



FIGURES : 1-29 as referred to in the Supporting Statement





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

As Existing Aerial Photograph of overall site.



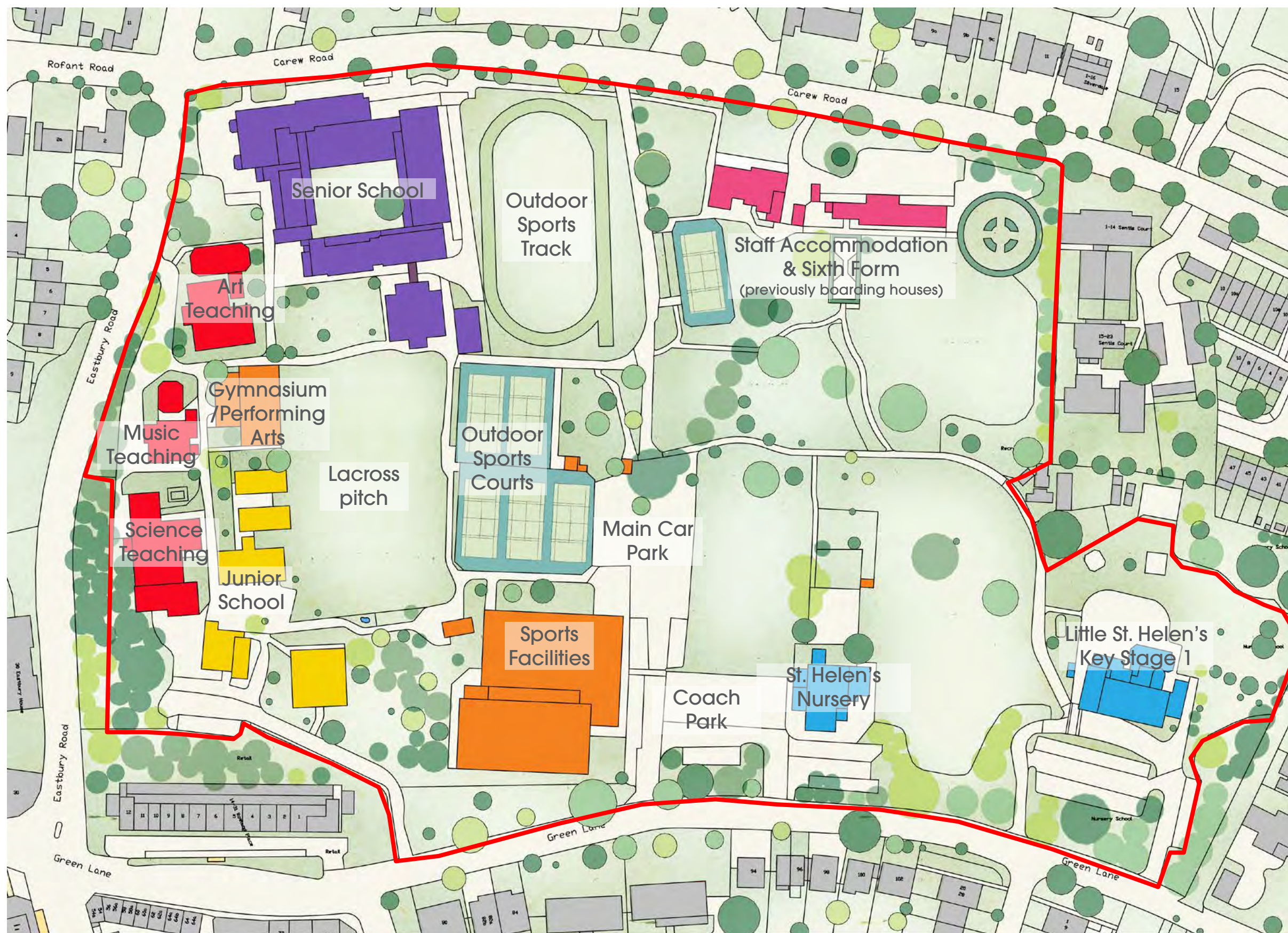
Image from Google



# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing 3D Site Model Overview

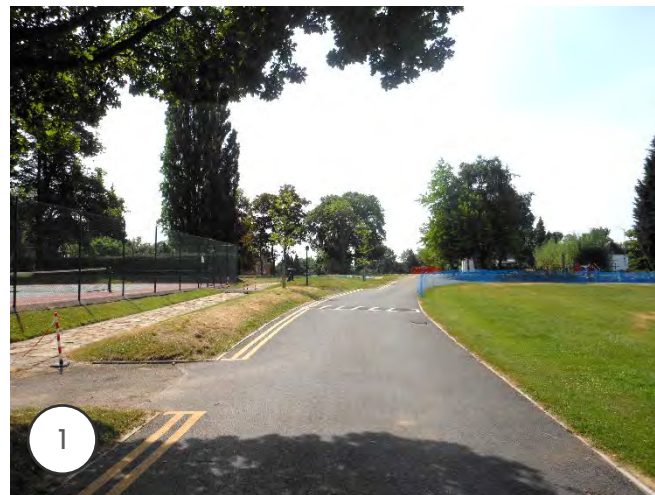






# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## Existing Site Photographs



Aerial photograph of immediate site area together with selected images of the environs which will be affected by the proposed development.



## Site Details

- Planning Authority  
Hillingdon Borough Council
- Site Address  
St. Helen's School  
Northwood, Middlesex HA6 3AS  
01923 843210
- Site Area = 7.82Ha
- Northwood Frithwood Conservations Area



### Northwood-Frithwood Conservation Area

The Northwood-Frithwood Conservation Area was designated in 1989 and is primarily characterised by large individually designed detached houses in the Arts and Crafts style. The estate was originally developed by Frank Carew, following the arrival of the Metropolitan Railway in 1887. Developed during the late 19th Century, the houses have retained many of their original features and fabric. The later houses were designed by architects CHB Quenell, Swanell and Sly and John Markham, a pupil of Lutyens. The roads are lined with mature trees and the landscaped gardens of the properties provide a green and leafy appearance to the streetscape of the area.

