

DESIGN AND ACCESS STATEMENT

COLLEGE PARK SATELLITE SCHOOL PLAYGROUND PROPOSAL

College Park ASD Unit Provision at
Hallfield Primary School
Porchester Gardens, Bayswater, London W2 6JJ

3BM Studio on Behalf of City of Westminster

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RIBA 
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1.0 INTRODUCTION

1.1 Project Synopsis

This design and access statement focuses on the proposals for the external learning environment at the College Park Satellite School at the Hallfield Primary School site.

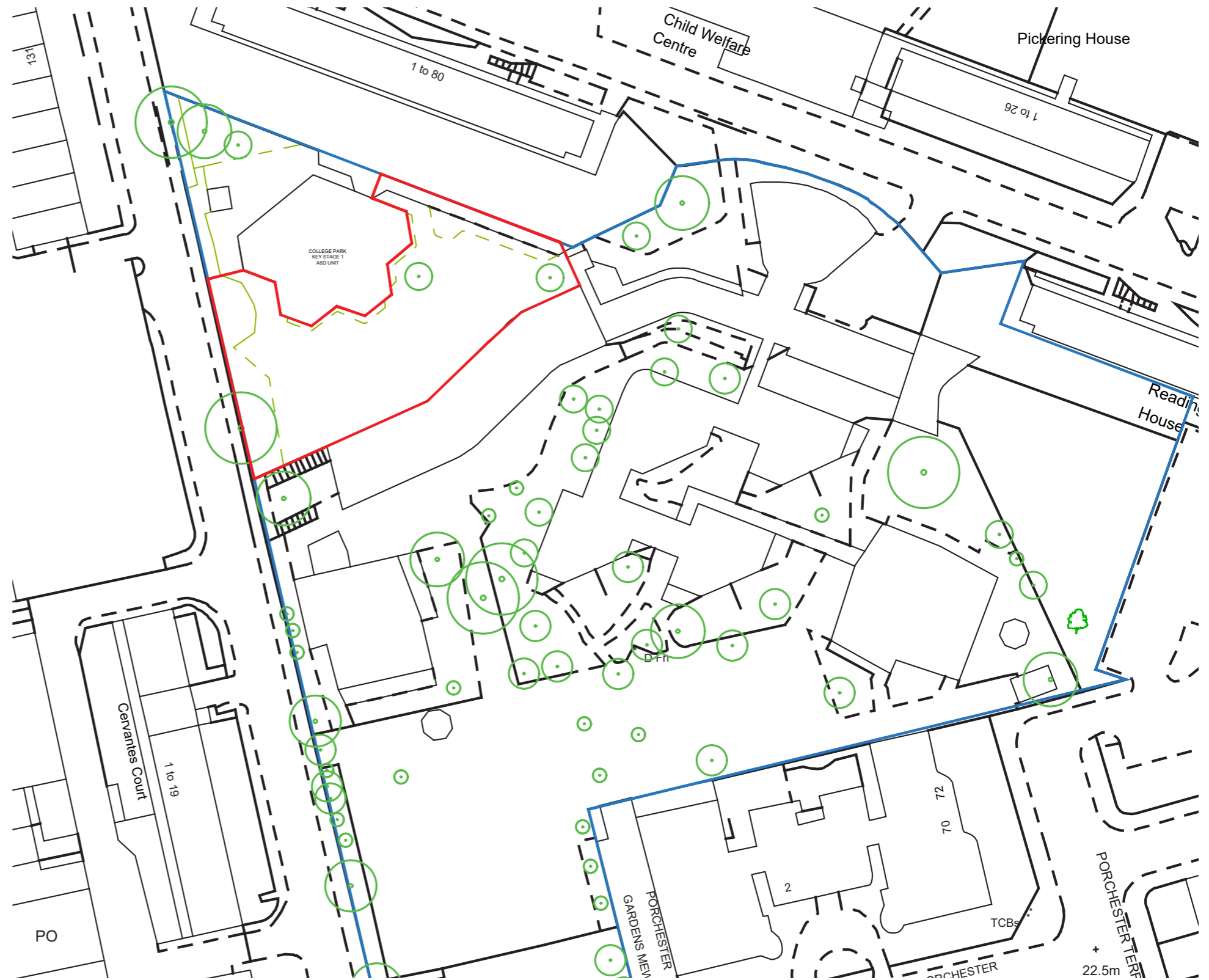
The main College Park School site in Bayswater provides a One Form Entry School for up to 105 pupils between the ages of 4-19 with autism and complex learning difficulties. The SEN provision at the existing School building covers Autistic Spectrum Disorder (ASD), Moderate Learning Difficulty (MLD) and Severe Learning Difficulty (SLD). This School forms part of the Federation of Westminster Special Schools and is within close proximity to the Hallfield Primary School.

