

PLANNING STATEMENT

For

NELSON PRIMARY SCHOOL, TWICKENHAM

Alterations to existing entrance to school car park to provide vehicular and pedestrian access gates.



Document Author: CW

28th October 2024



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1. INTRODUCTION

Synergy LLP has prepared this Planning Statement in conjunction with design drawings to be submitted for a full planning application to the London Borough of Richmond upon Thames for the alterations to existing vehicle entrance to school car park to provide vehicular and pedestrian access gates.

SITE & CONTEXT

The application site of Nelson Primary School (2.52ha) is situated in the Ward of Whitton within the London Borough of Richmond upon Thames boundary. The site is approximately 1.5 miles east of the Hounslow Heath nature reserve and 0.4 miles north of Whitton railway station – which is directly adjacent to the A316 road between Sunbury & Chiswick.

The ownership boundary of the site lies adjacent to playing fields, that is an area of Other Open Land of Townscape Importance (OOLTI) and approximately 1km from Metropolitan Open Land & Green Belt.

The locality is characterised by a mixture of detached and semi-detached properties of traditional appearance comprising red-facing brickwork and plain clay roof tiles. The school grounds are situated between the junction of Nelson Road and Runnymede Close, with the boundary treatment at the front of the school comprising wrought iron spear top fencing between brick piers.



Aerial view of Nelson Primary School showing extents of the site boundary.

2. PLANNING HISTORY

22/3011/FUL

New vehicle entrance from main road to the school.

Refused Permission 20/12/2022

16/2385/VRC

Variation of condition U67979 (Approved Drawings) of planning permission 13/2746/FUL to allow for the parapets on the North and East Elevations of the studio classroom to be raised by 480mm to conceal and permit safe access to air handling plant on the roof.

Granted Permission 01/09/2016

13/2746/NMA

Extensions to Infant Block consisting of a new staff room / Learning Resource Centre and Design Technology Room / Nursery and internal alterations; erection of a new external canopy and fencing to denote the entrance to the school and obscure the external plant area. Junior Block - New extensions accommodating four new classrooms a studio space and circulation; extension to the existing kitchen. New cycle stores and changes to hard and soft landscaping. [Non-Material Amendment to condition U65979 - Approved drawings of planning permission 13/2746/FUL to raise the parapet of the studio roof on the North and East elevations by 480mm].

Withdrawn by the Applicant 14/06/2016

13/2746/DD02

Details Pursuant To Conditions U65982 (Cycle and Scooter Parking), DV28 (External Lighting), U66757 (Noise) and U66758 (Ecology) Of Planning Permission 13/2746/FUL Dated 09/12/2013.

Granted Permission 25/09/2015

13/2746/DD01

Details Pursuant To Conditions BD12 (Materials), DV49 (Construction Method Statement), LT09 (Hard And Soft Landscaping), U65988 (Arboricultural Method Statement), U65989 (Site Monitoring), U65990 (Pre-Start Meeting), U65991 (Tree Planting) and U65992 (Bird and Bat Survey - T18) Of Planning Permission 13/2746/FUL Dated 09/12/2013¹

Granted Permission 13/02/2015

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13/2746/FUL

Extensions to Infant Block consisting of a new staff room / Learning Resource Centre and Design Technology Room / Nursery and internal alterations; erection of a new external canopy and fencing to denote the entrance to the school and obscure the external plant area. Junior Block - New extensions accommodating four new classrooms a studio space and circulation; extension to the existing kitchen. New cycle stores and changes to hard and soft landscaping¹

Granted Permission 09/12/2013

13/2315/VRC

Variation of condition U51553 (U51553 - PV Panels) of planning permission 12/1420/FUL.

Granted Permission 07/10/2013

12/1420/DD01

Details Pursuant To Condition DV49 (Construction Method Statement).

Granted Permission 17/05/2013

12/2377/FUL

Erection of shade sail canopies (6m x 12m) on the perimeter of the school field.