At the time of designation, the boundary of the conservation area was tightly drawn around those buildings with high visual quality and where there was continuity to the character of the street. In doing so, some houses on Carew Road and Green Lane were omitted despite their design and architectural quality. The boundary has, however, been revised in November 2009 to include those buildings and adjacent open spaces that are important to the character of the area and contribute positively to its setting. This also recognises the early stages of the development of the area.

Carew Road runs perpendicular to Eastbury Road and the houses are contemporary in period, scale and architecture with the properties within the existing conservation area. Although a few houses along Carew Road have been replaced with modern developments, the original individual buildings merit protection. The grounds of St Helen's School provide a green backdrop to the residential area and to the street scene, and the buildings include some of the earliest houses within the area.

North of Frithwood Avenue, Cullera Close is a recent development built in 1980s. It is a distinctive group of well designed properties, separated from the road by white painted brick walls with a slightly "hacienda-like" appearance. Their unusual style and interesting design warrant their inclusion within the extended area.



Northwood-Frithwood Conservation Area – 1989  
Northwood-Frithwood Conservation Area – [extended 2 December 2009]

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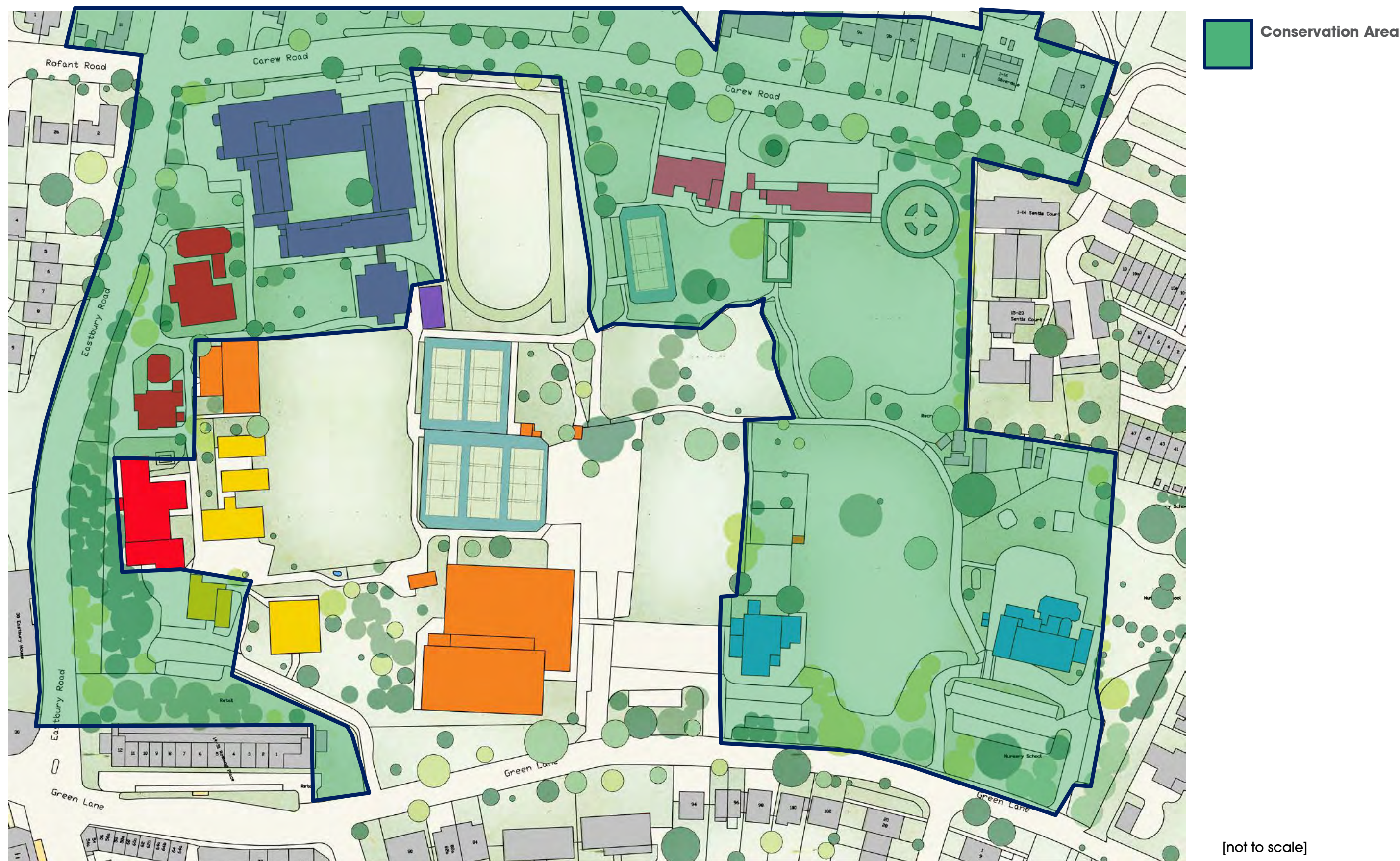