The Hallfield Primary School site is currently occupied by the Two Form Entry (2FE) Community School, Nursery and the satellite School for College Park School. The Satellite School functions with the support of the main School if required but has its own ancillary spaces to support the provision.

The School has been in direct discussions with an external specialist to discuss a series of external interventions for the external learning environment. These proposals are part of the Schools aims to broaden and enrich the learning of children at the College Park Satellite School. The design of the proposed playground impacts upon various original and existing conditions of the Grade II* Listed building.

1.2 Executive Summary

This design and access statement presents the development of the external learning environment at the school site which is located at the Grade II* Listed Hallfield Primary School, Porchester Gardens, London, W2 6JJ.



Site Plan showing the Hallfield Primary School site (blue outline) and the College Park Satellite School site in the top left portion of the grounds

1.3 Site Location

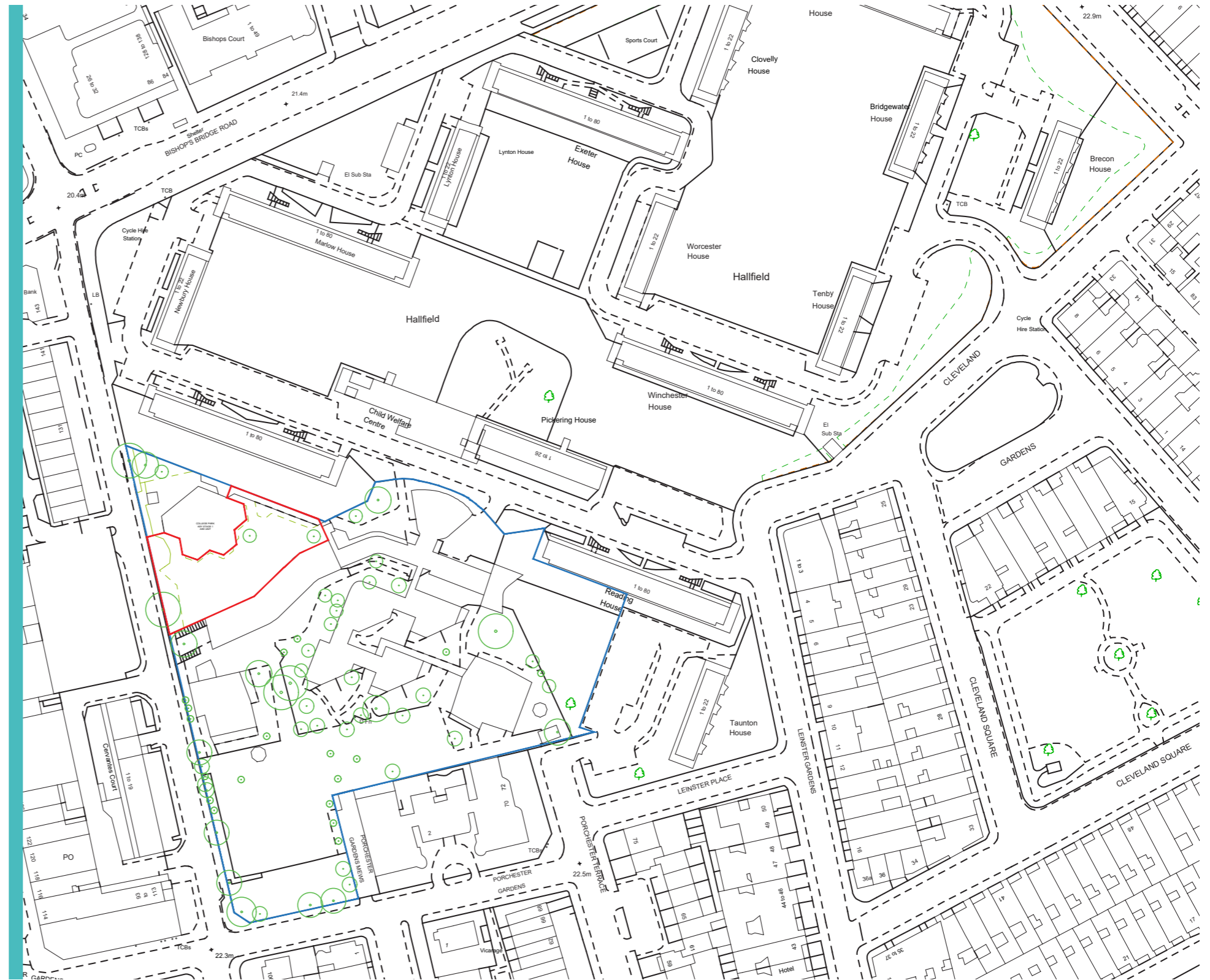
Hallfield Primary School
 Porchester Gardens
 Bayswater
 London
 W2 6JJ