Withdrawn by the Applicant 12/11/2012

12/1420/FUL

Creation of new school assembly hall with associated storage areas and conversion of existing hall.

Granted Permission 11/07/2012

10/1146/FUL

Installation of photovoltaic panels on the south elevation of the roof.

Granted Permission 14/06/2010

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07/1381/DD03

Details pursuant to condition BD08 (Materials to match existing).

Granted Permission 20/02/2008

07/1381/DD02

Partial details pursuant to condition BD08 (materials) of planning application 07/1381/FUL

Granted Permission 01/02/2008

07/1381/DD01

Details pursuant to conditions LA11A (Landscaping required - hard and soft), LA30 Landscape works.

Granted Permission 19/03/2009

07/1381/FUL

Proposed Extension To The Existing School To Provide A New Classroom And Ancilliary Accomodation.

Granted Permission 07/09/2007

Provision Of Canopies For Eight Classrooms To Give Sheltered Outdoor Play/activity Space.

Granted Permission 08/05/1997

Retention Of Two Temporary Classrooms & Erection Of Wc Accomodation (approximately 9 Months).

Granted Permission 01/08/1996

Erection Of Two Temporary Classrooms With Wc Accomodation (approximately 9 Months).

Granted Permission 20/07/1995

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95/1494/FUL

Refurbishment Of The Existing Hall And Juniors Classrooms And Extension For Additional Classrooms.

Granted Permission 20/07/1995

89/1911/FUL

Use Of School Grounds For Up To 5 Car Boot Sales A Year With At Least Two Month Intervals Between Each.

Granted Permission 10/10/1989

84/1524

Erection of a single storey temporary classroom building.

Granted Permission 13/02/1985

84/0970

Erection of an extension to the Junior school to provide additional classrooms, resources and information area and ancillary accommodation for the purposes of education.

Granted Permission 25/10/1984

73/1980

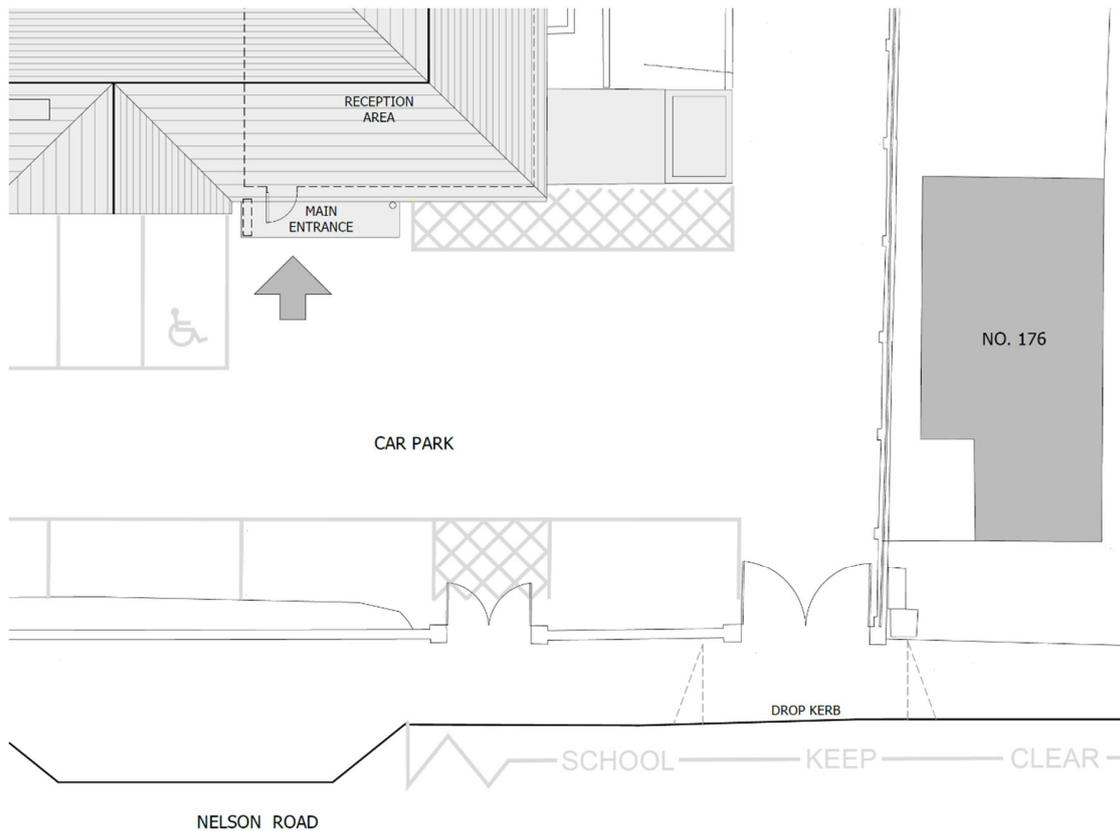
Removal of existing classroom and erection of two mobile classrooms.

