

DESIGN & ACCESS STATEMENT
Albert Hall, Albert Road, Hayes

Date: 26.03.24

Design & Access Statement

ALBERT HALL, ALBERT ROAD, HAYES

Use of building as special needs school with erection of a single storey side and rear extension, internal and external alterations and associated landscaping and bin-cycle store.



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1.0 INTRODUCTION

This statement accompanies a full planning submission for the erection of a single-storey rear and side extension, internal and external alterations to a special needs school, and associated landscaping and bin-cycle store.

2.0 SITE AND SURROUNDING AREA

The application site currently hosts the Hayes Spiritualist Church, a building with a gable roof that has served since 1947. Situated with parking in the front garden and a rear garden, the property is flanked by residential properties at 11 Albert Road to the south and No 1-4 James House (a block of flats) to the north. To the rear lies No 28A Keith Road and Opp Hayes and Harlington Community Centre. The site enjoys excellent public transport access, rated at level 5 according to PTAL.

3.0 PROPOSED DEVELOPMENT

The proposal entails the erection of a single-storey side and rear extension, along with extensive internal and external alterations and associated landscaping. The existing building, known as Hayes Spiritualist Church, has been derelict and vacant for several years. Documentation including land registry title, insurance cover, and a swan declaration from the Church verifies its existing use. The proposal, following a pre-planning meeting with Ms E Batman on 4th March, includes revisions such as setting the single-storey side extension 1.0m away from the boundary and introducing a lowered pitched roof, while omitting the first-floor rear extension and two-storey front extension.

The proposed development caters to the requirements of a special needs school, encompassing facilities such as a kitchen, dining area, multipurpose activity area, outdoor activity area, toilets, staircase, and lift to first-floor classrooms. The proposed side extension, featuring a pitched roof, will accommodate kitchen, dining, and a covered outdoor play area for children. The existing rear extension will be replaced by a new extension comprising three workshops for various activities, while retaining the existing stage and hall for multipurpose school activities. Upgrades will be made to the existing derelict building to meet school requirements, including external wall insulation and K-Render, with additional fenestration for improved daylight and ventilation.

4.0 USE

The proposed school will cater to a maximum of 25 students aged 7-18 years, operating hours of School will be as below: -

For Teachers and staff -	Monday to Friday from 8:00 am to 7:00 pm during term time
For student attendance	Monday to Friday from 8:30 am to 3:00 pm. During term time
Summer activities are planned for two weeks during July/August,	Monday to Friday from 9:00 am to 2:00 pm.

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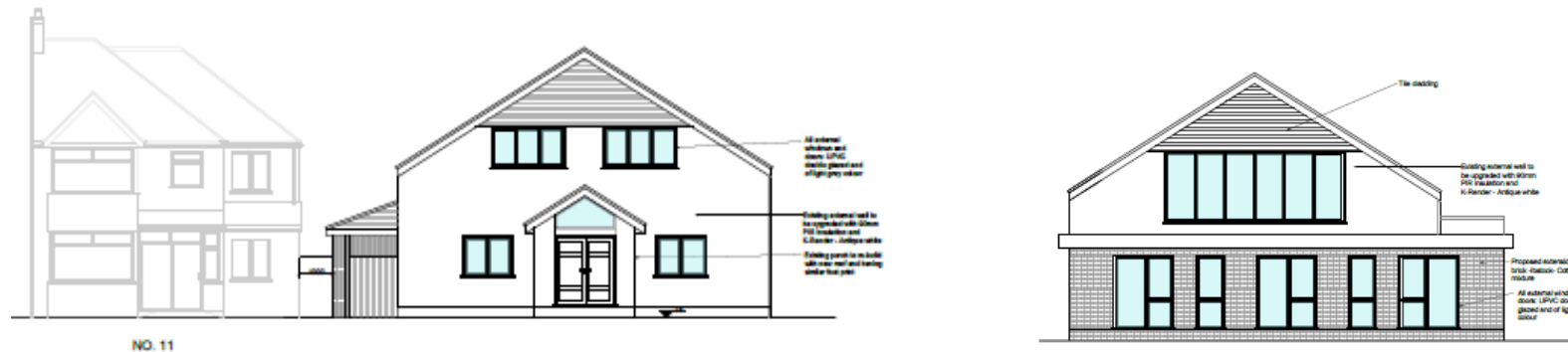
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Employing 10 full-time and 5 part-time staff members, the school will contribute to local employment. The majority of students will be transported by minibuses, with parents dropping off children at Hayes and Harlington Community Centre parking, with arrangements coordinated with the community centre.

The site is well-served by buses and an Underground station, encouraging the use of public transport by teachers and staff members. A separate Travel Plan prepared by YES Engineering Ltd details transport and travel arrangements, ensuring sustainability and minimal disruption to neighbouring properties.

4.0 APPEARANCE

The front appearance of the existing building will be improved by the proposed modification in terms of render, new window, roof tiles, soft landscaping, and extensions. The rear of the building has been improved significantly with large glazing feature at first floor level as show below: -



5.0 ACCESS

Minor adjustments will be made around the building to provide level access throughout the school and rear garden. The main entrance will have level access to the ground floor via paving, with a 1:20 fall for wheelchair access and 1.1m high metal railings installed. All doors in external spaces will feature level access thresholds for children's use, with corridors designed to accommodate wheelchair users.

Internally, a lift will be installed to allow full access to the first floor, meeting Part M regulations for mobility access and additional features such as visibility, surface textures, lighting, and acoustic requirements. Accessible toilets will be provided on each floor.

6.0 REFUSE & RECYCLING

Refuse and recycling bins will be located at the front, enclosed in a timber enclosure, and screened by shrubs.

7.0 CONCLUSION

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does in fact meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.