Original Conservation Area

School Site boundary

Extended Conservation Area

Based on Local Plan from Hillingdon.gov.uk





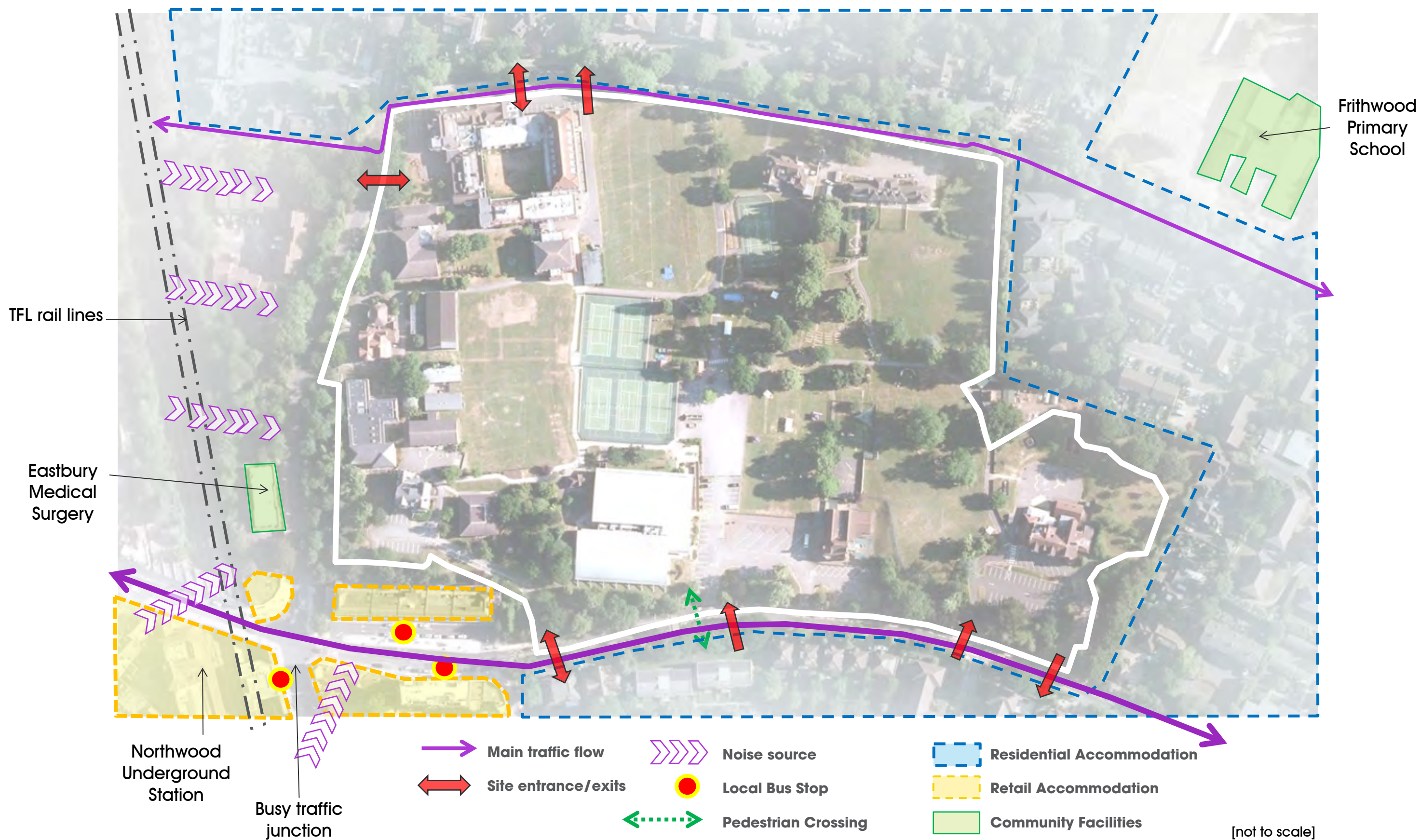
*Original map drawing - Landmark Pro-map*

Figure 7



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## Existing Site Plan – 'External' Environs





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## Existing Site layout - Principal Shortcomings

### MAIN BUILDING

- Main entrance to School not well positioned and lacks impact.
- Courtyard not fully exploited - link between dining and courtyard needs improving .
- Sixth form facilities limited and need expanding with own identity.
- Poor grade and poorly located library/Learning Resource areas.
- Staff areas in need of upgrading.
- Others..tbc

### SPECIALIST TEACHING AREAS

- Generally crowded and with limited aspect onto the School grounds. Somewhat hidden away other than new drama suite.
- Limited music facilities likely to require future expansion
- Others tbc

### JUNIOR SCHOOL

- Inconsistent class sizes
- Insufficient natural light
- No direct views of grounds beyond.
- Accommodation scattered in different buildings.
- Poor accessibility to all floors.
- Claremont – cellular spaces and awkward circulation unsuitable for teaching spaces.
- Poor relationship between class bases and external areas generally.
- Insufficient capacity in Junior Hall.
- Limited storage.
- No real defined Junior School identity.
- Lack of changing facilities linked to hall.
- Lack of good quality library and learning resources. Currently scattered
- Others. tbc

### SPORTS PITCHES AND COURTS

- Pitches generally limited in size – no full size pitch and no multi-use all weather surface.
- Existing tennis courts could be consolidated to rationalise central area to release additional development site
- Others tbc.

### OVERALL SITE

- Poorly defined approach and site entrances.
- Central area somewhat ad-hoc and not used to its max potential.
- Car parking located within the school secure area
- Variety of separate entrances.
- Some temporary buildings which need replacing.
- Others tbc

### PARKING AND ACCESS

- Multiple entrances around the site.
- Substantial vehicle area at the heart of the site which conflicts with safe pupil movement.
- Others...tbc



### NURSERY AND LITTLE ST HELEN'S

- Limited connections to main school and specifically Junior School.
- Others..tbc



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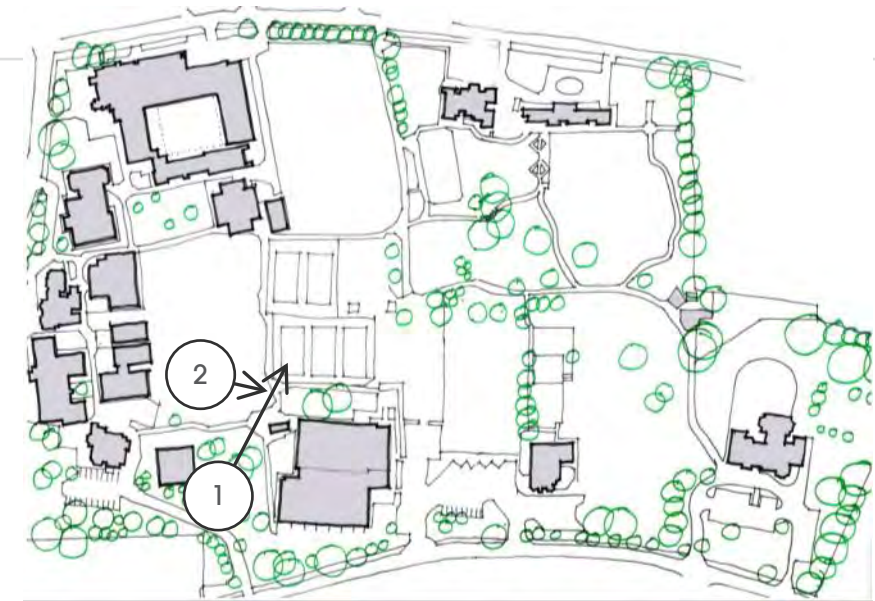
## Key Qualities of Existing Site and Buildings

### Site

- Well landscaped pleasant environment with significant number of trees (some of which have TPO designation) around and within the site and a generous and spacious character.
- Meandering path structure creates a relaxed feel to the site.

