

Christ Church Primary School  
1-3 Redhill St, London,  
NW1 4BD

**Design & Access Statement**  
December 2024

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## Site Location


The site is located within the grounds of Christ Church CE Primary School, in the London Borough of Camden. The site is located within the Regent's Park Conservation Area, but is not listed.


The proposal is for an installation of a new single-storey classroom. The classroom will provide much needed additional educational space at the Christ Church CE Primary School.

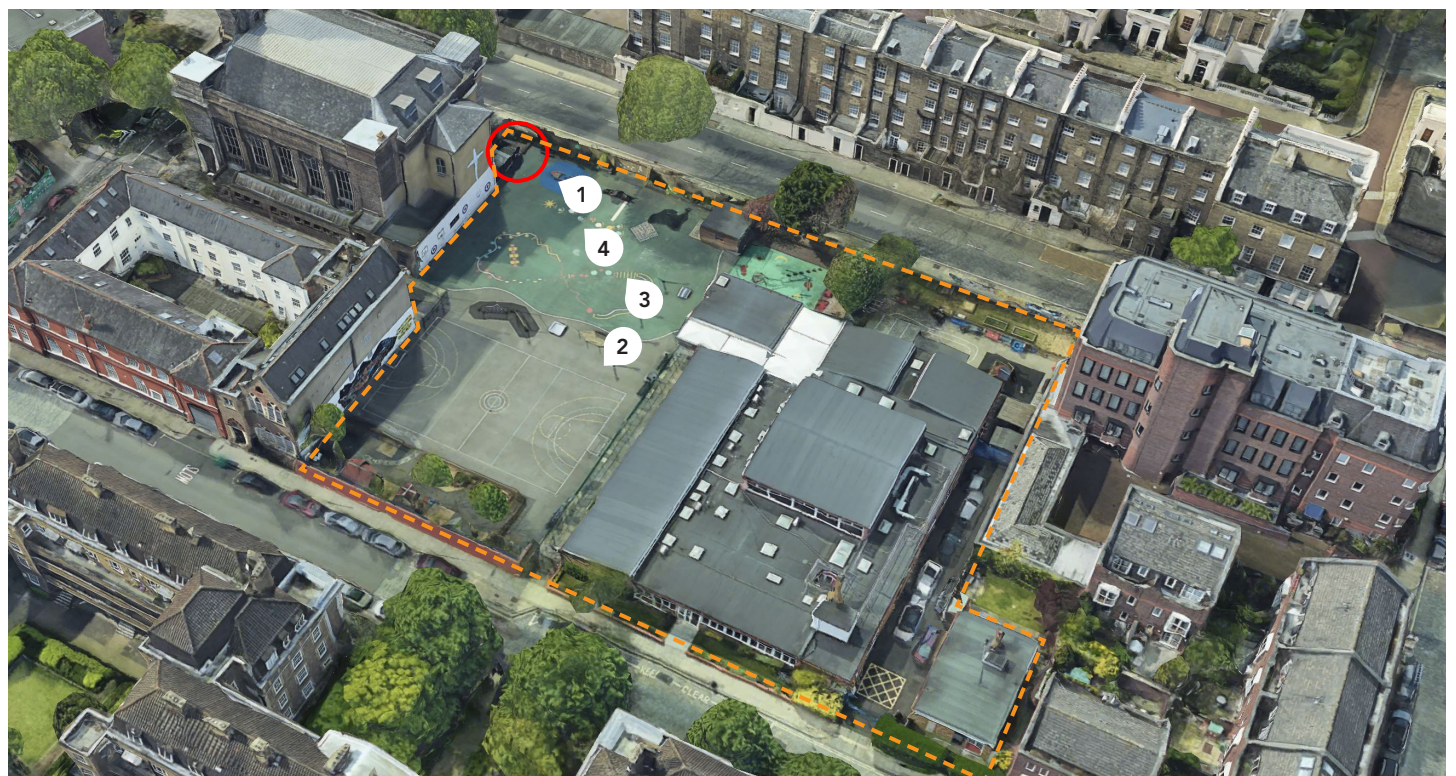
Existing external storage sheds to be removed to accommodate for classroom installation.

### Key:

 Christ Church CE Primary School

 Proposed garden room location

 Site photographs



1. Aerial view of the site

## Site Planning History

The Site: Christ Church CE Primary School, Redhill Street, London, NW1 4BD

### 2011/1792/P – Granted 27-05-2011

Erection of a single storey building to western boundary of playground.