Granted Permission 18/10/1973

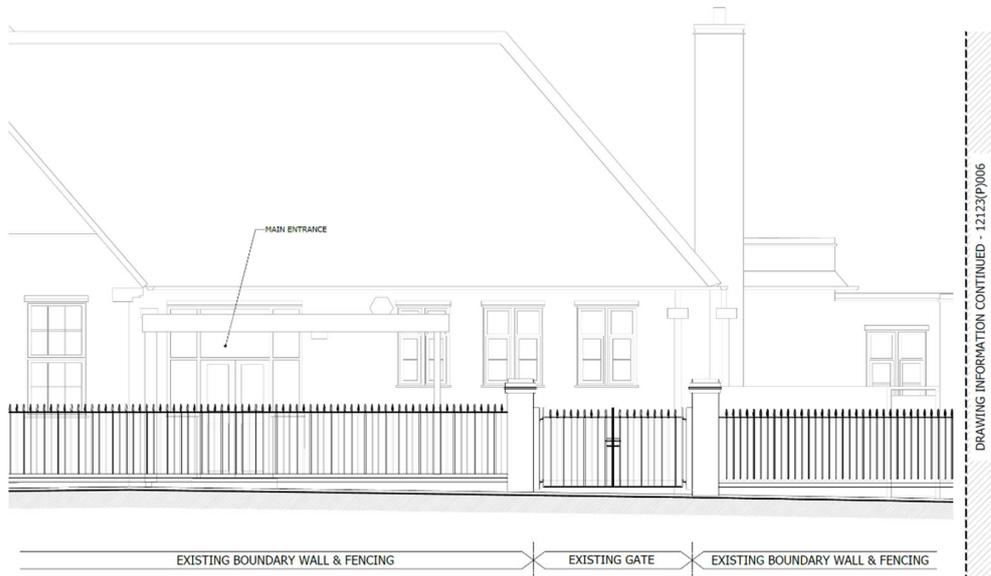
3. EXISTING

The existing site frontage of the school comprises 2no. entrances (one vehicular entrance & one pedestrian) to the main school building and 1no. entrance to the nursery. The existing vehicle entrance consists of a double leaf wrought iron gate fixed to brick piers – this entrance is situated close to the boundary of the neighbouring property and directly opposite the Nelson Rd/ Ashdale Close junction.

The pedestrian access gate is of the same appearance and materials to the vehicle entrance to the school. Both gates are manually operated with the pedestrian gate locked during school hours; however, the vehicular entrance gate is open during the day.



