

01 | INTRODUCTION

EXISTING CAR PARK LAYOUT

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A wide-angle photograph of a large, green, open field, likely a sports field or park, viewed through bare tree branches in the foreground. The field is surrounded by trees and buildings in the background under a cloudy sky.

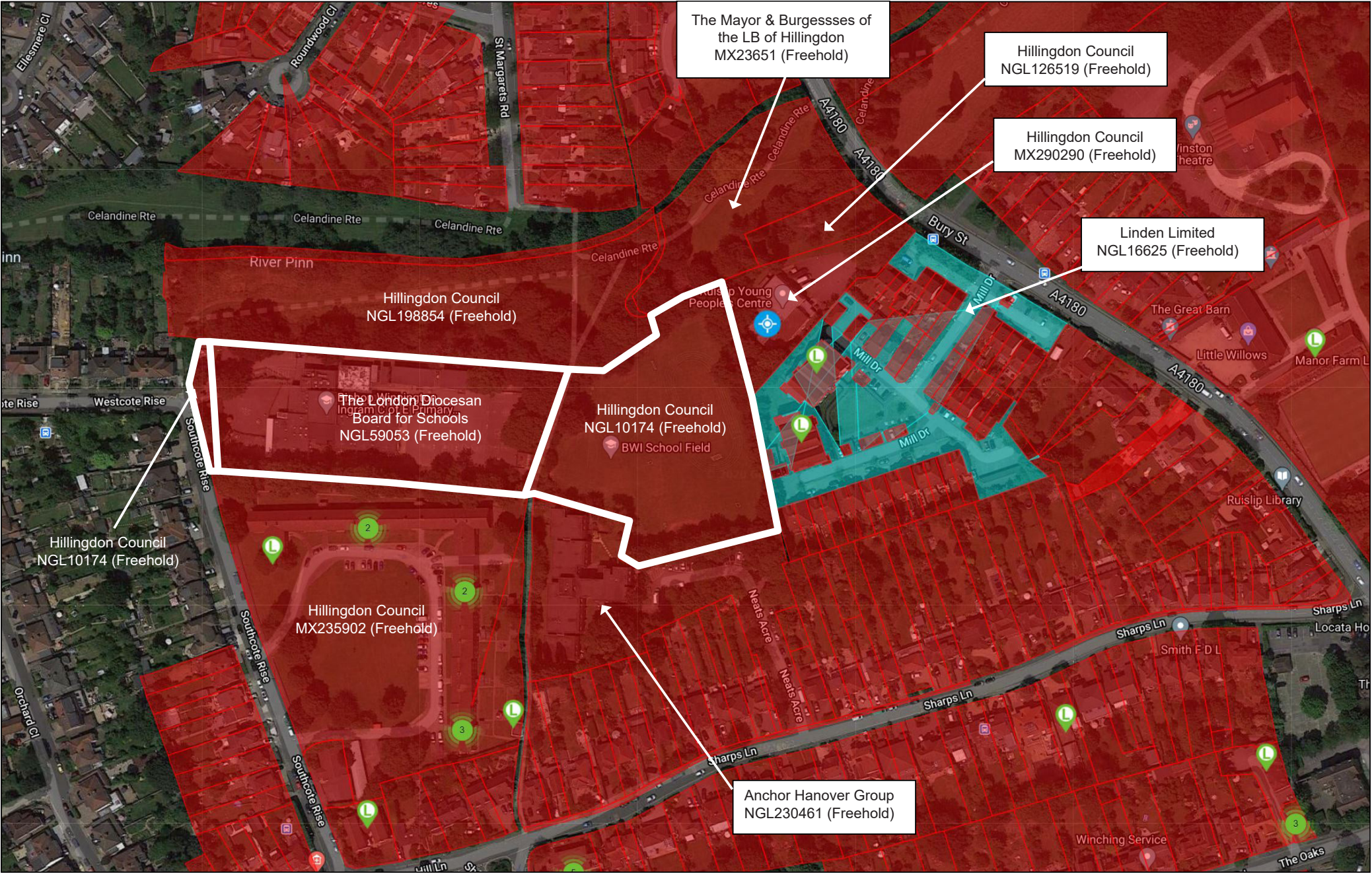


METASHAPE ARCHITECTS

01 | INTRODUCTION

LAND OWNERSHIP

“NGL10174” registered title comprises the playing field to the rear of the school and a small area at the entrance to the school. It is registered to LB Hillingdon.



Map showing Land Registry Title numbers and ownerships in relation to plot of land



01 | INTRODUCTION

PAVILION SITE: ANALYSIS

The site is within close proximity to the River Pinn and has a number of public footpaths running from and around the playing field. Vehicle access is available from Bury Street for deliveries, events or emergencies. The pedestrian access is located to the west of the site in line with the access gate to the school grounds.