### Buildings

- Individual pavilions within the landscape which create a human scale and clear identity between areas of accommodation .
- Mix of building ages reflect the traditions and heritage of the school.



Key to photographs



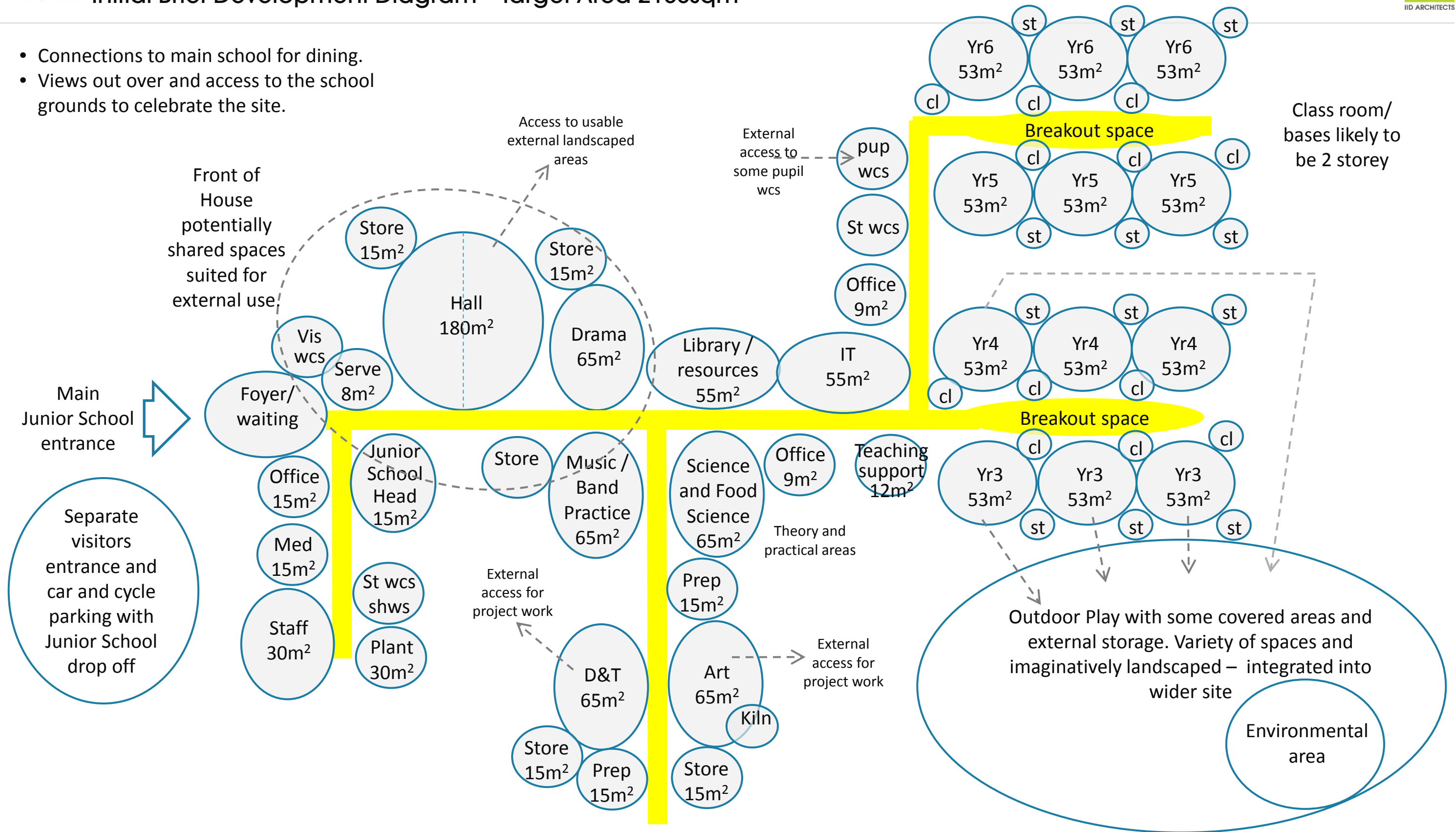


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## Initial Brief Development Diagram – Target Area 2100sqm



- Connections to main school for dining.
- Views out over and access to the school grounds to celebrate the site.