Hallfield Primary School is located in Westminster, with the main entrance off the Hallfield Estate which is Grade II Listed. The Hallfield Estate Conservation area covers the Tower Blocks, associated gardens and the School. Porchester Gardens is to the South of the site.

The area is largely residential with significant use of landscaping throughout. The clusters of green space spread amongst the various Tower Blocks of the area break-up the vast number of buildings in the area. Kensington Gardens form a green backdrop towards the Southern end of the site. Queensway and its surrounding areas are designated Conservation Areas. The street has two Listed buildings, Our Lady Queen of Heaven and Whiteleys, plus several other buildings of significant architectural quality.

The site is bordered by residential developments to all sides. In addition, to the north of the site is the A40 'Westway', however, this is buffered by a belt of residential developments between the site and the main road.

The site is well connected with various methods of transportation. While the A40 allows easy access by car, there are also several bus stops and routes serving the site in immediate vicinity from the residential roads and the high street. The nearest underground stations are Bayswater and Queensway. In addition to this there is a national rail station serving the site from Paddington. The Hallfield Primary School site itself is Grade II* Listed. The Main School building is at the centre of the site surrounded by later and smaller additions of buildings spread across the expansive grounds.



Site Location Plan

1.4 Site History

Before the impact of WWII spread throughout the Hallfield area, there were rows of Victorian terraces and ancillary infrastructure to support the residents. Post-war the estate was reconsidered in order to recover from the damage inflicted during the Blitz. Damaged buildings such as the School were demolished and thus the need to replace these elements arose. The solutions were designed with the social and physical needs of the time driving proposals to redefine the area.

The post-war housing crisis was dealt with through the careful planning of iconic tower blocks. London County Council and the Architects of the Hallfield Estate took post-war primary School design to new realms. The Hallfield Primary School design was a direct contrast to the formally arranged, traditional London Board schools around the city. The new post-war schools aimed to create a collection of informally arranged buildings with softer lines, low forms and large playgrounds. The buildings encouraged the flow of light into internal spaces through large windows and exposed concrete frame.

The Hallfield Primary School site is a large complex designed by Lindsey Drake and Denys Lasdun. It was built in two phases between 1951-58. The Structural Engineers Ove Arup were also involved with the project. The design of the arrangement is scaled on the height and perceptions of a child. The 'organic' layout of the original School was compared by Lasdun to that of an unfurling plant, with 'stems', 'leaves' and 'petals'. A cluster of single-storey buildings are enclosed by a two-storey linear building of junior classrooms, with the spaces between filled with trees and shrubs, creating an intimate atmosphere inside and out. There were also two later additions to the collection of buildings on the site by Caruso St John Architects in 2001-5.



