

**Council Query: The Lodge is not accessible for non-ambulant (disabled) persons in the context of parents or staff of the school**

- Amendments have been made to the floor plans regards to the titled as the 'Reception' at The Lodge. Therefore, changes have been made to the entrance in recognition of the accessible limitations of The Lodge. As a result. it is proposed that the entrance at the 'link' between The Lodge and The Annex (wheelchair accessible) is to become the entrance for children and parents who either walk or cycle to the school.
- In addition to this we want to reclarify that the student drop off arrangement for pupils arriving by car or bus which we set out in both the Design & Access Statement (DAS) and Planning Statement. This was for the pupils to be dropped off at Aviation House and greeted by staff. This arrangement also creates a transport flow to alleviate impacts to the highway which were accepted by the Council.
- Amendments have also been made in the drawings attached to install a handrail to the staircases / entrances to the Lodge, to assist students access.
- In addition to the above, as set out in the DAS and Planning Statement submission that should non ambulant persons (student or pupil) require to either be taught or teach the School with the addition of The Annex coupled with the existing school at Aviation House means that there is ample opportunity to cater for these persons due to a large number of class rooms available. Furthermore, the school can accomodate these classrooms when required through changes to the class timetable. This was recognised from the outset of the project as the easiest, practical, and viable method for ensuring that the school can achieve the required accessibility standards without significant interventions such as a lift.

For reference the following class rooms are accessible:

- The Annex: Classroom 2 - Located on Ground Floor
- The Annex: Classroom 3 - Located on Ground Floor
- Aviation House: Classroom 1 - Located on Ground Floor

- Aviation House: Classroom 2 - Located on Ground Floor

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**Council Query: Concerns for child safety with regards to the external staircases of The Lodge.**

- There has been a location change of the fence to the west of The Lodge and The Annex. This fence has been moved further into the site to allow for the new entrance to be at the 'link'. This moved fence has also taken place to ensure that the Fire Escape Staircase to The Lodge is outside of the playground area to the South. In doing so, the external staircase will only be used under child supervision of parents or staff at school drop off or pick up.
- As previously described, the staircase East of The Lodge and West of The Lodge has been fitted with a handrail.
- It is acknowledged that the Council mentioned a 'Stair gate' in their comments. However, it is our view that this is no longer necessary given the strategic changes that have been undertaken and the methods to make the staircases safe.

**Council Query: Concerns for child safety with regards the open internal staircase of The Annex**

- The proposal is to have a timber floor to ceiling barrier to safeguard the children. Please refer to the newly submitted drawings.

**Council Query: Concerns of fire safety related to the Kitchen's.**

- Amendments have been made to change the 'Kitchens' of The Lodge to not include any facilities beyond a kettle and a microwave. To make this change clear the spaces will be re-labelled as a 'tea point'.

- Supporting this element further I would like to make clear that the concerns expressed by the Council with regards to Fire Safety are misplaced in any event as a Fire Strategy was undertaken as part of the submission which did not raise issue. Moreover, the proposal has been designed to meet all of the required standards set out in the building regulations.

***Council Query: Concerns of fire safety / fire proofing.***

- No additional fireproofing has been proposed to The Lodge or The Annex. The Fire Strategy adequately assess the proposal, and no further fireproofing is required.
- Notwithstanding the above, all new walls and doors will be compliant with building regulations for fire safety as set out in the Fire Strategy.

***Council Query: Concerns regarding fireplaces at The Lodge and whether the need to be more appropriately blocked in to prevent sharp edges.***

- In the first instance, it has been proposed that The Lodge is to be used for the older pupils (aged 16-18). The thought consideration is that the students are more mature and therefore any concerns the Council have regarding the Fireplaces at The Lodge can be assured. Furthermore, The historic attributes of The Lodge can be more easily maintained.
- As a reference, there are many schools that have Historic Buildings across the UK. Many of which are prestigious within the UK or even Internationally renowned. At all of these school's it is not recognised that such issue with the fireplaces exist.

