SpaceM Studio

Planning Design & Access Statement



New Forest School and Horticultural Facility
Hillingdon Manor School
Harlington Road,
Hillingdon,
Middlesex,
UB8 3HD

Space M Studio Ltd.
Coton House, Haunch Lane, Lea Marston
Sutton Coldfield, B76 0BX United Kingdom

Telephone +44 1675 466610
Email info@spacem.studio
Website www.spacem.studio

1.0 Introduction

1.1 This planning, design and access statement has been prepared in support of a full planning application for change of use of open space and construction of new school buildings and associated access, parking and landscaping in association with the creation of a Forest School and horticultural facility at Hillingdon Manor School

1.2 This application has been prepared on behalf of Options Autism (7) Ltd

1.3 This Planning, Design and Access Statement will demonstrate that:

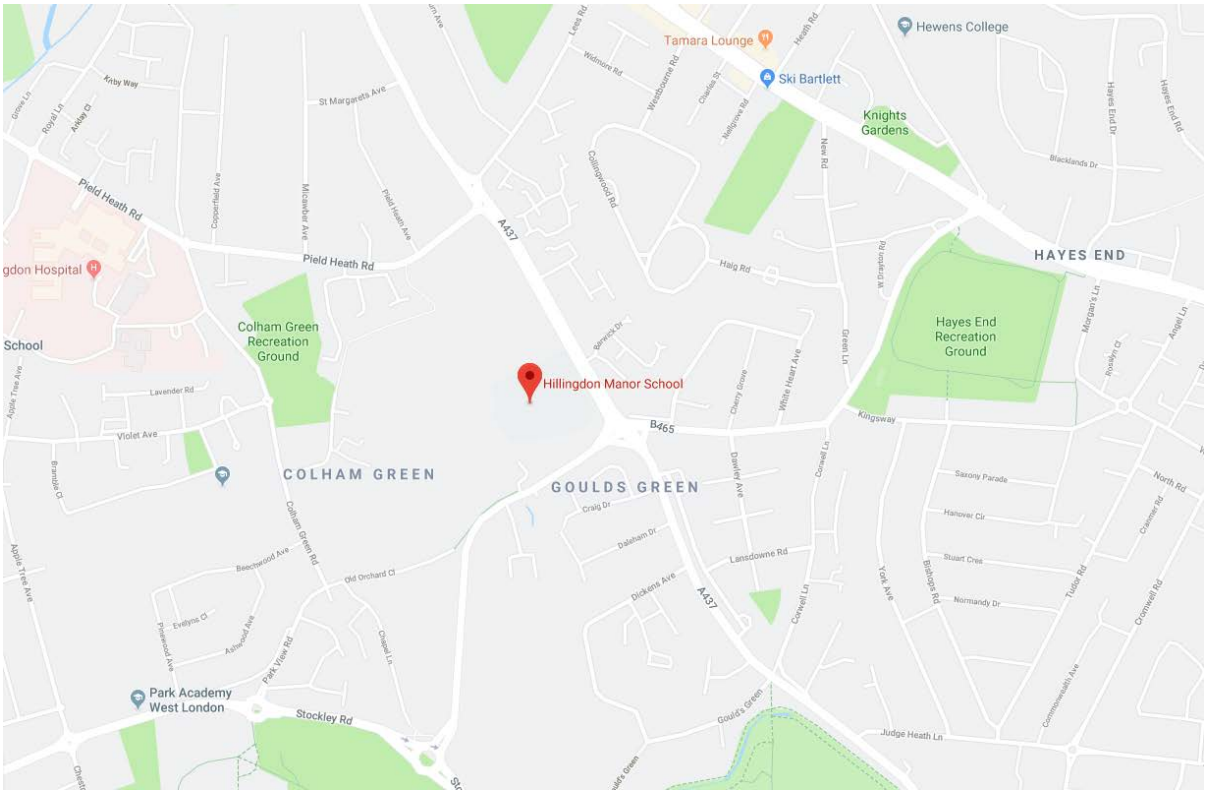
- The proposals will comply fully with all relevant national and local planning policy
- The proposals will enhance the site and provide ongoing stewardship of the site in perpetuity
- The proposed scheme would not create an unacceptable impact the on the openness of the Greenbelt

1.4 In determining the scheme, the following plans and drawings should be considered:

- Site Location Plan (Ref: 1594-01 B)
- Existing & Proposed Block Plan (Ref: 1594-02 B)
- Plan Layout Proposals & Proposed Elevations (Ref: 1594-03 B)
- Visual Perspectives (2No)
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2.0 Site and Context

2.1 The site is located within the administrative boundary of London Borough of Hillingdon. The Borough has a population of around 300,000 residents. The site is located north of Goulds Green and around 3 miles east of the M25. The site is less than 4 miles from Heathrow Airport.



2.2 The existing school comprises of traditional classroom facilities for the core range of academic studies. These existing classroom would be unsuitable for providing the practical requirements of the land based nature of the school new curriculum which requires the students to have more specially equipped classroom facilities with a close connect to suitable outside spaces for their horticulture and land based studies.