- Key**
- Public footpaths
 - Sun path
 - River Pinn
 - Barringers Court Retirement Home
 - Private access to Barringers Court
 - Vehicle Access



Site analysis diagram

02 | PRE-APPLICATION

PRE-APPLICATION ADVICE

A pre-application was submitted to Hillingdon council in July 2025. It set out proposals for a Community Pavilion consisting of the construction of a new pavilion on the school playing field to provide improved community and school facilities, as well as car park reconfiguration entailing the reorganisation and expansion of the existing school car park to increase capacity from 13 to 35 spaces.

The response 3763/PRC/2025/108 was received on the 10th September 2025. Some key excerpts from this response are quoted below:

‘While the principle of a pavilion is likely acceptable, the design officer has indicated that the pavilion may be better located adjacent to the pedestrian footpath and in alignment with the Barringers Court building, as this would reduce hardstanding, limit the need for additional lighting, and minimise the visual impact on the open playing field.’

‘The principle of improving educational facilities at Bishop Winnington Ingram C of E Primary School is supported in national, regional, and local planning policy. The reconfiguration of the car park also has the potential to deliver operational and safety benefits.’

‘On balance, while the Council is supportive of the principle of enhancing educational and community facilities, the proposals as currently presented raise a number of outstanding issues.’

We believe that these outstanding issues, including the location and orientation of the pavilion within the site, have been addressed in the proposals set out in this document.

Officers Report

Planning Applications Team
Hillingdon Council
Civic Centre, High Street
Uxbridge
UB8 1UW

Tel: 01895 250230
Case Officer: Emilie Bateman
Email: ebateman@hillington.gov.uk
Date: 10th September 2025
Our Ref: 3763/PRC/2025/108

Ian Liptrot
Metashape Architects
The Ministry, 79-81 Borough Road
London
SE1 1DN

Dear Ian Liptrot

RE: Extension to car parking area and Erection of a single storey pavilion.
SITE: BISHOP WINNINGTON INGRAM SCHOOL SOUTHCOTE RISE RUISLIP

I refer to your request for pre-application planning advice relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration.

Drawing Nos:

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The site comprises Bishop Winnington Ingram (BWI) C of E Primary School, located on the east side of Southcote Rise, Hillingdon. The school is surrounded by residential housing to the south and west, open space to the north, and playing fields to the east. The playing field is currently vacant, owned by Hillingdon Council, and used by BWI for school sports.

The school buildings date from the second half of the 20th century. The playing field is within the Ruislip Village Conservation Area, while the school buildings themselves are not. The site contains a number of notable trees, and lies adjacent to pleasant parkland along the River Pinn.

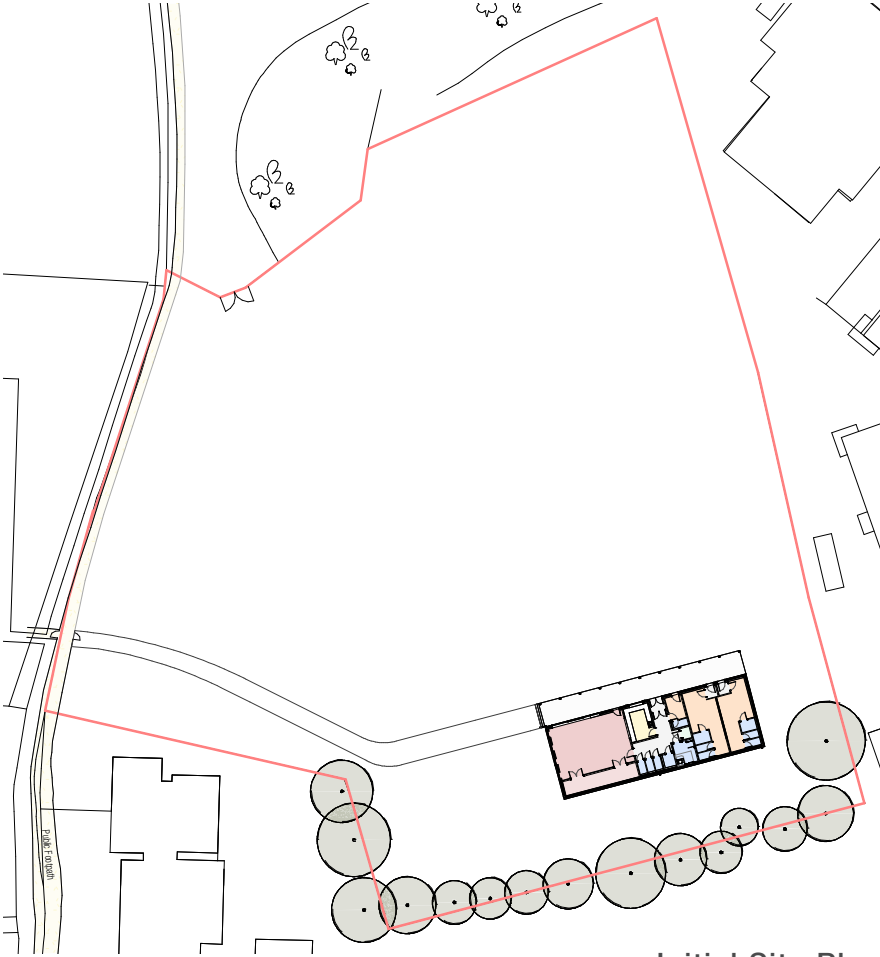
The Proposal

The proposals seek:

- Community Pavilion - Construction of a new pavilion on the school playing field to provide improved

OREPPRC (ODB 2022)

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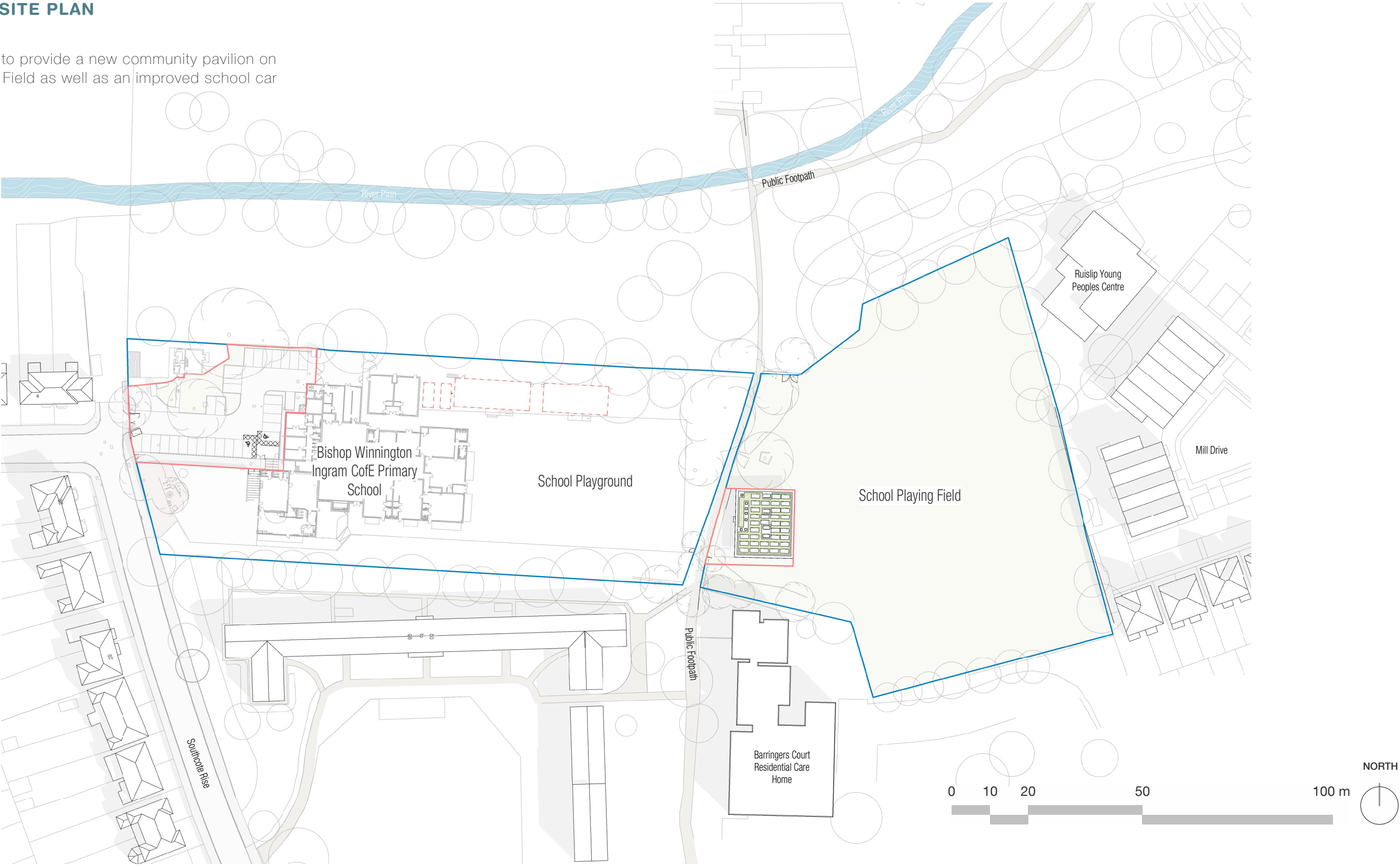
03 | DESIGN PROPOSAL

03 | DESIGN PROPOSAL

PROPOSED SITE PLAN

The proposal is to provide a new community pavilion on the BWI Playing Field as well as an improved school car park.