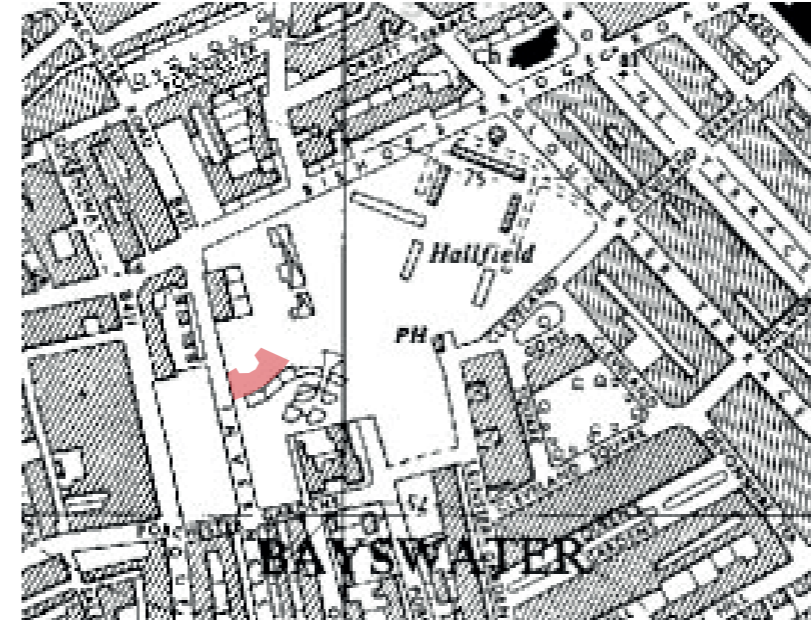
Historic Photograph of the original main School Building

1.5 Historical Maps



1930

Pre-WW2, the Hallfield Estate was yet to be built. The area was heavily dominated by residential properties.



1950

The Hallfield Estate began to form as a void amongst a heavily residential area. The School and various tower blocks have been erected as the initial phase of works.



1960

The Hallfield Primary School site has been further developed with a new building to the North-West of the site. The Hallfield Estate has begun to frame the site with its infamous tower blocks.



1990

The site as a whole has been formed with various pockets of external space with many opportunities to express the connections between building and landscape.

2.0 EXISTING SITE ANALYSIS

2.1 Site Description and Existing Use

The existing School buildings date from around 1951-55, they have been maintained well and added to over time. The School is designed in a complex manner with planting at the centre. There are also various canopies and walkways incorporated into the design of the building, creating access between the different forms.

The School was constructed in two phases starting initially between 1951-55 and the second phase continuing from 1955-58. The original buildings are constructed from brick and concrete, the structure was originally expressed in Portland stone and in-situ reinforced concrete with natural and spatter-dash coloured finish. Stone-faced cladding slabs were used as shuttering for in-situ concrete external walls. There are cavity panels of black brick between the mullions to the north of the building. The water tanks on the roof of the main complex have been screened with blue glass panels. The mullions and louvres form the main features of the double-storey Junior's block.

In 1957 the isolated building was formed, it has a hexagonal form, is single-storey and separate from the remainder of the school at the most north westerly portion of the site. There are currently two double doors at the entrance of the building which can be accessed via the playground space. There is also a locked gate between the entrance and the car park. Similarly to the main school there is a water tank on the roof, albeit less decorative in its appearance. There is also a fire exit door from the administrative spaces, leading onto the car park.

The buildings across the site have been constructed in a geometric design which was to be both practical and aesthetically pleasing. There are elements of solid, monolithic forms juxtapositioned against vast amounts of glazing with delicate frames and mullions. Light penetrates through the vast amounts of windows into the beautifully bright classrooms and corridors; the buildings are exemplary of layering light and heavy materials.

Recent Works

There are also two extensions by Caruso St John Architects which are sympathetic to the scale and materials of the existing buildings. The extensions provided the School with an additional 6 classrooms and some early years provision. Planning permission has been granted for a new MUGA and pavilion building within the School playground. These works are to commence in late 2020.

There have been two ASD provisions formed within existing buildings across the site. The first is a Nursery within the main School building which has also been recently extended. The second ASD provision forms the College Park Satellite School in the North-West corner of the site. The College Park building has its own access, street frontage and adjoining external play area.