***Council Query: Concerns regarding Sound Proofing***

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- No additional soundproofing has been proposed to The Lodge or The Annex as greater soundproofing is not required.

### ***Council Query: Class Room Sizes***

- The classrooms are all adequately sized.
- In addition to the above, the school is a Private School for SEND Students. Class sizes are small to cater for the pupil's needs. A reminder that the school is specifically for Autistic Children for which typically find large class sizes disruptive and can cause stress. It is for this reason that class sizes are deliberately small.

### ***Council Query: Question regarding where the lunch is served to the children as no dining room is shown and school kitchens appear to be at basement level***

- It appears that the Council have not taken note of the Design and Access Statement (DAS) and the Planning Statement. To clarify, the school Food Hall is located in Aviation House. This is also where the catering kitchen is located for the pupils. The lunch hall also has capacity for pupils who bring packed lunches for them to sit.
- It is expected that the Council will take note that the Food Hall at Aviation house is modest in size considering the proposed size of the expanded school. As set out in the DAS and the Planning Statement the students will have a staggered lunch break in that their lunch will be at different times in their school timetable. This is deliberate to cater for the children's needs as it is preferred that pupils only mix with those similar in age, to avoid bad behaviour from older students which can be known to occur for children who have autism.
- The entire Basement of The Lodge is for school staff only as a large, sizeable area for the teachers, teaching assistants, etc. to create a positive culture and school team. At present Aviation House does not have much space for staff to go. The expanded school offering and increased staff means that this is a good addition, albeit not a requirement as traditionally teachers congregate in small staff areas and in vacant classrooms when children are on their lunch breaks.

### **Council Query: Lighting Fixtures and Fittings**

- There are no proposed changes to the lighting fixtures at The Lodge.
- The chandelier light fittings are to be kept. However, it is proposed that the chain on the Chandeliers is to be reduced to prevent students from the temptation of hanging / playing with them.
- New light fixtures and fittings are solely for new proposed Staff WCs on the Lower Ground Floor of The Lodge and the cupboards on this level.
- No other fittings (internally or externally) are required for the school. The school is believed to be capable of being fit for purpose in its present form without changes.

*Note: If the Council are alluding to any specific fittings they should be clear in their question as we are happy to respond accordingly.*

### **Council Query: Secure playground with a fence 2m high around it to prevent pupils leaving the premises, this needs to be fully shown with regards to positions, materials and design.**

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- It is acknowledged that the fence previously shown was not as clear as it could have been in the Drawings. Furthermore, that the fence was not of the correct height. Therefore, we have revised the scheme and made changes to the drawings to clearly show both the location and height of the fence. Furthermore, detail regarding the proposed fence, including the materials have been provided in the drawings. The fence proposed is also shown below.

Example Drawing of Fence Product for Exterior Stars to The Lodge. The image below also shows the selected example product for your future reference. Proposed in Black (RAL9005).



**Tubular Bow Top Railings** 25

1.00m	1.20m	1.50m	1.80m	2.00m
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Quantity -  +

Panels                      Metres

How many corners does the run have?

Are there any extra posts required?

Black & White

**Council Query: Comment regarding the amount of outdoor space available on site for recreational use**

- The amount of outdoor play space is adequate. As mentioned earlier in this email as set out in the Design & Access Statement and Planning Statement the lunch breaks are purposefully staggered timings to safeguard younger students from older students.
- Traditional school play areas such as sports pitches and facilities are not required or useful for autistic children. Sports and team games require significant mental ability and awareness which is not possible for autistic children. The amount of play space provided should be viewed in the context of the users.
- We recognise that the propose move of the fence to address the accessibility concerns raised by the Council (addressed earlier in this email) will move the fence closest to The Lodge and reduce the amount of play space somewhat. Whilst it is not necessary, we have taken the view to move the cycle store outside of this fence line to provide more space.