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03 | DESIGN PROPOSAL

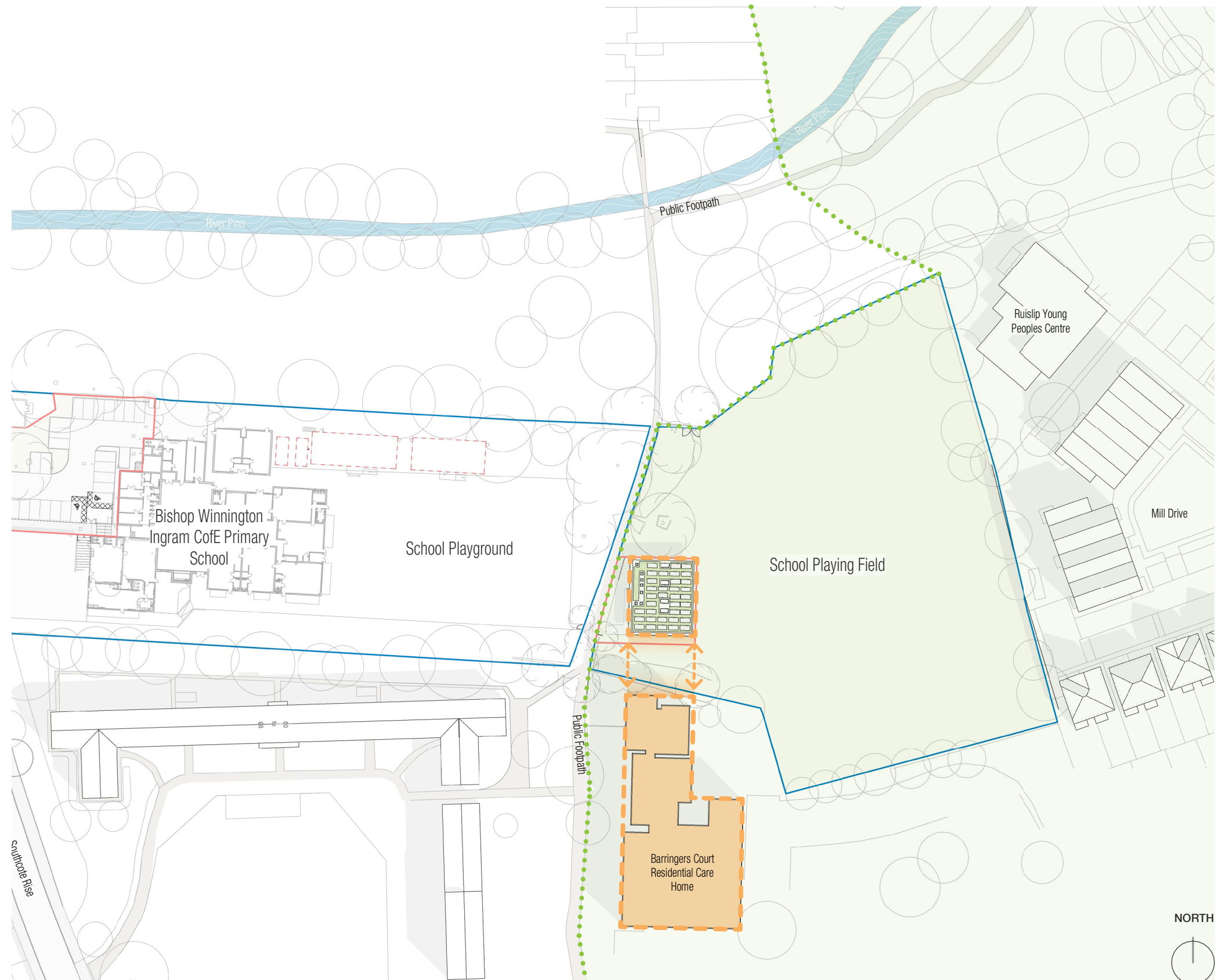
PROPOSED SITE PLAN - CONTEXT

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Building sitting – to most sensitively situate the pavilion we have positioned it close to the western boundary of the school playing field. Whilst this enables easy access to the pavilion from the entrance to the field and maximises the amount of usable playing field retained; it importantly allows the massing of the building to sensitively align with the existing building footprint and massing of the Barringers Court Residential Care Home. This is essential in retaining good quality architecture and urban cohesion on this edge of the Ruislip Village conservation area.