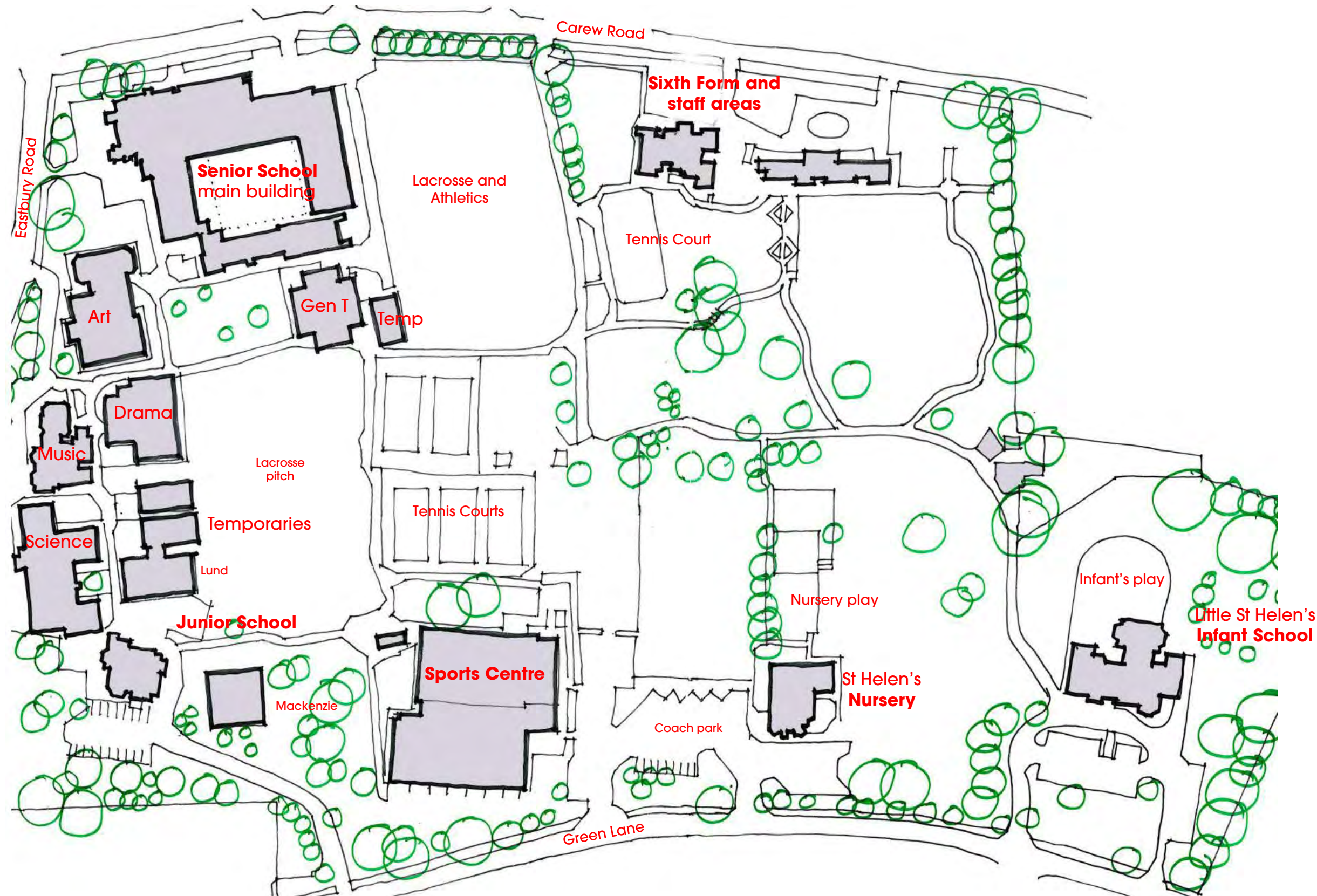






# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing Site layout





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing Site layout – Development Options for replacement Junior School

### OPTION 1

- Removal of existing temporaries and creation of Junior school with new build link connecting Lund, Mackenzie and Claremont.

Notional external  
Junior School  
areas

#### OPTION 1 APPRAISAL

- Difficult to construct within an operational school.
- Requires temporary accommodation for Junior School.
- Development area within conservation area.
- Potential adverse impact on lacrosse pitch (already undersized) and central area with external hard and soft activity areas.
- Lacks defined Junior School territory / identity.
- Limited scope to create separate Junior School entrance with reasonable vehicle access for drop off.
- Existing buildings not well suited to conversion to create inspirational primary accommodation. Accommodation would be fractured and cramped.
- Limited scope for the secure and defined external areas linked to KS2 accommodation.
- Restricts future options for expansion of specialist facilities.

Approx 2000sqm  
at 2 storeys





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing Site layout – Development Options for replacement Junior School

### OPTION 2

- Replacement of Lund and temporaries with new build 2 storey Junior development.

Notional external  
Junior School  
areas



#### OPTION 2 APPRAISAL

- Difficult to construct within an operational School.
- Development area within conservation area.
- Requires temporary accommodation for Junior School
- Potential adverse impact on lacrosse pitch (already undersized) and central area with external hard and soft activity areas.
- Lacks defined Junior School territory / identity.
- Limited scope to create separate Junior School entrance with reasonable vehicle access for drop off.
- Significant building volume within close proximity of other buildings – likely to feel crowded.
- Limited scope for the secure and defined external areas linked to KS2 accommodation.
- Restricts future options for expansion of specialist facilities.



# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing Site layout – Development Options for replacement Junior School

### OPTION 3



- Remodelling and extension of Mackenzie.

Notional external  
Junior School  
areas



#### OPTION 3 APPRAISAL

- Would need to be phased, but could be achieved within operational School.
- Requires some temporary accommodation for Mackenzie.
- Development area within conservation area.
- Potential adverse impact on lacrosse pitch (already undersized) and central area with external hard and soft activity areas.
- Potentially Lacks defined Junior School territory / identity.
- Limited scope to create reasonable vehicle access for drop off.
- Mackenzie not ideal for conversion to create inspirational primary accommodation.
- Limited scope for the secure and defined external areas linked to KS2 accommodation.
- New development within the conservation area would have impact on cost.



# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing Site layout – Development Options for replacement Junior School

### OPTION 4

- New-build accommodation either single or 2 storey (2storey footprint illustrated)

 Notional external Junior School areas



#### OPTION 4 APPRAISAL

- Could be constructed with minimum impact on existing School.
- Within the conservation area and close to adjoining residential boundaries – likely to be contentious at 2 storeys.
- Relatively remote and not well connected to lower or upper Schools.
- Limited scope to create reasonable vehicle access for drop off.
- Likely to have adverse impact on setting of existing buildings.



# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Existing Site layout – Development Options for replacement Junior School

### OPTION 5

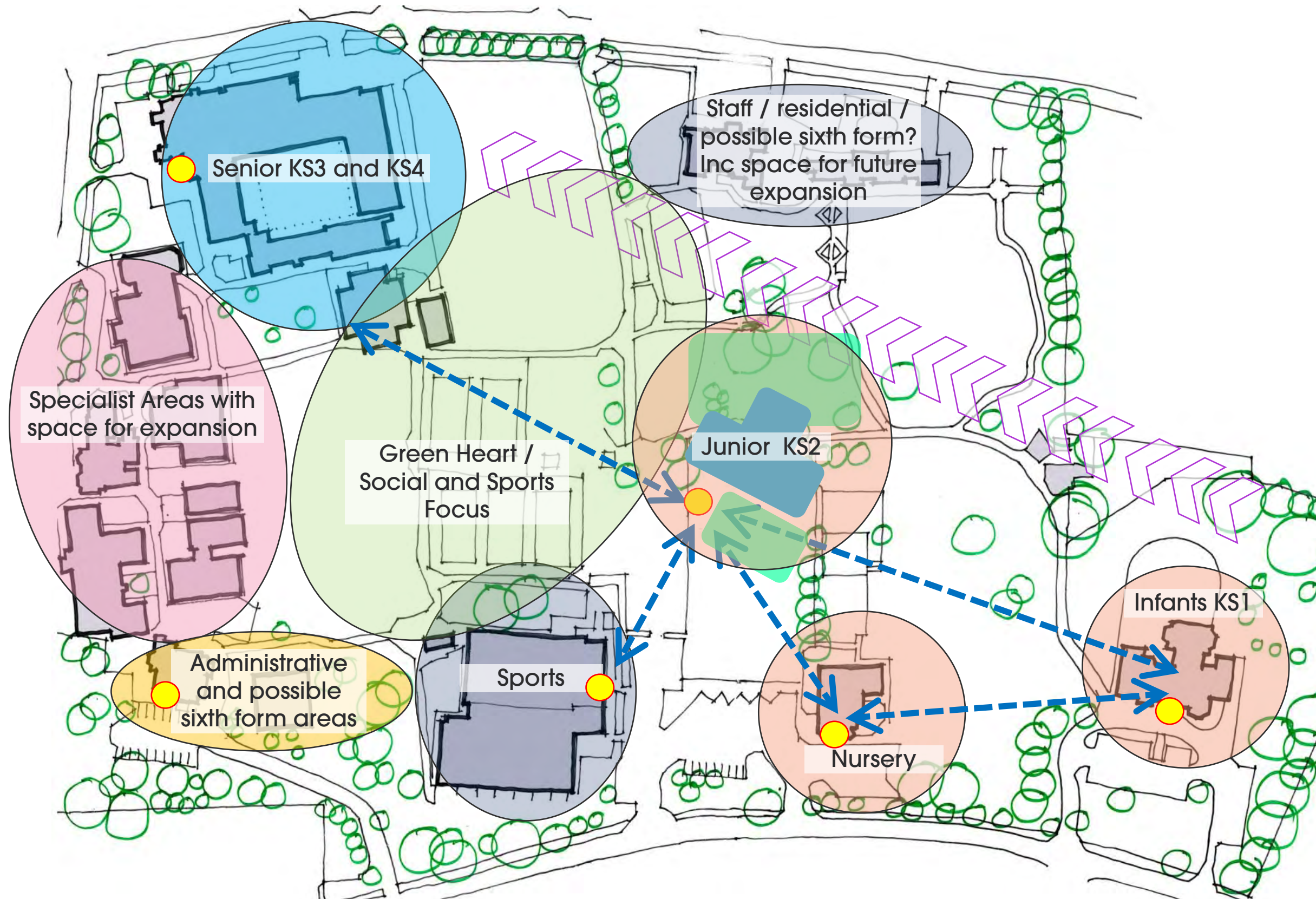
- New-build accommodation either single or 2 storey (2storey footprint illustrated)

 Notional external Junior School areas

#### OPTION 5 APPRAISAL

- Could be constructed with limited impact on existing School.
- Only partially within conservation area.
- Some but limited adverse impact on existing trees.
- Potentially well connected to other lower and upper School areas – an ideal transition focus.
- Good opportunities to create a prominent new entrance with good vehicle access for drop off.
- Make good use of an existing underused area of site.
- Likely to require some remodelling of existing nursery play area.
- Excellent opportunities to integrate new facilities into the landscape and to create inspirational - state of the art – KS2 facilities with generous external areas.

