HILLINGDON
LONDON

Version 1

DESIGN AND ACCESS STATEMENT

FOR



Proposed Double Modular Classroom Unit
At
Hedgewood Special School,
Weymouth Road,
Hayes,
UB4 8NF

Ref: 2020/D296 Version 2
Jan 2020

Capital Programme Works Service
Residents Services
www.hillingdon.gov.uk
London Borough of Hillingdon,
2E/10, Civic Centre, High Street, Uxbridge, UB8 1UW

INVESTOR IN PEOPLE

1.0 INTRODUCTION

1.1 **The Statement:**

The Design and Access Statement has been prepared in support of a full planning application for one single storey detached modular classroom unit with associated facilities including tarmac play areas. The project will entail the earth works, levelling off, drainage works due to waterlogged ground; and the relocation and adaptation of an existing modular unit (Refer to Fig 2) currently sited at Pinkwell Primary School which is now surplus to requirements.

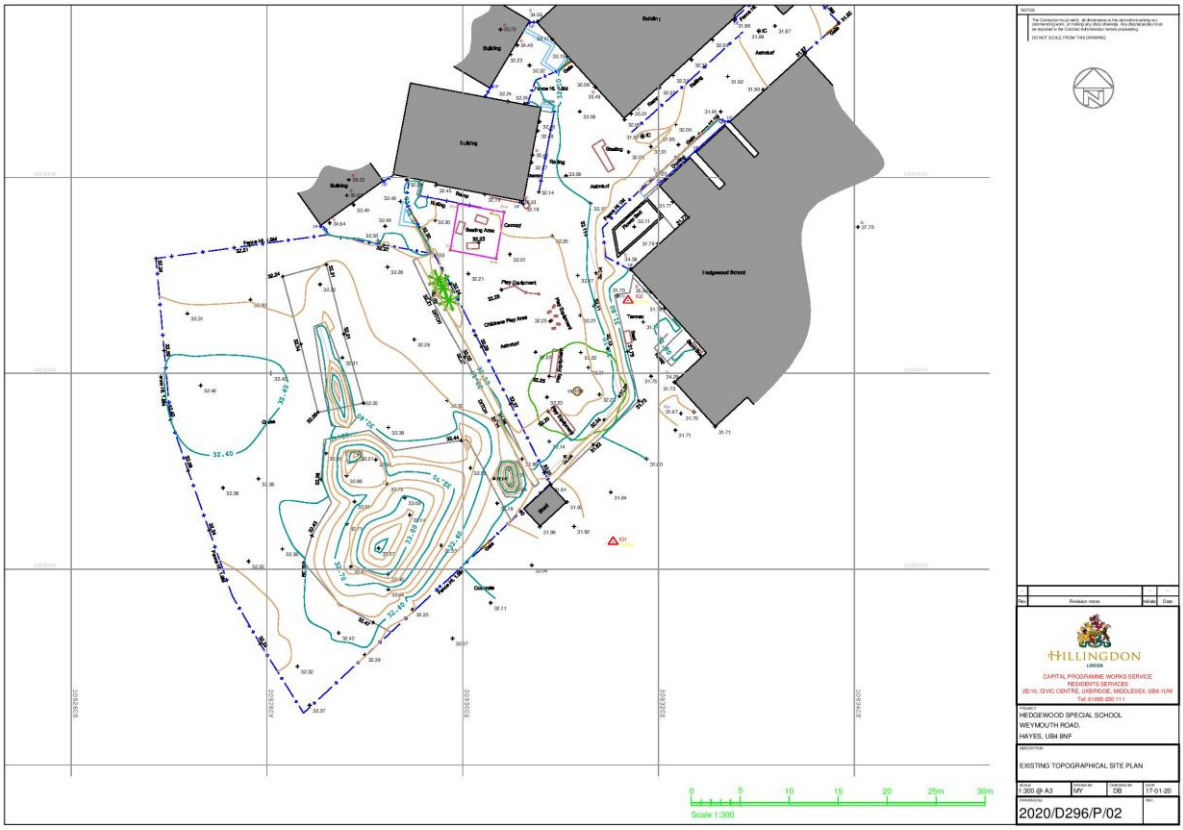


Fig 1 2020/D/296/P/02 Existing Site Plan



Fig 2 Existing Modular Classroom at Pinkwell School to be Adapted and relocated.