External Areas

The main School building on the site stems from the central-west axis of the site and blooms across the north-eastern portion of the site, close to the boundary, facing the Hallfield Estate. The main student and visitor entrance to the School is also on this North-eastern boundary. The School has a significant presence on its surrounding estate because of its striking design. The site is decorated with four buildings and numerous large playspaces. There is limited vehicle parking nearby to the entrance. The north western corner of the site has another vehicular entrance and further (limited) parking.

The School buildings are spread across the site with bursts of planting, undercover play areas and the many paths that cover the School grounds. To the south of the site there is a portion of play space that has been levelled off to create a playground. In addition to this large external play space

there are smaller areas of which have been sectioned-off with railings to create external learning environments directly off classrooms. These are adorned with astroturf, small structures and play equipment. Some of these smaller-scale outdoor areas slope down from the playground.

The College Park School Key Stage 1 Unit is situated to the north-west corner of the site. There is a forecourt with marked parking bays, a vehicle access gate and a sub-station to the furthest corner of the site. The north western area of site is bordered by a high-level retaining wall which creates a soft buffer between the street and the school playground through the careful planting of various trees. There is an existing 2.2m mesh fence around the perimeter of the site, partially covered by greenery in areas. Within the School site there is a mesh fence separating the main School from the College Park Satellite School.

This part of the site was once portioned into soft and hard landscaping with some scattered trees throughout. The playground to the north west of the site consists of a tarmac surface which encompasses the area between the main complex and the hexagonal building which is the external learning space for the Key Stage 1 unit. There is low-level perimeter planting around the Key Stage 1 building, particularly around the heavily glazed areas of the façade. There are also two large trees in the playground, an undercover metal/polycarbonate canopy, various painted markings and a games table.

The external learning environment and playground space is a large expanse of space with poor lines of sight from one end to the other, this presents safeguarding concerns.

2.2 Site Photographs



View towards main School Building showing existing fencing



Existing conditions of external area



Existing College Park Satellite School building



View of recently refurbished classrooms



Main entrance in to the Provision



View from the entrance towards the playground

3.0 SITE PLANS

3.1 Existing Site Plan

The existing external area is covered in tarmac from the west of the building round to the north. There is a retaining wall at the most westerly border of the site where there are a number of pedestrian access gates into the site. The site is large and there is decreased visibility from the west to the east due to the buildings shape and location in the external play area.

The raised wall at the south of the site leads on to the main school site. There are two internal access gates which separate the College Park site from the remainder of the School grounds.

