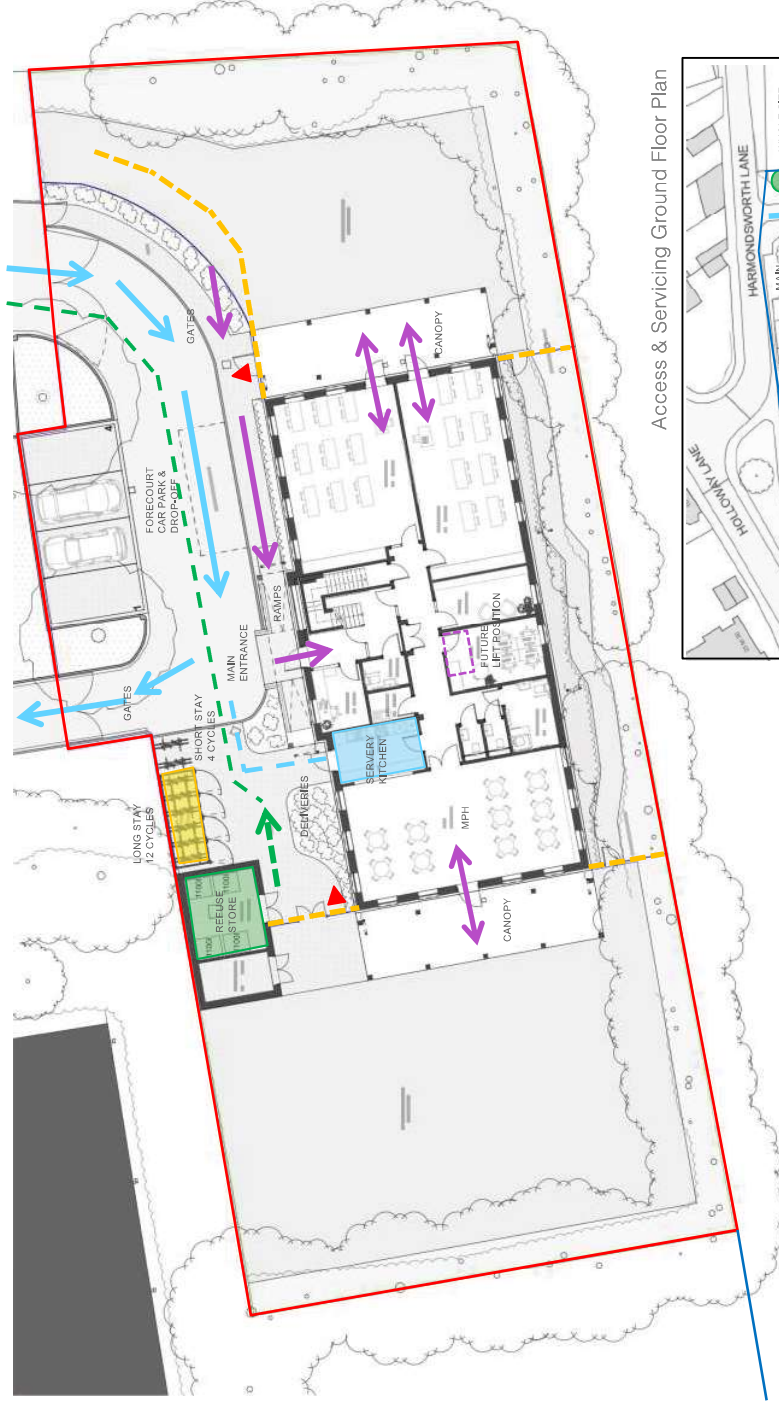
The vehicle entrance from Harmondsworth Lane and main car park are located to the north.

The forecourt will provide a total of 4 car parking spaces and a mini van drop off area. The SEN school mini vans are parked off site.

New fences with emergency egress gates will provide secure screening between the vehicle forecourt and the outdoor learning and activity areas.

The food servery delivery door, bin store and bicycle storage have been located within the forecourt area to permit servicing without disruption to the facility's operation.