2.3 The proposal site adjoins Hillingdon Manor Junior School and forms part of the grounds of existing school and the south west corner of 0.53 hectares of adjoining land currently used for agricultural / grazing land.

2.3 Access to the site is via the Hillingdon Road dual carriageway via the existing schools access drive.



Access drive from Hillingdon Road

2.4 Mature trees and hedgerow screen the proposal site from the main highway (Hillingdon Road)



Access to Site from southern approach of Hillingdon Road

2.4 The site is heavily screened from view from the main highway of Hillingdon Road by mature trees and established hedgerows.



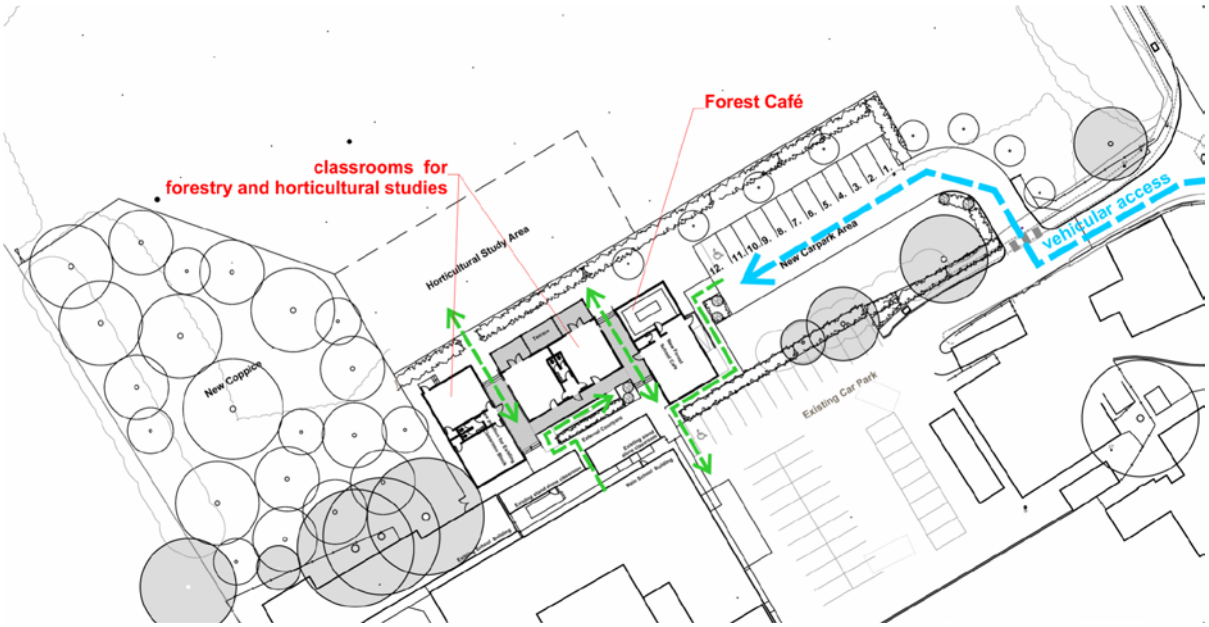
3.0 Layout

3.1 The application site is located to the south west corner of the existing agricultural / grazing land and adjoins the existing Hillingdon Manor Junior.



3.2 In laying out the proposals the new educational buildings have been located immediately adjoining the main school building given direct access from the existing school and to the areas of new coppice and outdoor horticultural study areas.

3.3 The two educational classroom buildings for forestry and horticultural studies are located immediately adjoining their respective outdoor study areas. Both are accessed by students and staff via the existing main school building.



3.4 The Forest School Café building will be located at the front of the site adjoining the new parking area, providing for its use, by invitation, for local organizations and community groups to enjoy the hospitality aspects of the school's curriculum. Access for students and staff to this building will be via the main school building.

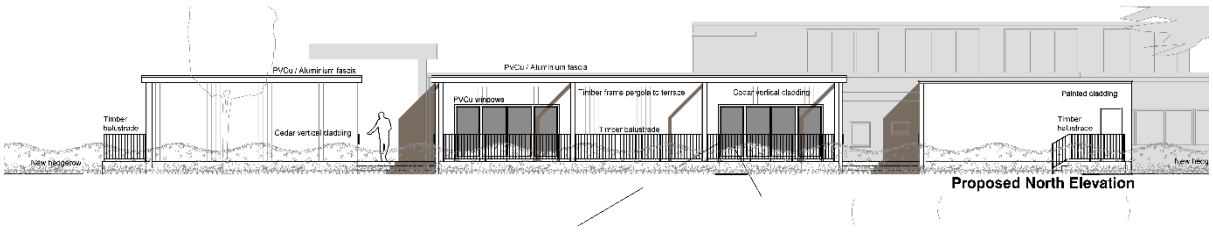
3.6 The new coppice area is located to the rear of the site adding to the existing grouping of mature trees.