Existing Site Entrance Plan N.T.S



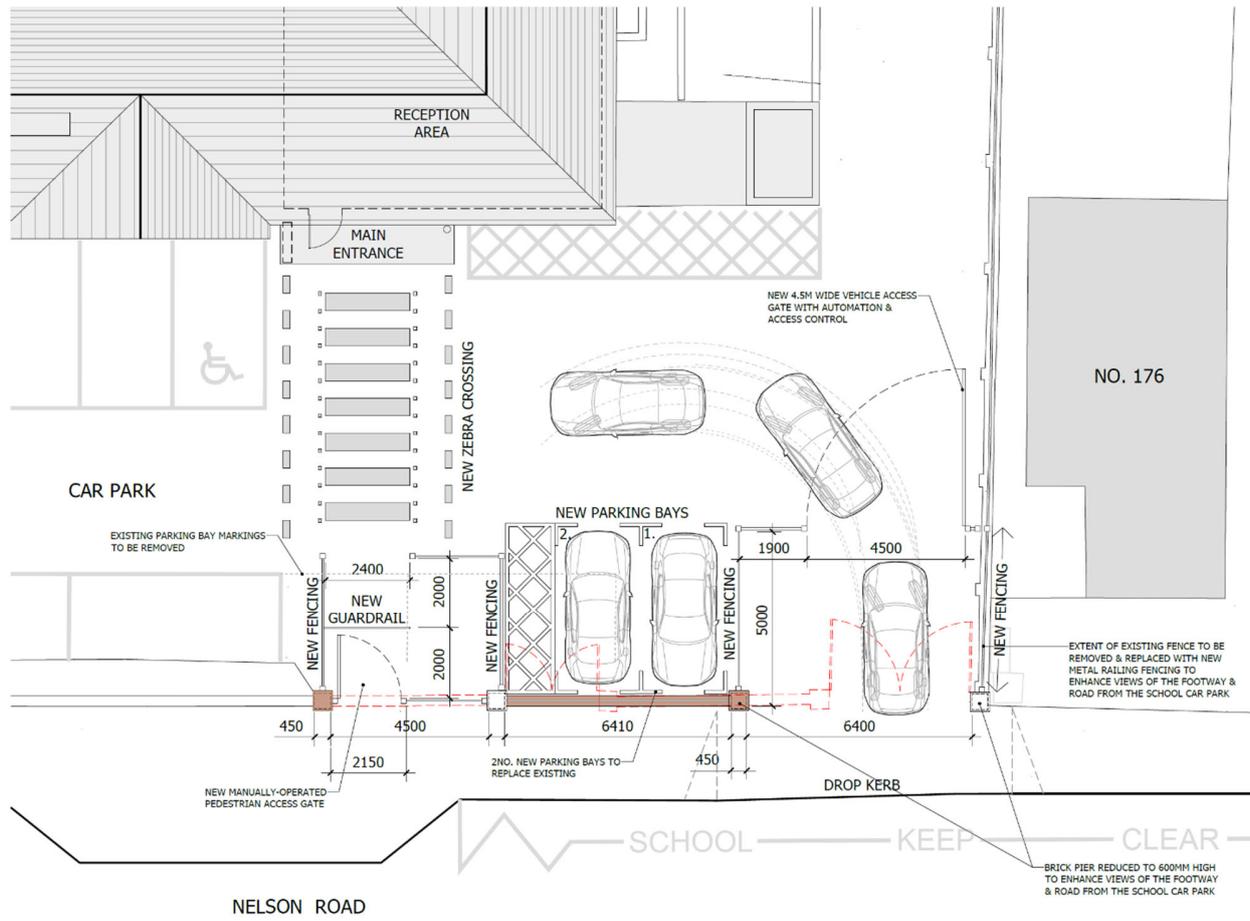
Existing Street Scene Elevation (Nelson Rd) N.T.S