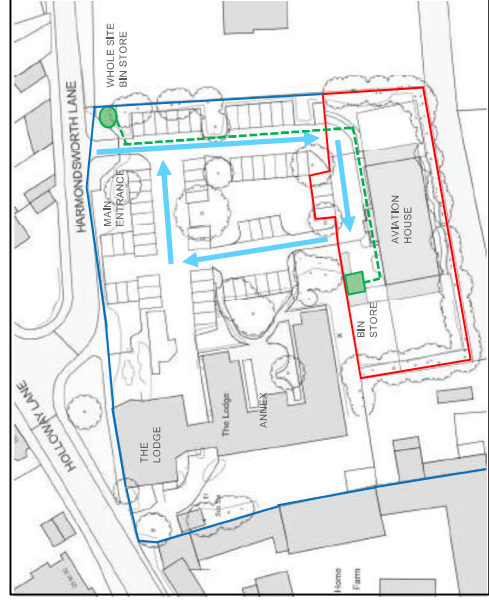
Emergency vehicle access to the building front will follow the existing access route and via the entrance forecourt.



Key

- Level pedestrian access
- Vehicles & Deliveries
- Refuse Collection
- Emergency escape
- Servery Kitchen
- Refuse Store
- Cycle Store
- Outside Area Fence
- Plot Boundary
- Wider site Freehold Ownership

Access & Servicing Ground Floor Plan



As detailed earlier in this report and in the Transport Report accompanying this application, the majority of the primary school students will be dropped off within the SEN entrance forecourt.

The pedestrian access to the main entrance of the SEN school will follow the existing arrangements to Aviation House with the addition of a fenced and controlled access gate to the entrance forecourt footpath.

A proprietary covered enclosed bicycle store with stainless steel 'Sheffield' style hoops will be accessed from the forecourt area. The stores will provide a visual screen between the forecourt areas and the Annex Building.

The ground floor covered outdoor spaces, hard landscaped areas and ground floor spaces will be wheelchair accessible.

An accessible toilet and shower room facilities are located at the ground floor level.

The building does not currently have lift access to the upper floor and it is anticipated that a managed solution is adopted for wheelchair users should the a requirement arise in the future.



The proposed refuse store will provide storage in the SEN forecourt in a designated covered and enclosed external store, midway between Aviation House on the boundary to the Annex building.

The refuse store has been positioned close to the food service external access door and the position in the forecourt will allow servicing and the removal of refuse without the disruption to the SEN primary school.

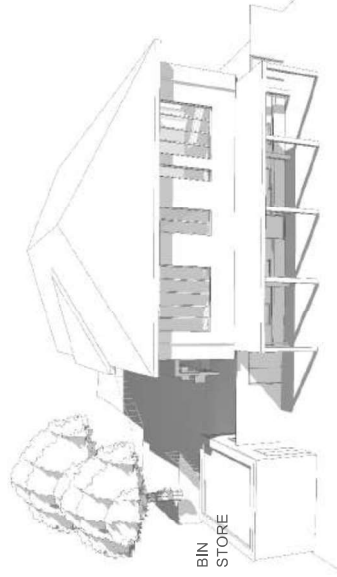
The refuse store will provide temporary storage of the bins which will then be wheeled out to the wider site refuse storage area adjacent to the Harmondsworth Lane entrance on the weekly collection day.

The location of the refuse store will also provide a visual barrier and screen between the outdoor grassed area and the carpark forecourt.

To the side of the refuse storage enclosure will be located the external equipment store for the SEN outdoor activities area.



Refuse Strategy



Bin Store Aerial View



Refuse Store Plan



Sedum Roof



Facing Brick and louvres

7.0 Landscape Proposed

The forecourt car park /drop off space will be finished with tarmacadam road base similar to the existing carpark. Precast concrete kerb edges with drop kerbs and brick paver sets will define planter areas and pedestrian paths that will provide level access for all.