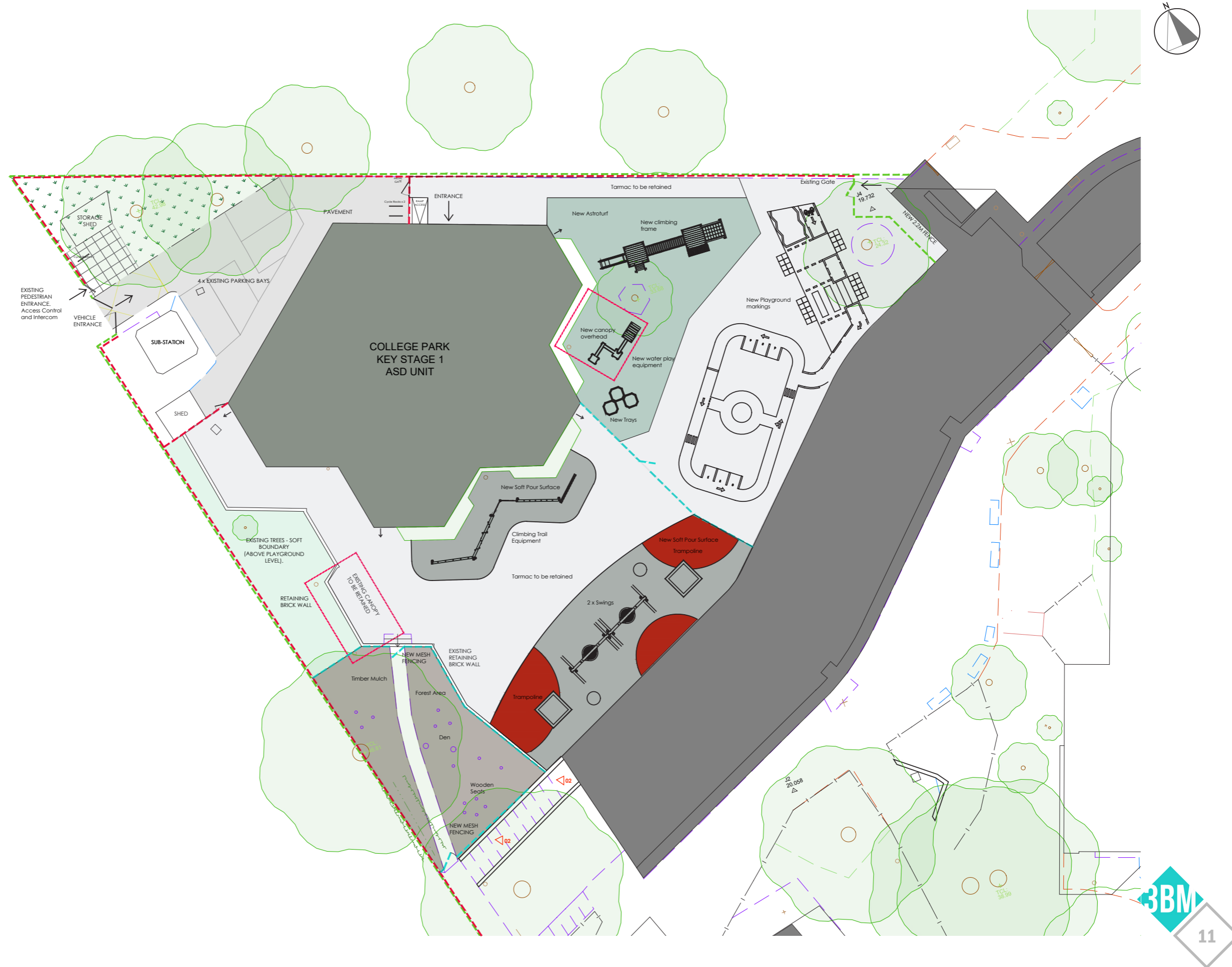


3.2 Proposed Site Plan

The proposed external area is to be divided into three manageable areas for increased control, supervision and visibility from a staff to pupil perspective. There are a number of proposed interventions to be placed across all three spaces. Each zone has its own distinct use which will increase the use of the external areas whilst further enriching the curricular and physical needs of children within the provision.

There is a proposed combination of astroturf, rubber crumb, timber mulch and existing tarmac to be retained across the surface of the external area.

There is a proposed mesh fence to be installed around the raised area to the south of the site for increased security.



3.3 Scale

There are to be no changes to the external form and scale of the building. The current building will continue to be used as the College Park Satellite School for Key Stage 1 pupils. The proposals aim to improve the usability of the external area for the College Park School provision at the site.

All works are reversible in future should this be a requirement.

3.4 Access

Existing vehicular and pedestrian access gates are to be utilised by the College Park School both internally and externally. There are a number of existing gates to be retained.

The proposals include the replacement of one metal pedestrian access gate to the south of the site which separates the main School from the College Park provision. The proposed users of the site have a higher risk profile so there is a requirement of improving security across the perimeter of the site. at this point.

3.5 Transport

There are no proposed changes to staff, pupil or visitor numbers as part of these works.

3.6 Appearance and Materiality

New playground equipment to be installed includes the following:

- Swings;
- In-ground Trampolines;
- Climbing Frame;
- Water play equipment;
- Fitness and Adventure Trail;
- Hammocks and posts;
- Den Making Posts;
- Canopy;
- Log Seats.

(Refer to playground imagineering pack for more information regarding equipment).

The proposed material palette includes the following:

- Metal Mesh fencing to match existing;
- Soft Pour flooring;
- Astroturf;
- Timber Mulch;
- Painted ground markings;

APPENDICES

APPENDIX A - ARCHITECTURAL DRAWINGS

APPENDIX B - PLAYGROUND CONSULTANT DRAWINGS



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