**Council Query: What is the overall rationale behind the functionality of the school and its spaces and how has this influenced its design and the proposed layout.**

**Existing Arrangements**

Landon School is a special educational needs school for children aged (5-11 years old) and young people (5-18 years old) with autism spectrum disorder (ASD), severe learning difficulties (SLD), complex learning difficulties (CLD), and profound and multiple learning difficulties (PMLD). All current and future pupils will be ambulant and therefore not in need of wheelchair assistance for mobility. Where openness and inclusion are required please acknowledge the comments earlier in this email regarding timetabling classrooms, etc.

At present, 98% of the current pupil population travel from outside of the London Borough of Hillingdon. The majority of these pupils commute to school via minibuses which the school operates. The school is now at capacity with a growing waiting or consultation list of 35+ pupils as described earlier in the email.

Aviation House was the first phase of the school, now near completed, was the adaptive reuse of the former Aviation House office building which accommodates teaching, catering, support, admin, and two external play spaces.

## **The Proposal**

The proposal is to expand Landon School which is specifically a special educational needs school to be able to provide education for both children (5-11 years old) and young people (5-18 years old). As described above, the children who attend suffer from ASD, SLD, CLD, and PMLD. One of the outcomes is that the children typically find change difficult (i.e: moving schools for secondary education). Therefore, the school has proposed to expand their school offering to support the pupils throughout the entire education and cater for their specific needs. The benefits of this approach have been shown to be significant as a key benefit is the teachers over a long period are fully aware of the child's Support Plan and can offer a smooth transition throughout their progression and support them and the parents with long term goals and aspirations. This is typically difficult for schools to achieve where pupils move between primary and secondary education as the teachers at the new school have to familiarise themselves with both the child's Support Plan and the child's personality which can stall the child's progress. Particularly given that autistic children often find 'new' arrangements (school facilities classrooms, documents, etc) and meeting new people (new teachers) difficult.

Given the existing school and the current commute of children attending the school, the proposal has been designed with these arrangements in mind. The proposal utilises the large existing car park and the set up at Aviation House. It does this by, utilizing the school drop off, drive thru arrangement (clockwise) at Aviation House for children arriving by bus or car. This set up also has the benefit of additional safeguarding of the pupils as the drop off is located behind the fence / gate line away from vehicle traffic where cars are being parked. Given the children's needs this also creates a simplified

and stress-free process as the children are not exposed to the surrounding busyness of a car park. The children are greeted by a member of staff which provides familiarity to the children. This drop off point also has the benefit as it acts as a clear transition of responsibility between parent safeguarding supervision and the school safeguarding supervision.

The existing arrangements of the school at Aviation House is for pupils who live locally to be able to walk to the school or by bicycle via the entrance to the West of The Lodge. There are currently zero students who live locally who are able to arrive in this way, however it has always been known in that policy supports sustainable travel and that it is the school's ambition for future children in the local community to attend in this manner. Therefore, a footpath was approved as part of the previous planning application (App. Ref. 2157/APP/2023/3068). Viability issues have made this difficult to construct for which an application was made to vary the planning condition on the time frame for which this path was built. Despite this planning history, the expansion of the school offers an opportunity to overcome these issues relating to the path as due to the nature of the design and existing buildings does not require this proposed path.

The arrival of pupils to the school by all means of transport is a fundamental aspect for the design of the school. Where it is considered as the first element and from the outset it ensures that there is no impact on the road network. Importantly, it also ensures the safe and pleasant arrival for pupils, parents, and teachers which is typically a stressful event for all parties and particularly impactful for children who suffer from Autism.

Following the first phase of Aviation House, the next logical phase would be the adaptation of the Annex office space which is located directly adjacent to Aviation House. This will provide further teaching space with 8 additional classrooms, support space, and a multi-use hall. The hall will be used for assemblies, events, parent/teacher meetings and games. When the whole school is approaching full built out, the hall will also take on a role as a dining room for the pupils to provide additional capacity to the dining facilities within Aviation House.