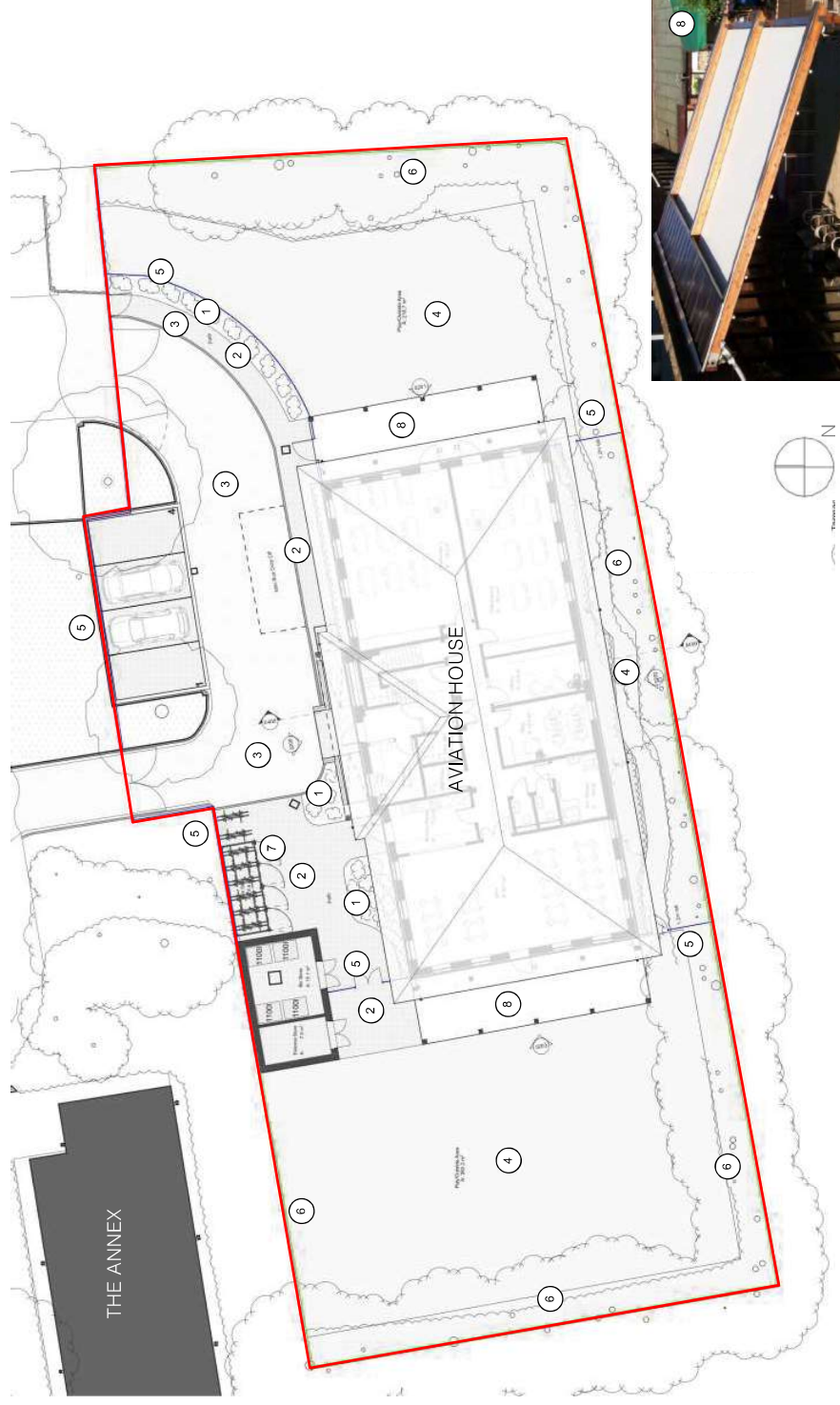
Vertical colour coated steel rail and hoop fencing and gates will define the forecourt area and wilderness trail to the rear.

Perimeter vertical timber and colour coated steel mesh fencing and over panels will provide a defined safe space for the outdoor playground areas of the SEN primary school.