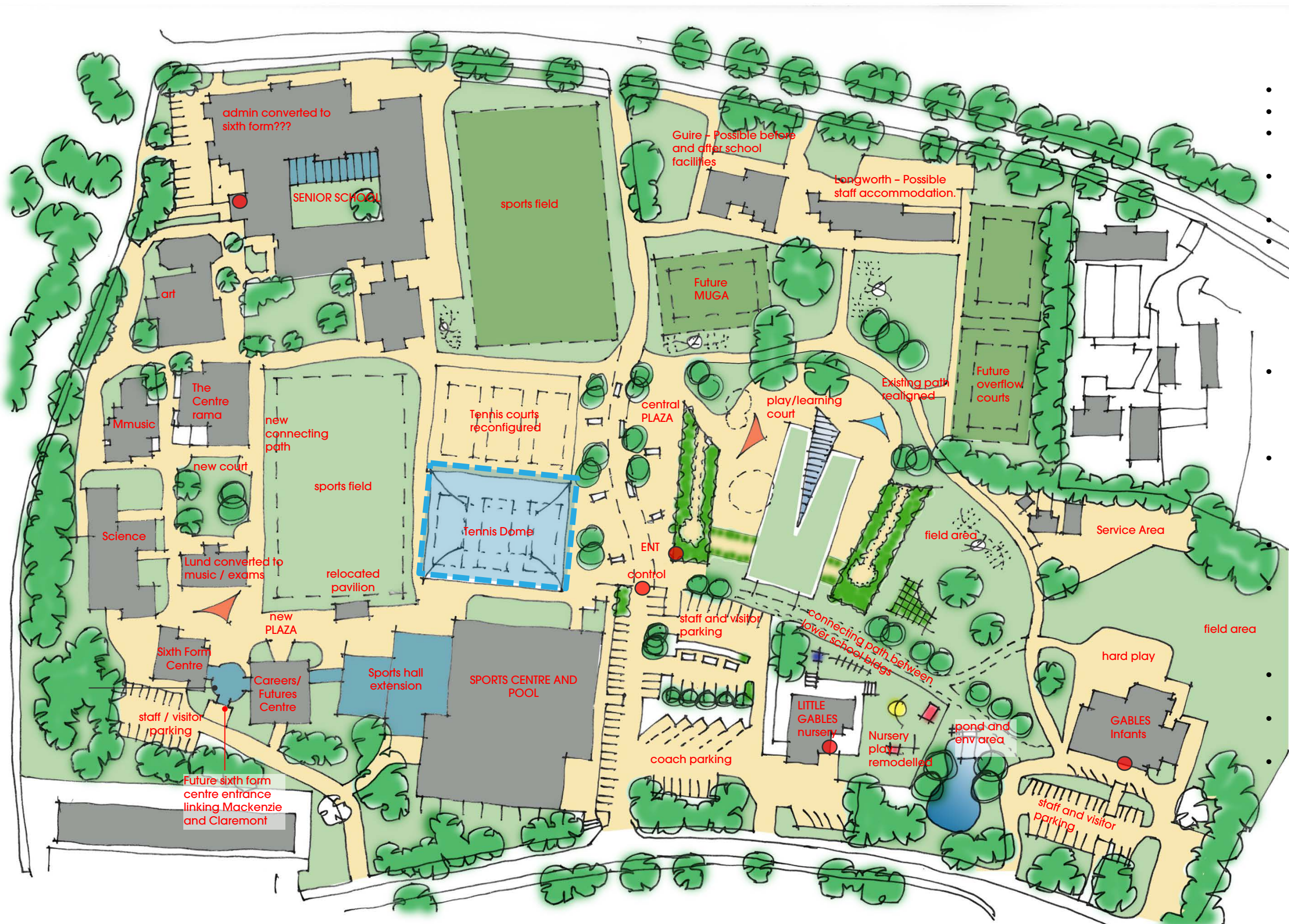






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## Overall Site Strategy Proposals



### POTENTIAL FUTURE DEVELOPMENT TO BE CONSIDERED

- New Sixth Form Centre
- New Learning Resource Centre
- Expansion of Music and Drama facilities.
- Improved administration and general visitor entrance.
- Additional informal social spaces.
- Improved vehicle and pedestrian access and circulation.

### JUNIOR SCHOOL DESIGN OBJECTIVES

- Create clear identity for Junior School with own separate entrance and convenient drop off access.
- Integrate new building with landscape – using fingers into the landscape / intensive roofs and open courts .
- Keep organisation and layout clear simple and intelligible. Enhance and consolidate links between 3 Lower School buildings and between Senior and Junior School.
- Minimise impact on surrounding properties.
- Create new social PLAZA and Focus at the heart of the site.
- Generally improve landscape layout at heart of site – currently lacks coherence.



Inflatable Tennis Dome which received planning approval in February.





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Proposed 3D Site Model Overview – From Southeast



Proposed Junior  
School





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## As Proposed 3D Site Model Overview – From North





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## Anticipated future Master Plan development packages

### PACKAGES KEY

#### PACKAGE 0

P0.1 – Tennis Dome

#### PACKAGE 1 “Facilitate the Vision”

P1.2 – New Junior School

P1.3 – Redevelopments of Mackenzie to create Futures Centre

P1.4 – Redevelopments to Main School

P1.12 – Remodelling of Claremont

P1.6 – All Weather Pitch

#### PACKAGE 2a “Bring the Library/Resource Centre into the Heart of the School”

P2a.5 – Sports Hall Extension

P2a.9 – Remodelling of Main School Changing / Bursary to form Learning Resource

#### PACKAGE 2b “Enable High Quality Extended Day Provision”

P2b.13 – Remodelling of Gwyer & Longworthe for ‘extended day provision’

P2b.7 – Remodelling of Lund

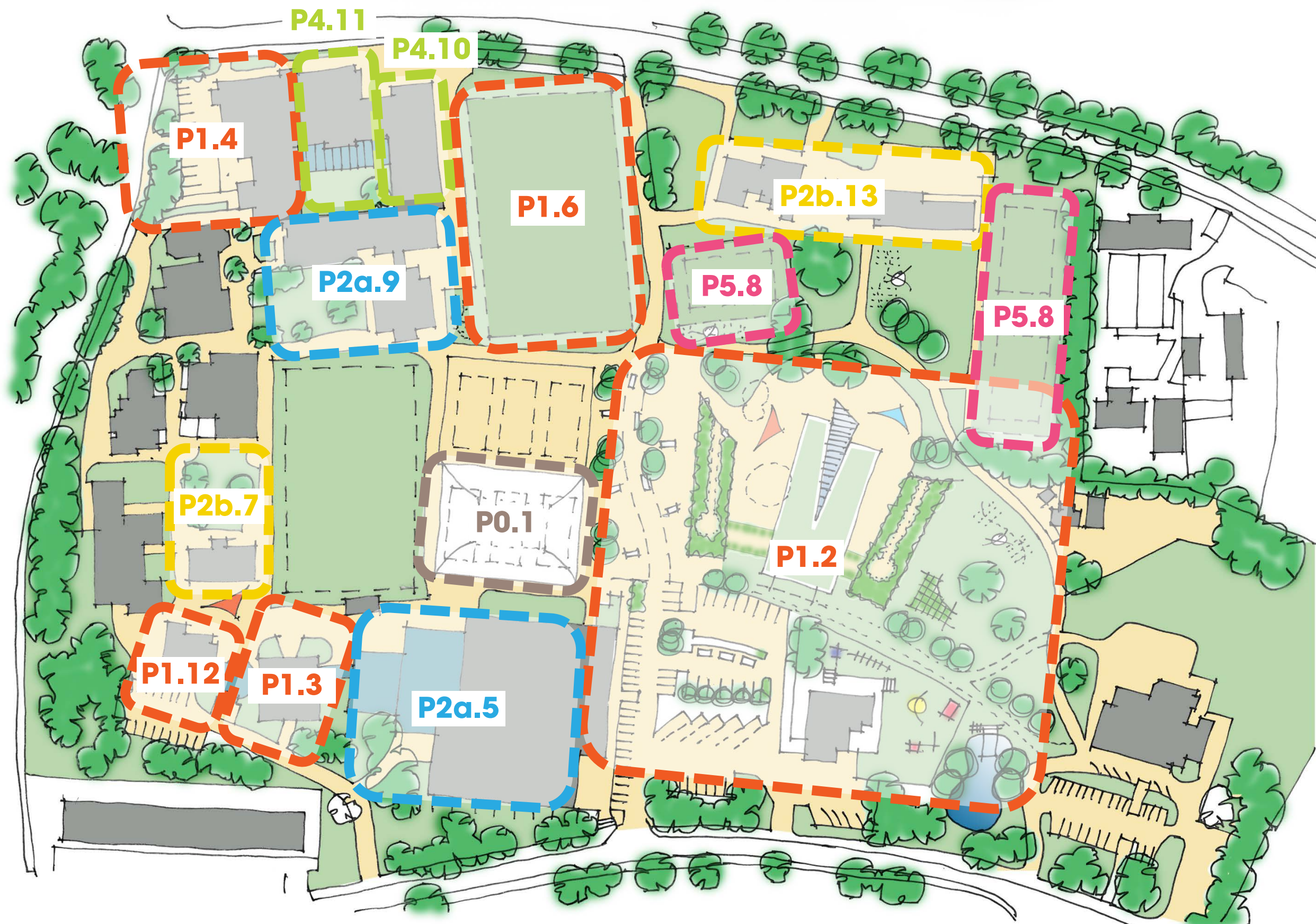
#### PACKAGE 4 “Enhance the School Heart”