KEY

- - Building massing line
- - Conservation area boundary
- - Site boundary



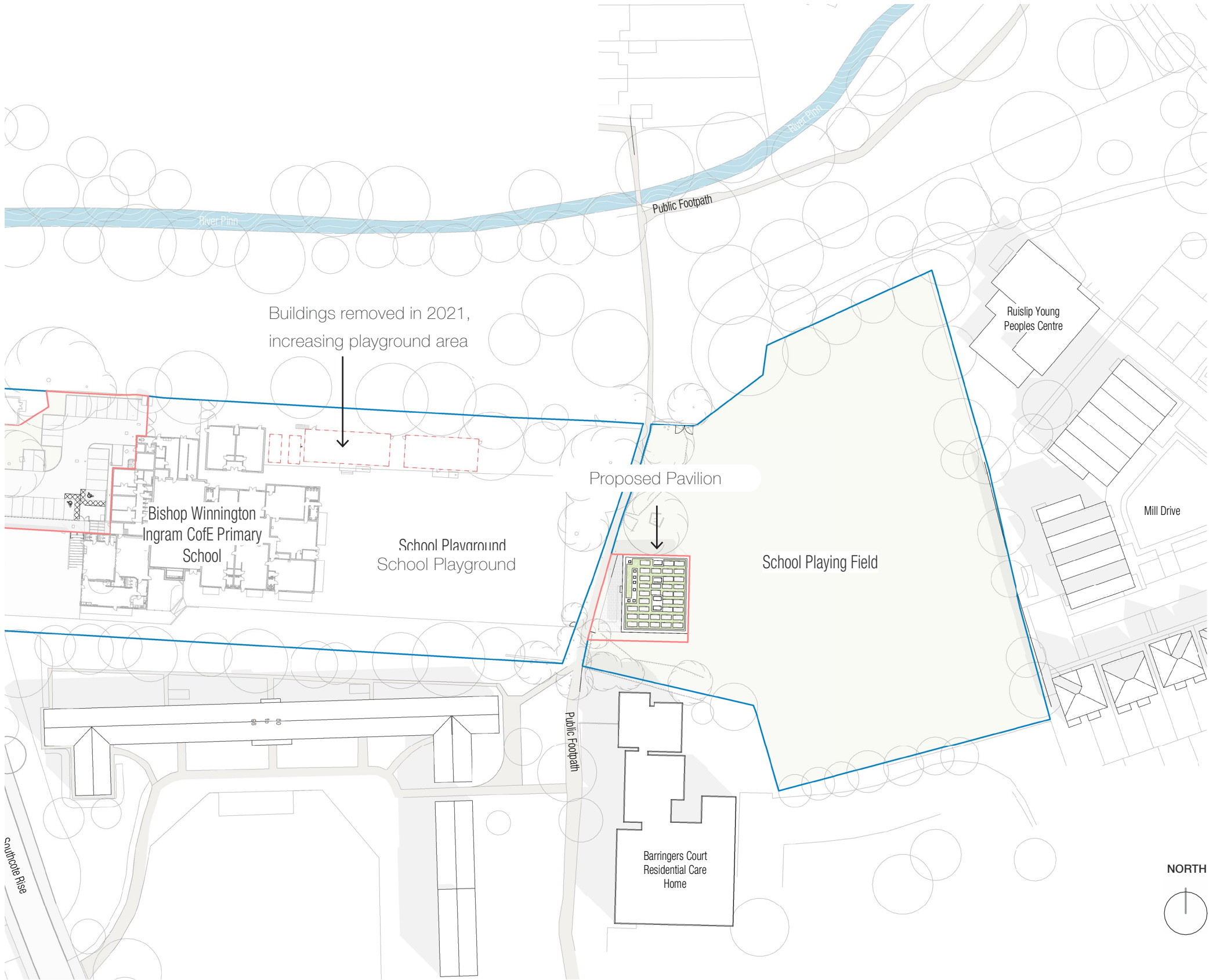
03 | DESIGN PROPOSAL

PROPOSED SITE PLAN

BWI primary school was a 2FE (Form Entry) school which reduced to a 1FE School in 2019. During the 2FE period additional classroom provision was provided with 4No porta cabins located on the school playground. The porta cabins were deemed unfit for use and subsequently removed in the summer of 2021, and the space returned over to the playground.

Footprint of portacabins	310m ²
Footprint of proposed BWI Pavilion	198m ²

Porta cabins removed in 2021



03 | DESIGN PROPOSAL

CAR PARK LAYOUT IMPROVEMENTS

The existing car park at BWI is inadequate with not enough car parking capacity to service the school. This results in some school staff parking on Southcote Rise. The existing spaces are under-sized and space between parking bays is tight, resulting in the spaces being difficult to manoeuvre.

Re-configuration and extension of the existing car park would enable the car parking capacity to increase from 14 spaces to 30 spaces and design to highway standards.