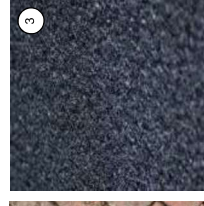
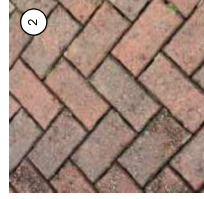
Retractable awnings with timber frames provide shelter to the outdoor activity areas and can be retracted for winter sun and window cleaning at first floor level.

A range of zoned outdoor learning and external activity spaces are proposed for the SEN facility.

The perimeter pedestrian access path links these spaces to each other and the building access points whilst serving as the emergency escape route and access for maintenance.



Landscape Plan



8. Timber framed canopy with retractable awnings

1. Grass / Soft Landscaping

2. Brick paver sets

3. Tarmacadam

4. Permeable hard standing

5. Steel Hoop & Rail Fence

6. Timber and Mesh Fence

7. Proprietary Cycle Store

.SUSTAINABILITY MEASURES
TO BE CONFIRMED

To the right is a comparative area schedule of the existing spaces and the proposed SEN primary school for 5 - 11 year olds.

9.0 Area Schedule Proposed

Floor	Existing Room	Existing GIA		Proposed Room	Proposed GIA	
		SQM	FT		SQM	FT
Ground	Entrance Lobby	5	54	Entrance Lobby	5	54
	Stair	8.3	89	Stair	8.3	89
	Lobby	7	75	Lobby	7	75
	Office	12.5	135	Reception	7.9	85
	Accessible WC	2.9	31	Accessible WC	3.3	36
	Office	18.1	195	Medical Room	3.4	37
	Office	53.4	575	MPH	67.7	729
	Office	18.1	195	Classroom 1	53.3	574
	Office	71.5	770	Classroom2	50	538
	Office	19.6	211	Library	12.2	131
	Office	44.9	483	Office	15	161
	Office	12.7	137	Food Prep / Servery	11.2	121
	Corridor	10.4	112	Corridor	23.6	254
	Riser	0.4	4	Riser	0.4	4
	Partitions	11	118	Partitions	16.1	173
				Accessible Shower	8.2	88
				WC	1.6	17
				WC	1.6	17
Total Ground Floor		295.8	3184		295.8	3184
First	Open Plan Office	222.5	2395	Classroom 3	61.1	658
	Kitchen	10.6	114	Classroom 5	60.8	654
	Office	10.1	109	Sensory Room	14.8	159
	Office	12	129	Break Out Room	14.8	159
	Office	11.5	124	Art Room	16	172
	Office	12.4	133	Staff Room	24.4	263
	WC	11.6	125	WC Female	13.9	150
	WC	12.5	135	WC Male	10.6	114
	Stair	12.1	130	Stair	12.1	130
	Riser	0.4	4	Riser	0.4	4
	Partitions	12.9	139	Partitions	18.3	197
				Classroom 4	48.4	521
				Store	3.6	39
				Store	3.6	39
				Corridor	25.8	278
Total First Floor		328.6	3537		328.6	3537
Ancillary		Existing Area			Proposed GIA	
				Refuse Store	15.1	163
				External Storage	7.3	79
				Bicycle Stroage	8.7	94
Total Ancillary					31.1	335
TOTAL GIA		624.4	6721		655.5	7056

10.0 Concluding Summary

The proposal seeks to convert the office spaces of Aviation House to a SEN teaching facility for primary school pupils aged 4 to 11 and provide supporting external areas for educational, games and activity spaces within a sheltered learning environment. The position of Aviation House to the rear of the site and the opportunity to utilize the extensive and established planted boundaries to the adjacent open land lends itself to the proposed change of use to a small SEN school whilst not being overbearing.

The scheme seeks to make a more efficient use of the external spaces either side of Aviation House with improved ground floor connectivity and the introduction of retractable canopied outdoor and landscaped activity areas. The new refuse store and cycle store have been kept discrete to the side of the landscaped forecourt area.

The proposal respects the character of the existing building and its context, preserving the setting of the nearby the Listed Lodge and boundary wall to the east of the Lodge.