



ALTERATIONS TO ACCESS ACS INTERNATIONAL SCHOOL VINE LANE, HILLINGDON



DESIGN AND ACCESS STATEMENT

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1.0 Introduction

- 1.0 This statement is prepared by Wakelin Associates, architects and agents for the applicants, in respect to the detailed planning application and listed building consent application for alterations to the existing access at ACS International School, Hillingdon
- 1.1 This statement will provide additional information to endorse the application and to recommend the merits of the proposal to the Council and the Council officers. We have considered the planning aspects of the scheme, the final layout and design of the proposal and its impact on the setting of the Listed Building and Vine Lane.



Fig 1: View from the site looking across the access drive northwards showing wall to be removed

2.0 The Application

- 2.1 This detailed application proposes the widening of the existing entrance to the ACS International School in Hillingdon, the erection of new painted steel railings and gates of a similar height to the retained entrance wall, and the installation of an 8.0m high flagpole east of the Gate Lodge. The formation of a separate pedestrian access to improve Highway safety, approved by Listed Building and Planning consent notices 2393/APP/2008/694 and 695 respectively, has been completed.

- 2.2 The wall on the northern side of the entrance and the existing bed of shrubs will be removed to allow for a widening of the carriageway and a new wall, the same height as the existing wall, will be constructed on the new alignment. Bricks, pier caps and copings will be salvaged from the existing wall and re-used in the reconstruction.



Fig 2: View from the access looking west towards Vine Lane showing southern wall to be lowered to plinth level

- 2.3 The plans that form part of the application are:

Location Plan	0702/ACS/H/Gen S03
Existing Access and Proposed Access	ACS/H/E.10/01 rev B

- 2.4 Materials proposed are as follows:

Bricks – Furness Brick Co. 'Mixed Grey' if required to supplement salvaged bricks.

Replacement copings- Haddonstone 'Portland Stone', profile to match existing, if needed to supplement salvaged units..

Road Surface- Addastone resin bound 3-5mm rounded Corn Flint gravel to match existing.

3.0 Site Location and Site Description

- 3.1 ACS International School is located to the east, off Vine Lane between its junctions with Court Drive to the south and Sylvana Close to the north. To the east of the site lies Hillingdon Court Park.

The school is set in extensive grounds which previously formed part of the large parkland that surrounded the house in its former use as a residential dwelling. Hillingdon Court is listed as Grade II*.

The application site forms part of the Green Belt. To the north, south and west the site is bounded by residential development which forms part of the Hillingdon Court Park Site of Special Local Character. Hillingdon Court Park, a Nature Conservation Park, extends along the eastern boundary.



Figs 3: View of the entrance from Vine Lane showing the Lodge and residential development beyond the site in Sylvana Close

4.0 Planning History

- 4.1 In 2005 planning consent was approved for the attachment of cast iron signs on the brick entrance walls 2393/ADV/2004/88.

- 4.2 In 2008 Listed Building and Planning approvals were granted for the widening of the entrance and the formation of a new pedestrian access via a new opening in the existing south wall. References are 2393/APP/2008/694 and 695 respectively.

5.0 The Proposed Development and the Design Approach

- 5.1 The current access arrangements are not considered to be entirely suitable given that this entrance is the only vehicular access to the school and it is shared between vehicles, pedestrians and cyclists.
- 5.2 As part of the schools environmental programme, cyclists are being encouraged amongst both staff and pupils. The school already has a busing programme which encourages the use of shared transportation on specially provided school buses; however the school is always looking for additional ways to improve upon the availability of green transport modes. As part of this continual assessment of transportation choices Structa, the schools transportation consultants, were commissioned to undertake an Autotrack assessment to demonstrate how it would be possible to reduce the conflict between the different modes of transportation at the main entrance.
- 5.3 The new proposal that is the subject of this application shows a widened entrance which will allow two large vehicles to enter/exit the site simultaneously, thereby improving the 2-way traffic flow on Vine Lane. Improvements to the function of this access will not only reduce the possibility of accidents but will also encourage cycling and walking to and from the site. It will allow vehicles entering and exiting the site opportunity to wait without danger and will improve visibility down Vine Lane

6.0 Trees and Landscaping

- 6.1 A comprehensive scheme of new planting will be introduced to compliment walls and fencing to the roadways and these will help soften the appearance of the new road areas, as well as providing a unifying element.