1.2 **Background:**

Hedgewood School is an SEN school with a need for expanded (classroom) provision for which funds have become available. Simultaneously Pinkwell Primary School in Hayes no longer needs one of their temporary classroom units which can now serve Hedgewood School.

The nature of the modular unit is that they can be configured in various plan formats to suit the schools needs. A configuration of a two equally sized classrooms has been shown under this planning application but configuration may be liable to change if the schools need it to.

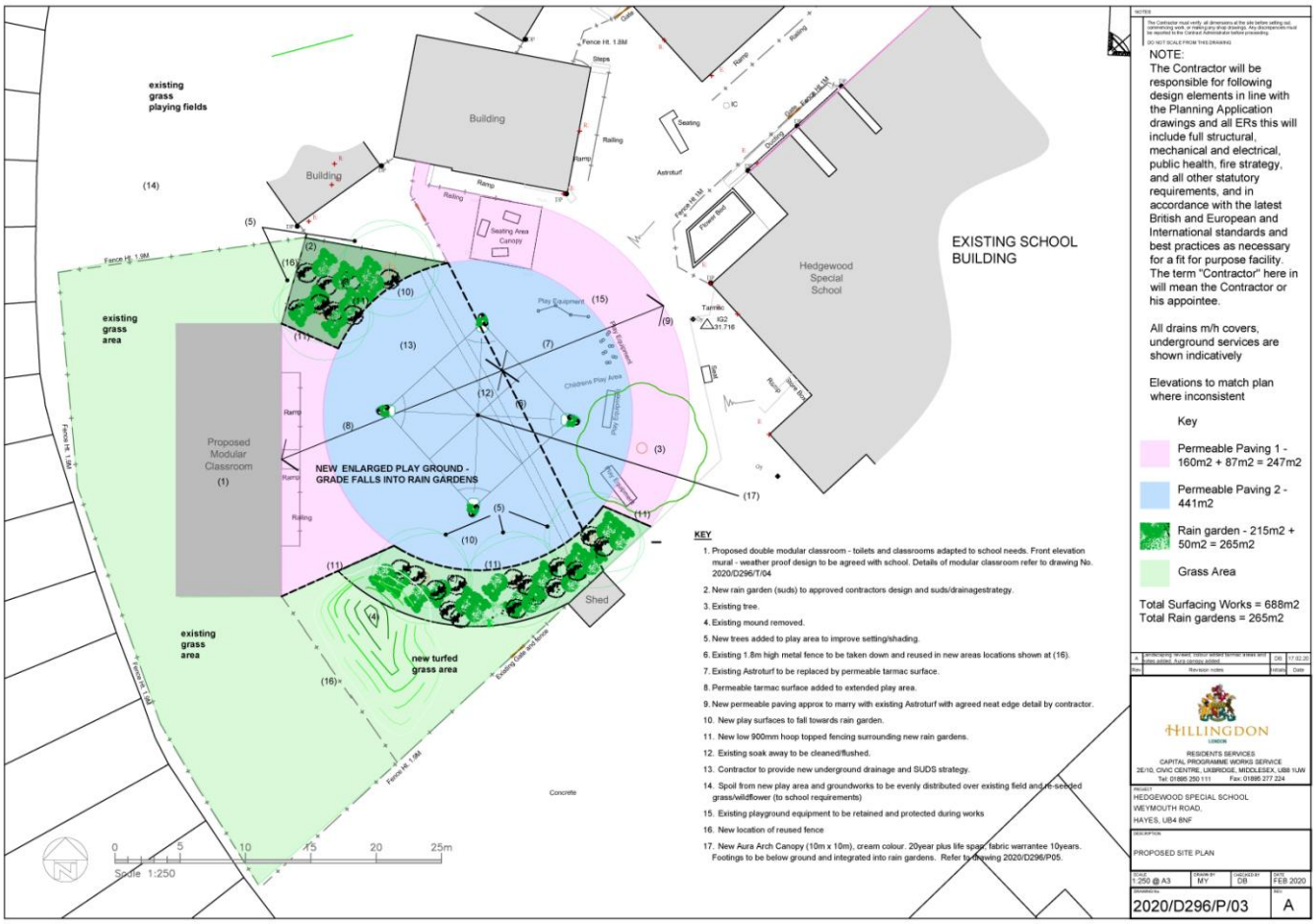


Fig 3 Site plan showing the proposed location of the adapted modular unit and relocated.

1.3 **Drawings List:**

This Design and Access Statement should be read in conjunction with the following drawing numbers:

2020/D/296/P/01 Site Location Plan
2020/D/296/P/02 Existing Site Plan
2020/D/296/P/03 Proposed Site Plan
2020/D/296/P/04 Proposed Elevations

2.0 ASSESSMENT

PHYSICAL CHARACTERISTICS:

2.1 **Site Location:**

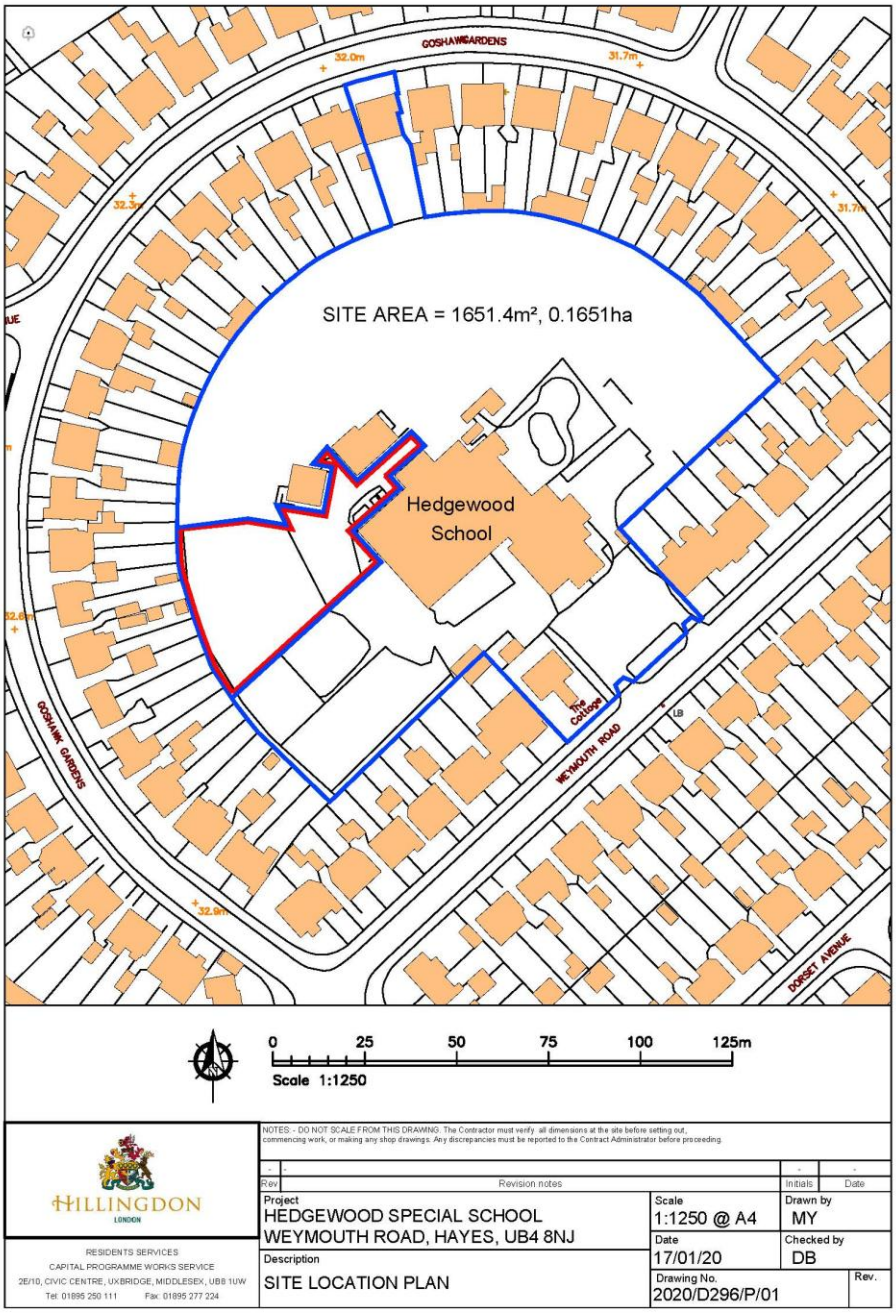


Fig 4 2020/D/296/P/01 Site Location Plan

The overall school site is semi-circular in shape with irregularly set out of existing buildings.

2.2 Surrounding Land Uses:

Beyond the school site as shown on the location plan the surrounding area is entirely residential.

2.3 Movement:

The school has one vehicular access off Weymouth Road into the site which leads to staff and visitors parking and access for fire tender and access to the buildings. Pedestrian staff access is principally from this route also. Vehicular access will remain as existing.

The school is served by bus U7 AND 195 to Uxbridge from Weymouth Road bus stop, which is a 2 minute walk from the school.

3.0 DESIGN

3.1 **Use:**

Existing:

The existing site is used for SEN educational use to accommodate Hedgewood School facilities. The area identified for the location of the proposed classroom unit is to enlarge the existing play area.

Proposed:

The proposed development comprises of a reconfigured modular classroom unit which measures 20.8m x 8m and approximately 3.3m height. The unit will be fabricated/upgraded off site by the specialist modular fabrication company and erected on site complete with all the internal and external finishes. Please refer to drawing 2020/D/296/P/04 elevations (Fig 6).

An outdoor "Arch Canopy" is also proposed to allow a covered play area or outdoor classroom. The school has very little cover play area and no outdoor covered classroom. The canopy is shown the drawing below:

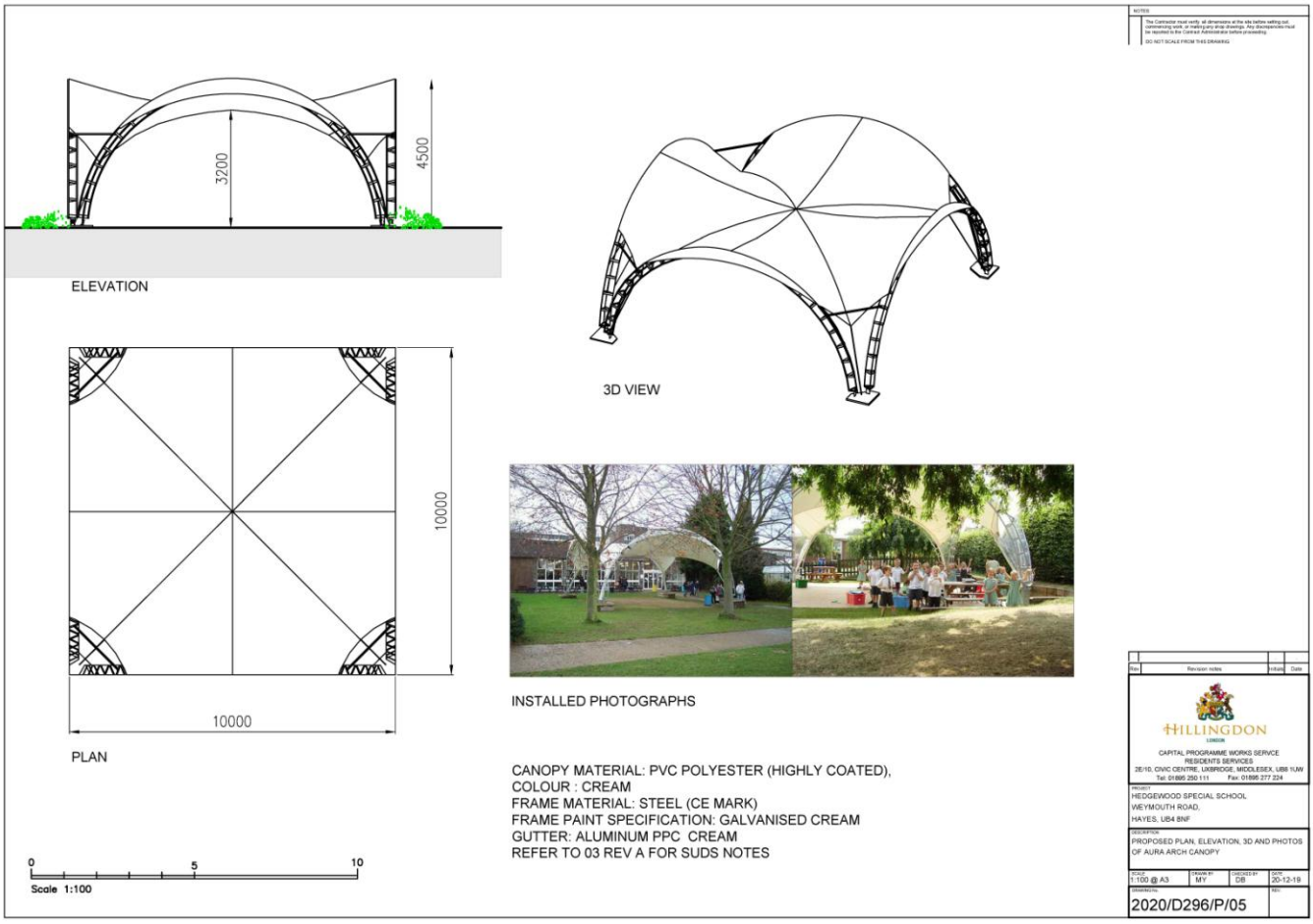


Fig 5 Drawing showing the outdoor classroom /covered play canopy design.

Amount:

The classroom unit comprises of a GIA measuring 162m2 excluding the associated external works such as the ramp and steps.

3.3 **Layout:**

The layout is based on the manufacturer's standard prefabricated modular units. The entrance and internal layout are shown of drawing no. 2020/D/296/P/04 (Fig 6). The layout of the new mobile unit has been dictated by the site restrictions such as play area, pedestrian routes. Careful siting has allowed for an enlarged playground area.

3.4 **Scale:**

The modular classroom unit will be single storey with a flat roof in the same order as the majority of the existing school buildings.

3.5 **Landscaping:**

New permeable tarmac in two colours is intended. The rain gardens /SUDS will planted with species that will suit the ground conditions. Small areas of the rain gardens will be designed at the base by the canopy legs to set the design in.

3.6 **Appearance:**

The single storey modular unit will comprise of a flat roof, will be clad with factory finished textured panels and all windows and doors will be in white powder coated aluminium framework. The appearance is shown on drawing no. 2020/D296/P/04 (Fig 6).