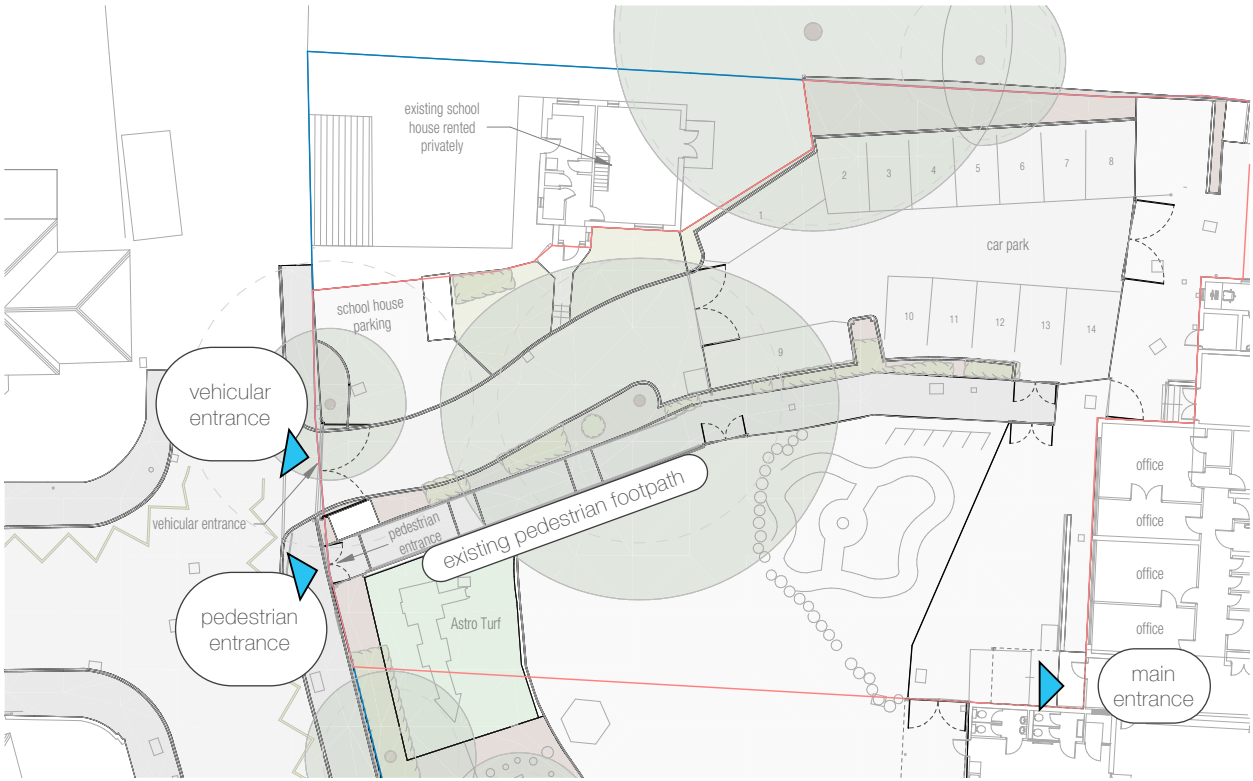
The vehicle crossover would remain as existing. The current pedestrian footpath would be aligned with the main entrance of the school and a more efficient car park provided.