4. PROPOSED

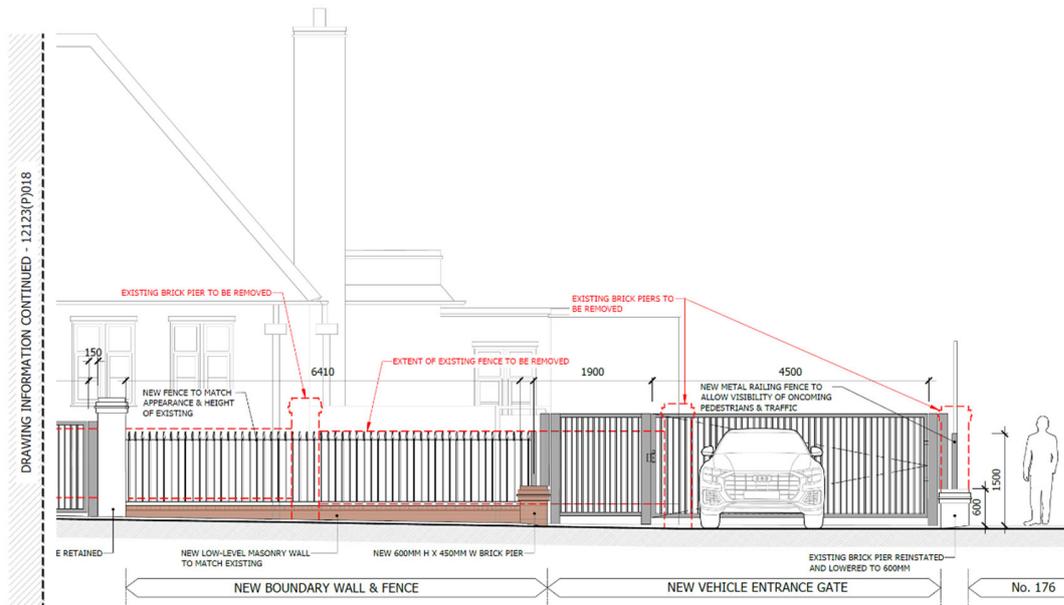
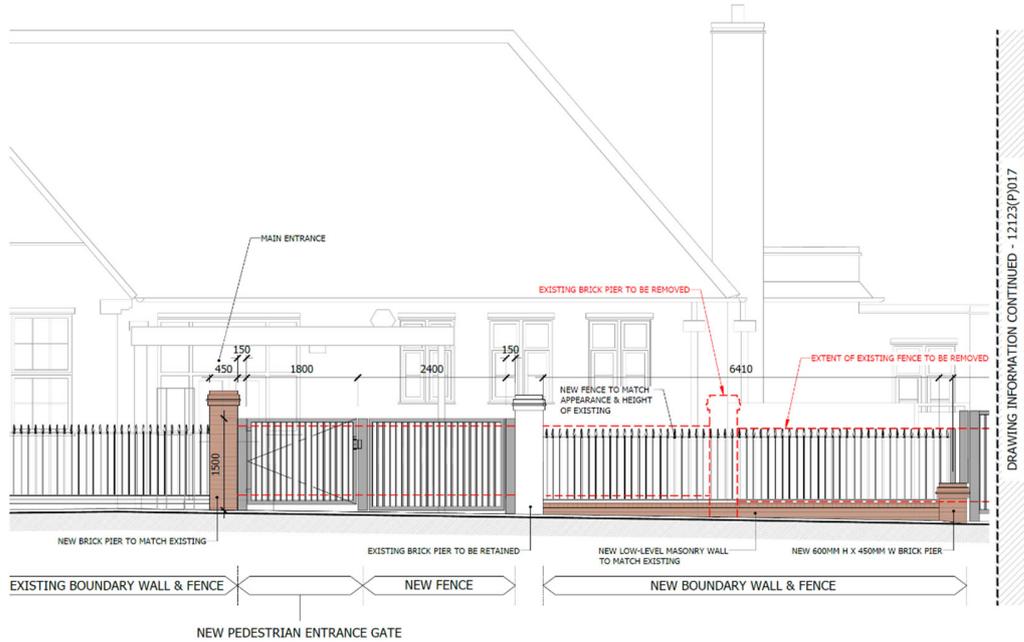
The proposal seeks to enhance the vehicular and pedestrian access to the school and improve safeguarding by providing a separate access route between pedestrians and cars during school opening and closing hours. Automated entrance gates are to be incorporated to the boundary treatment of the school grounds, with additional fencing and manually operated gates to the school car park - allowing for vehicular access to the side of the school whilst providing a safe circulation route for staff, students and parents.