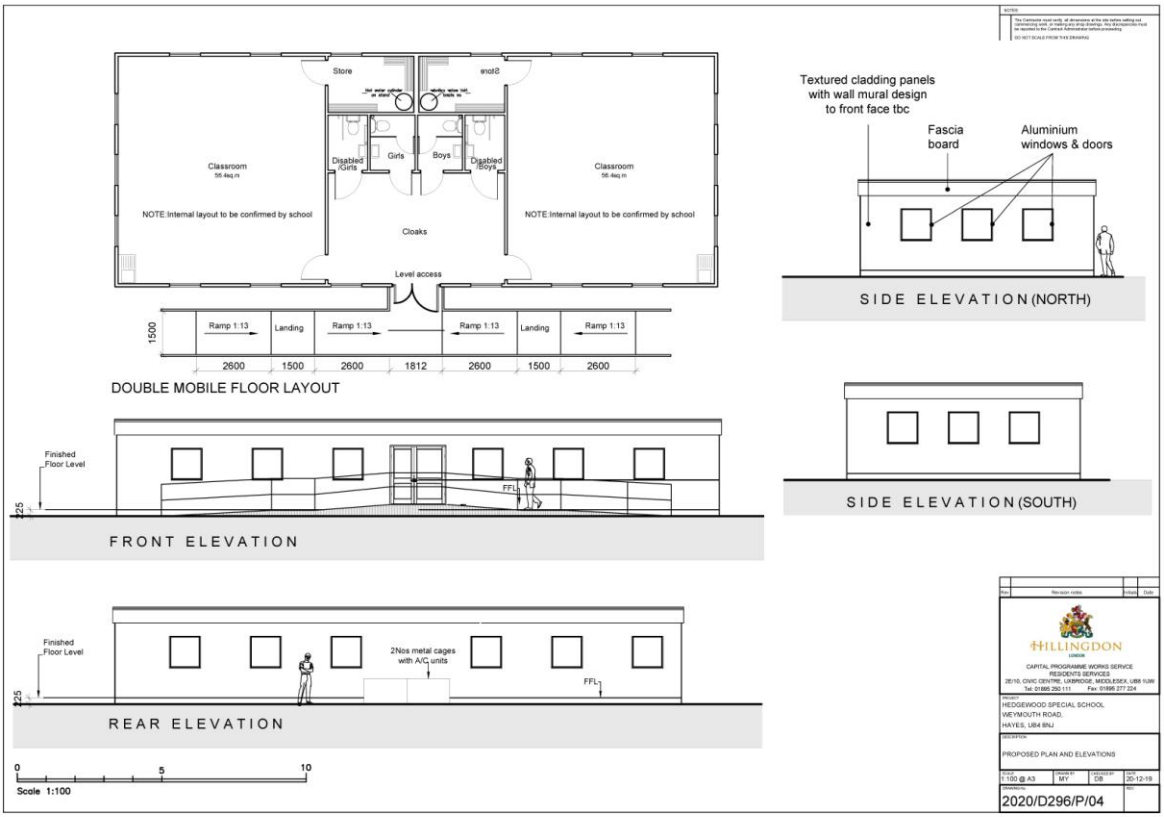


Fig 6 2020/D/296/P/04 Proposed Plan and Elevations, showing existing unit to be relocated.

4.0 ACCESS

4.1 **Accessibility Statement:**

The proposed classroom unit will comply with the Disability Discrimination Act 1995 (amended 2005) has now been substantially replaced by **The Equality Act 2010**. This fact does not alter the obligation to provide compliance with Part “M” Building Regulations, Part “B” Building Regulations, or application of access design codes as best practice. The new ramp will be constructed of timber with anti slip surface and timber handrails / guardrails leading to the entrance.

Level access thresholds are incorporated at the entrance of lobby which leads to the classrooms, new deck and the existing block. A DDA compliant non slip timber ramp will be installed for external access.

The main entrance structural opening will be 2300mm, the door will be a leaf and half which is wide enough for wheelchair-access.

5.0 TRANSPORT

5.1 No net increase is anticipated in pupil or staff numbers and therefore no impact on vehicular or transport loads.

END