Existing pedestrian footpath



Existing road into school car park



Existing car park layout



Proposed car park layout

03 | DESIGN PROPOSAL

CAR PARK LAYOUT IMPROVEMENTS

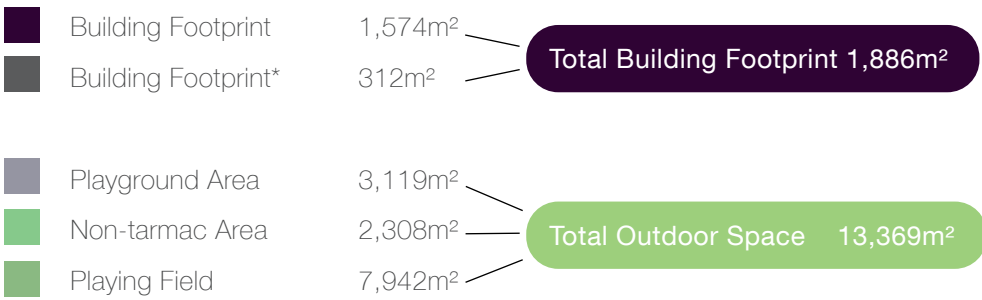
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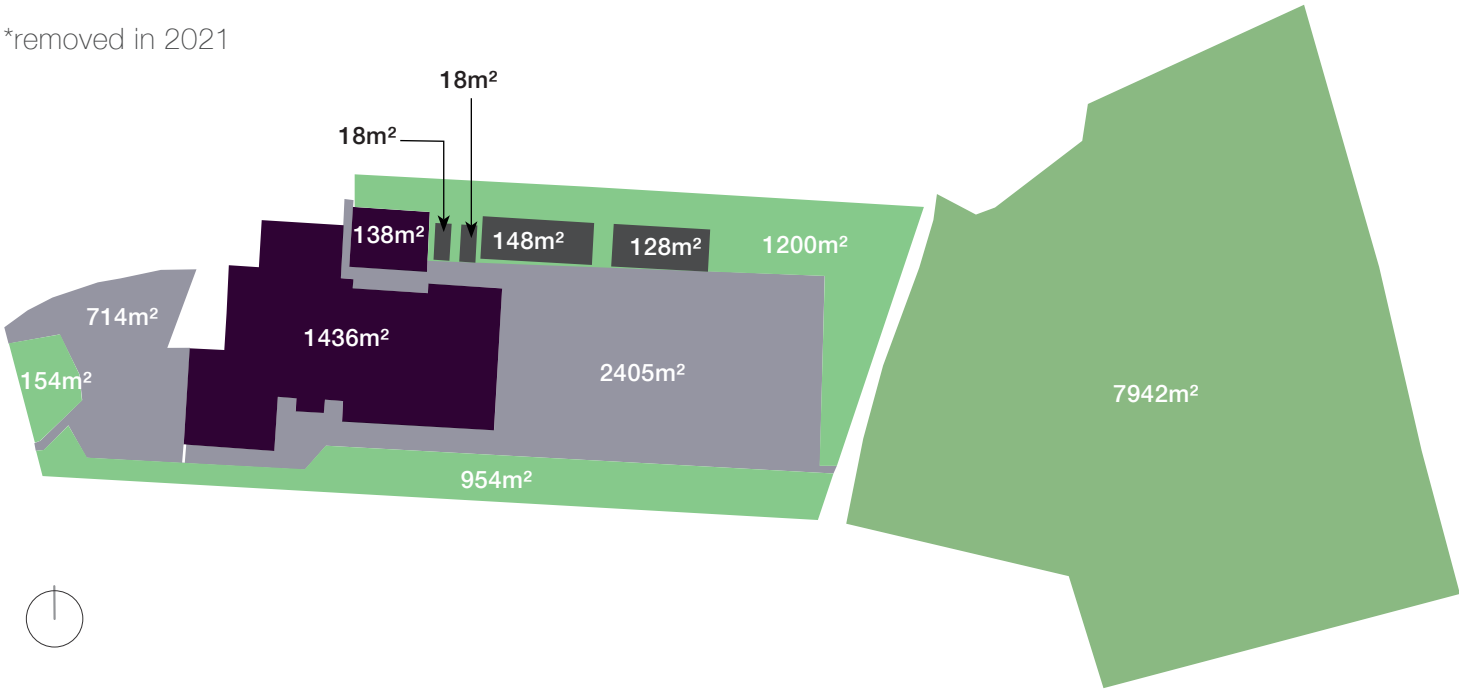
03 | DESIGN PROPOSAL