The number of existing car park spaces are to be retained, with the provision of 2no. replacement parking bays placed between the new pedestrian entrance and vehicle access gate. Each replacement parking bay complies with the London Borough of Richmond Upon Thames Transport SPD and are positioned to allow for easier access to the car park for vehicles.

Materials for the proposal comprises a new 1.8m metal fence boundary, 1.8m high automated vehicle access gate, and new brick pier & wall with metal railings to match existing. Please see Synergy LLP drawings 12123(P)005, 12123(P)017 & 12123(P)018 for reference.



Proposed Site Entrance Plan - N.T.S. 



Proposed Street Scene Elevations - N.T.S

5. CONCLUSION

London Borough of Richmond Upon Thames Local Plan

LP 31 – Public Open Space, Play Space, Sport & Recreation

The proposal has no detrimental impact on public open space, play space, or playing fields & sports facilities, as minor alterations to the existing entrance gate is to be carried out - slightly increasing the width to allow for a larger single leaf entrance gate for cars, and creating a separate pedestrian access point which runs parallel to the neighbouring boundary wall/ fence.

The existing playground is located to the rear of the school grounds, whereas the existing car park is situated at the front of the school. The proposal enhances the layout of the entrance to the existing car park and improves the safeguarding of students by separating pedestrian and vehicular access.

All proposed works adhere to the London Borough of Richmond Upon Thames Design For Maximum Access – the provision of parking spaces is unaffected and easier to access with a new 4.5m wide entrance gate & 6.4m wide overall access for vehicles to safely enter and exit the school car park. The dropped kerb is to be extended to allow suitable width for cars to access the site, with the surface colour differing to the existing pavement slabs along nelson road.

The proposal also improves the pedestrian environment of the school with the provision of a clear footway and no change in surface or levels. The school entrance has suitable access for pushchairs, wheelchairs and trolleys.

LP 14 – Other Open Land of Townscape Importance OOLTI

The proposal does not harm the character or openness of open land. The ownership boundary of the school lies within an area of OOLTI (school playing fields); however, the development boundary lies outside of this area as the school playing fields are situated towards the rear of the school and out of sight from the street frontage.

The proposed development comprises minor alterations to the existing boundary towards the southeastern boundary of the school grounds.

LP 45 – Parking Standards & Servicing

The proposal adheres to local planning policy LP 45 as the development will mitigate issues with pedestrian safety, by providing separate pedestrian access to vehicles using the existing car park towards the front of the school.

Materials and appearance of the proposal will enhance the character of the local street scene, with the incorporation of new fencing and automated entrance gates to the school. Any existing boundary treatment that is to be removed, where necessary, will be replaced like-for-like (brick piers and wrought iron fencing).

All existing disabled parking spaces are to be retained on site, with 1no. parking bay moved to allow for better circulation for vehicles entering and exiting the site. The proposal will not contribute to on-street parking stress in the locality – the existing boundary line of the school's front is to be retained and therefore no alterations to paving/ kerbs are required as part of the application.

6. PRE-APPLICATION RESPONSE

Pre-application advice was sought out as part of this planning application (Ref: 24/P00151/PREAPP). The case officer provided the following comments which includes feedback after consultation with the Local Authorities Transport Engineer:

"It appears the applicant has taken on board the safety concerns raised and addressed to them with the separation of pedestrian and vehicular entrances, provided better visibility and has also set back the gate from the highway to allow a single vehicle to wait off-street. In the circumstances, I believe the layout is acceptable and would support this design. The internal layout appears acceptable as there appears to be sufficient room to manoeuvre and the zebra crossing layout gives a visual separation. It would be helpful if swept path analysis drawings for the two car parking spaces could be submitted with a planning application".

"Visually the proposal is acceptable in terms of the impact on the streetscape. There is nothing further can add to the proposal".

A separate document containing correspondence with the case officer has been submitted in support of the full planning application.