3.7 The vehicular access to the site is via the existing access driveway to the main school. A new parking area will relieve existing congestion, avoiding the current parking of vehicles on the along the access driveway by providing a parking area for 12 car spaces. A footpath would be created toward the front of the site with a footpath access to the main school entrance.

4.0 Amount & Scale

4.1 The area of the development site is 0.53 hectares, 0.45 hectares of which is within the area of the adjoining agricultural / grazing land which itself has a total area of 1.5 hectares. The area of the new built form area of the proposal site is 0.057 hectares.

4.2 The new buildings match the flat roof design of the existing main school buildings and will not exceed the height of the main element of the existing school





4.3 The proposals create limited new buildings within the greenbelt. The proportion of the new built form representing only 3.8% of the overall green belt agricultural / grazing land within which the site is located.

5.0 Design

5.1 The design proposals have evolved from the assessment of the site and its context. This has led to a vision for the site to create an integrated extension to Hillingdon Manor Junior School with an associated landscape framework designed to protect and enhance existing valuable landscape features and to help soften the visual impact of development, while providing educational facilities to benefit the students of the school. A summary of the development of objectives and conceptual evolution of the proposals is provided here.

General Objectives

- Retain and enhance existing landscape features (hedgerows and trees) and use these to structure the development proposals;
- Provide safe and convenient access and links to and from the existing school buildings and facilities
- Promote a sustainable form of development;
- Create proposals that have a sense of place within the context of agricultural / grazing land
- Form appropriate spaces between buildings
- Protect and enhance existing habitats and promote biodiversity improvements; •
- Provide a strong landscape structure to inform development proposals;
- Protect ecological features with the creation of new landscaped areas and new habitats
- Ease existing congestion by provision of a new parking area to avoid parking along the existing access.
- Provide pedestrian links through the site connecting the new parking area to the main school building

- Promote a form of development that is reflective in density and morphology of the site's context and in its architectural approach compliments the existing school building and enhances its surroundings;

Development Concept

- Provide new wildlife areas and landscape buffer zones with enhanced biodiversity that the school's students can support and nurture as part of their learning.

Specific Objectives

- Ensure the visual impact of the development on the surrounding green belt are sensitively considered;

5.2 Much of the local context around the site is created by the existing flat roof, 1960's main school building. Whilst the development does not advocate copying the original buildings design, it is important that the new development has some visual connection with it, whilst reflecting the rural character of the agricultural / grazing land forming the main body of the site.



View of proposals from the existing agricultural / grazing land

5.3 The positioning of the building creates spacing between the buildings with expansive glazing creates a transparency and openness around the new built form minimising any impact on the openness of the greenbelt.

5.4 The proposals seek to match the built form of the existing school building but and utilises natural timber materials upon the facades of the new buildings to harmonise the new structures within the landscape.



green roof construction



aesthetic of new facade



timber clad facade

6.0 Landscaping

6.1 New tree planting will be part of the student's education and will result in the managed development of a new coppice to the rear of the site.

6.2 New trees will be located to enhance visual interest and to provide identity to the access and car parking areas

6.3 New hedgerows will form a principle feature of the landscaping design creating a sense of place for the new buildings and enlarging and improving the natural habitat for wildlife.



6.4 Grassed areas are retained around the new access drive to the site and the parking area

6.5 A new outdoor horticultural study area is created to the north of the new educational buildings providing a space for students to grow various vegetables, perennials, vines etc.
Polytunnel structures of a temporary nature would provide additional educational benefits as well as providing vegetable and fruit crops for potential use in school meal provision and for sale to parents and staff. A small chicken run, composting area and potting shed might also be provided.

7.0 Access Component

7.1 **Vehicular Ingress and Egress**

The application site is served by a new driveway off the existing vehicular access direct Hillingdon Road.

7.2 A new designated parking area for cars for 12 spaces sized at 2.4 x 4.8m with 6m turning space is provided for vehicle turning and manoeuvring. A dedicated disabled parking space will be provided with pathway access to the new Forest Café.

7.3 **Pedestrian Routes and Access**

The application site will be connected to the existing main school building via a new pathway from the new building and parking area to the main entrance and internally via the newly created courtyard.

7.4 External ramped access is provided to all new buildings in accordance with Part M of the current building regulations.

8.0 Sustainability / Energy Conservation

8.1 The development will seek to achieve reductions in carbon dioxide emission through energy efficient design and effective use of low and zero carbon technologies.

8.2 The new building elements are of offsite modular construction facilitating the re-use and recycling of the construction, minimising demolition and excavation waste and reducing the amount of disposal that might reach landfill.

8.3 The construction will be built to exceed Part L 2013 performance, including increased levels of insulation and green roofs

8.4 The capture of rain water and grey water harvesting will be included within the proposals to service the new classroom sanitary facilities and for the irrigation of the horticultural teaching areas

8.5 Potential for heat gain has been reduced with minimal glazing areas to the south elevation.

8.6 All heating to the new buildings will be electric facilitating inclusion of renewable energy sources.

8.7 Surface water drainage features to be designed accorded to SuDS principles.