P4.10 – Remodelling of Roland Brown Hall

P4.11 – Dining Hall Extension

#### PACKAGE 5 – Optional if desired

P5.8 – MUGA





# St Helen's School Northwood **NEW JUNIOR SCHOOL** – Planning Application Supporting Statement

## Proposed Master Plan Package 1

**PACKAGE 1.4**  
Redevelopments of  
Main School entrance

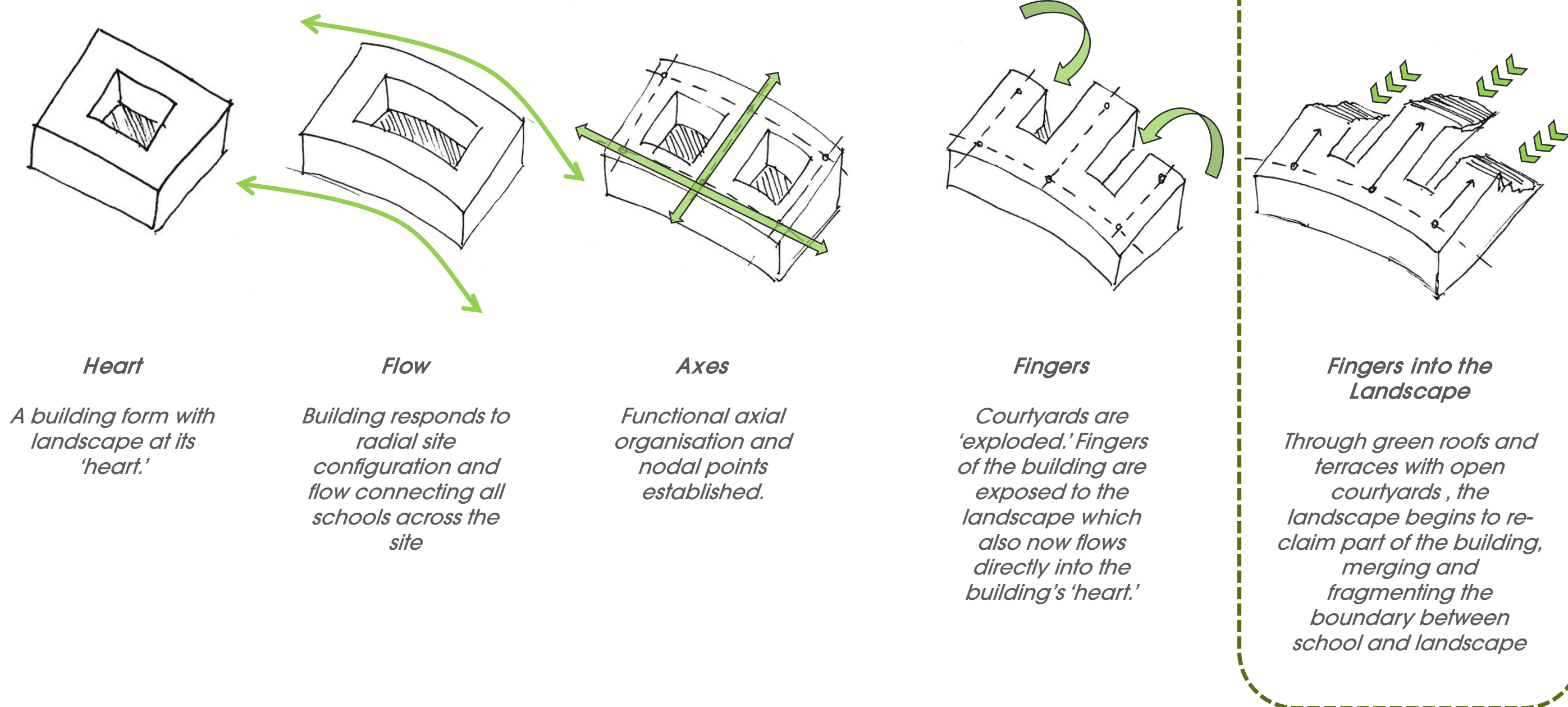
**PACKAGE 1.6**  
All Weather Sports Pitch

**PACKAGE 1.2**  
New Junior School

**PACKAGE 1.3**  
Redevelopment of  
Mackenzie to create  
Futures Centre

**PACKAGE 1.12**  
Remodelling of  
Claremont







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## Terracotta rain screen cladding examples



Stack bond terracotta tiles in bands of colour



Random bond pattern terracotta tiles



Larch timber slats with coloured fabric behind.



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## Construction Access and Contractor's Working Areas