BUILDING FOOTPRINT/PLAY GROUND AREA ANALYSIS

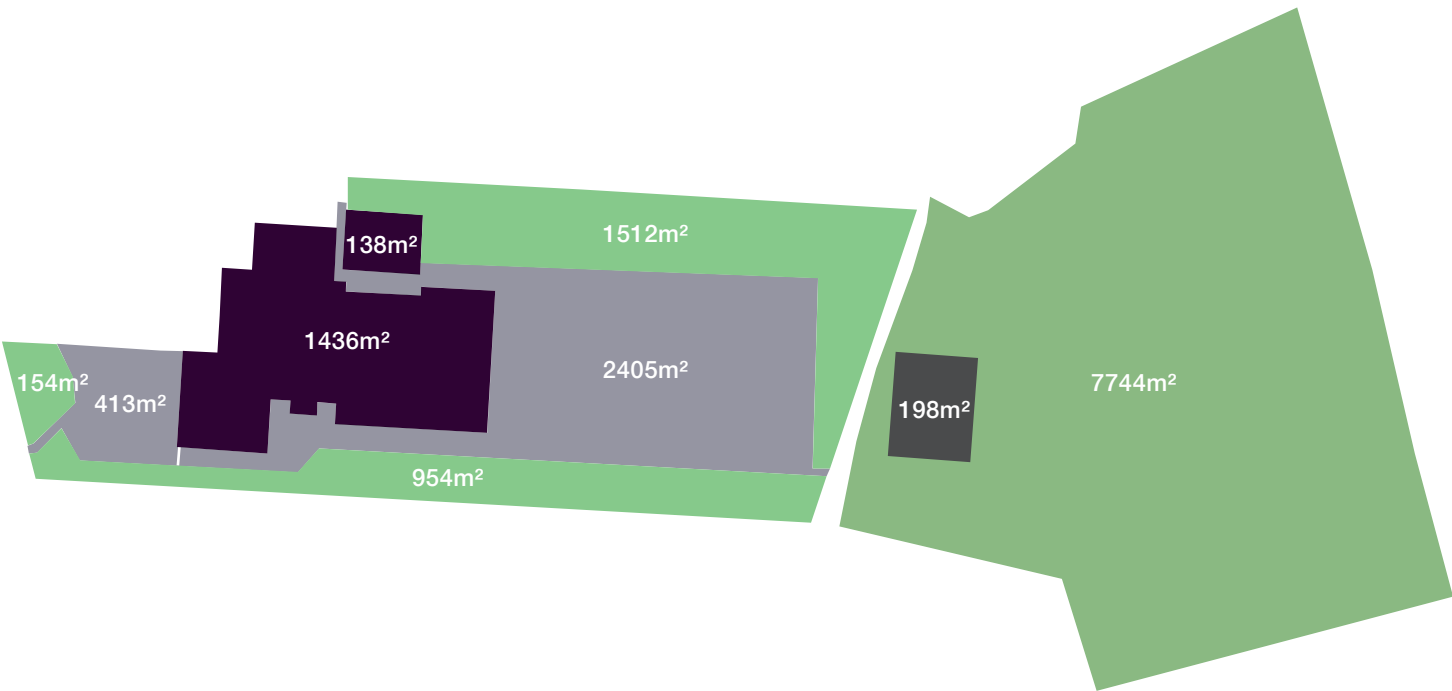
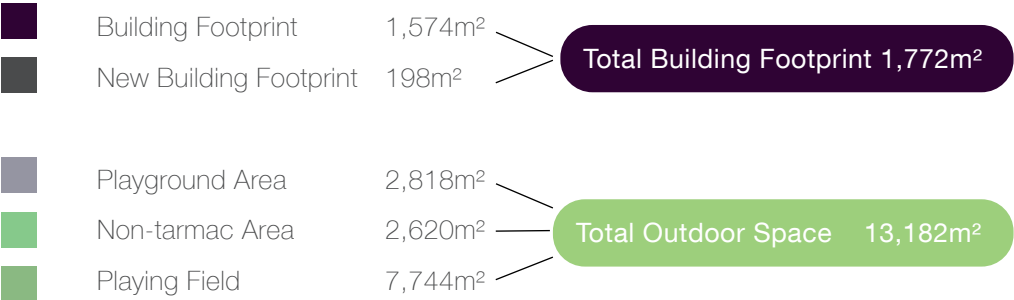
Existing Areas



*removed in 2021



Proposed Areas



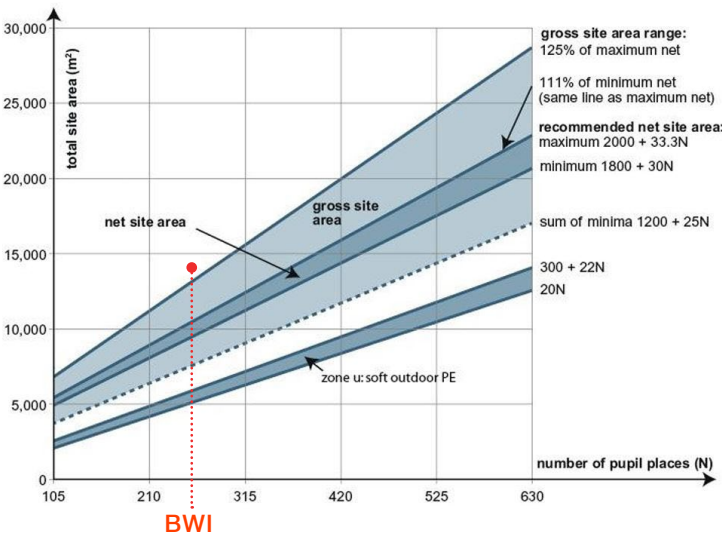
Summary

Including the classrooms removed in 2021 the pavilion proposal would result in the overall the on site building footprint decreasing by **114m²** this represents around a **-6.0%** reduction of the total building footprint.

The proposed pavilion and car park reconfiguration would result in a minor reduction of outdoor space equating to approximately **187m²**. This would represent around a **-1.4%** reduction of total site area, which includes the space that contributes to the car park extension and proposed pavilion footprint.

BB103 provides Area Guidelines for Mainstream Schools (see graph opposite). The maximum number of pupils at BWI is 240 and includes Nursery, Reception & Years 1-6.

The provision of external amenity space would continue to meet the needs of the school and its pupils with the area of soft outdoor PE space exceeding the recommended area by around double.



Gross and net site area for 5 to 11 primary schools

The graph shows the recommended minimum and maximum net site area with the related formulae; it also shows the minimum and maximum likely total site area as a proportion of the net site area; and shows the soft outdoor PE (zone u), which allows for 35m² for pupils in Key Stage 2

Source : BB103 Area Guidelines for Mainstream Schools