During this phase, the external play spaces provided by Aviation house will be shared with the Annex. Break times will be staggered to accommodate different cohorts of pupils between the two buildings. This was key design consideration to ensure that children have the space and means to play. Importantly, with the consideration of the children's needs and typical behaviour displayed by children with autism. As described previously, it is preferred that children play and mix with children who are of similar ages to avoid disruptive behaviour taking place.

In a similar fashion, Aviation House will initially provide the lunchtime dining venue for pupils whose classroom is within the Annex. Lunch breaks will be staggered to accommodate different cohorts of pupils between the two buildings. The staggered



lunch break allows the provision of economies of scale as it means that support kitchen staff (catering) can work for the most part of a school day. Furthermore, the space (food hall and play space) can be optimised for its intended use.

The final phase of the school's expansion will see the Lodge reused as an educational and administrative building. The building is currently used as a series of office suites; our intention is to reinstate the major rooms of the original house (where this is practical) whilst minimising the scope of the overall internal works to the building. Four additional classrooms are provided as well as meeting space, administrative offices, and a staff room(s) for the entire school.

The design considerations for The Lodge, as a Grade II Listed building was based on an understanding of the building's heritage and what portions of the building were original, and which were later additions. As part of the design, it has been proposed for in general minimal change to occur to preserve the historic building. Where changes are proposed it has been with the considerations of utilising space (sometimes removing walls) where the walls have been identified as not original. Therefore, it is our belief and the heritage consultant involved in the project from the outset that these changes will enhance the character and appearance of the Listed Building.

The design proposes additional WCs in the First Floor of the Listed Building, this has been proposed in a location which are above the existing WCs with the logic that it is easy to connect to the existing plumbing network in the building and the existing Soil Vent Pipe (SVP). The design and location have also been placed in this central location as it has been our understanding from the Heritage Assessment that the rooms with windows are of the most historic value (in addition to the historic entrance of the building). An additional, benefit is that these works improve the navigation on the first floor which is currently confusing for users as it has a looped corridor (which is not believed to be an original design of the building).

The original entrance hall of The Lodge is considered to be of great importance to the Listed Building. Therefore, no changes have been proposed. A consideration was given of re-instating this door as the operation main entrance for pedestrian users accessing the school. However, after great deliberation it was viewed for reasons of accessibility (non-ambulant users) and the presence of a busy main road that it would not provide the safest means for students to arrive. Therefore, the proposal for this door is for it to be permanently locked and only openable by a member of staff in the event of a fire. Note that this door is not a necessary to be opened in the event of a fire as it is understood that there are enough means of escape (MoE) in the building with regards to safe travel distances under building regulations.

Lastly, one of the key components, in the school design was to support the expansion of staff working at the school. In doing so, it has been designed that the Lower Ground

Floor of The Lodge, acts as the perfect opportunity for this use. It acts as a place for staff to go to and congregate. This is highly important for the mental health and supporting stresses experienced by staff which is currently being discussed in the UK media at great lengths. Landon School prides itself on this support and therefore great efforts have been taken as part of its design.

We anticipate that the classrooms within the Lodge will accommodate pupils who are older and better able to cope with the features and spaces provided within this building. As described previously, it is considered that the additional maturity of the students is preferred for the day-to-day operation of the students. Furthermore, this proposal represents an awareness of other schools across the UK which feature Listed Buildings.

In total the Annex and Lodge will provide 88 additional classroom spaces with 66 additional staff.

Each building or phase of the project is independently secured by fencing from each other and the car park to provide security for the pupils.

Depending on the take up of spaces and the age demographic we may require additional outdoor play or activity areas. These spaces could be located either to the west of the annex or within the car park. Due to the former use as an office business centre, there is a significant overprovision of parking spaces even when the school is at total capacity, therefore a proportion of this area could be converted to outdoor activity space.

Once the school is fully operational, cumulatively between all three buildings, there will be a total of 128 pupils and 96 staff across the whole campus.