### 2010/1473/P – Granted 11-05-2010

Erection of covered canopy over existing play area to the existing Primary School (Class D1).

## Existing Photographs

Key:

 Future location of outdoor classroom.



View 1



View 2



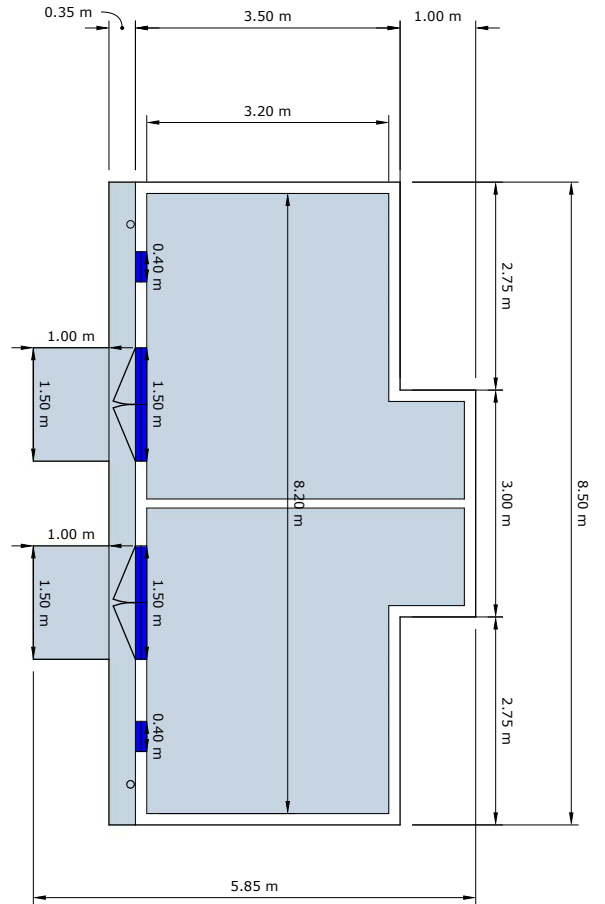
View 3



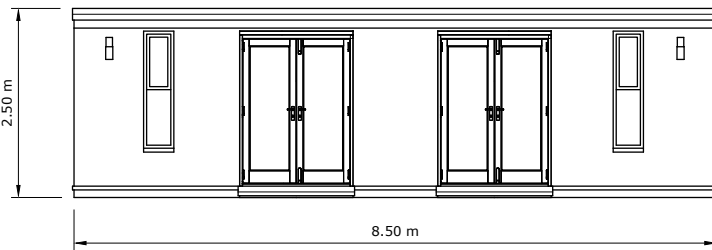
View 4

## Scale & Appearance

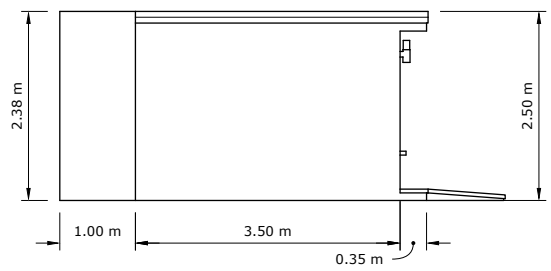
The proposal is a single storey structure, containing two separate rooms, accessible from the outside via two ramps. The structure has a height of 2.5m. The proposal will have windows & doors only to the front.



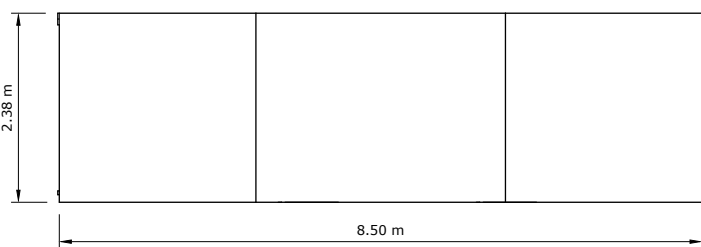
Proposed Ground Floor Plan



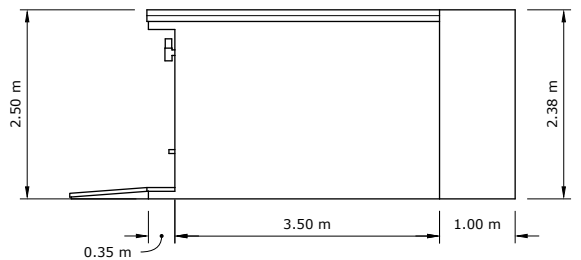
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

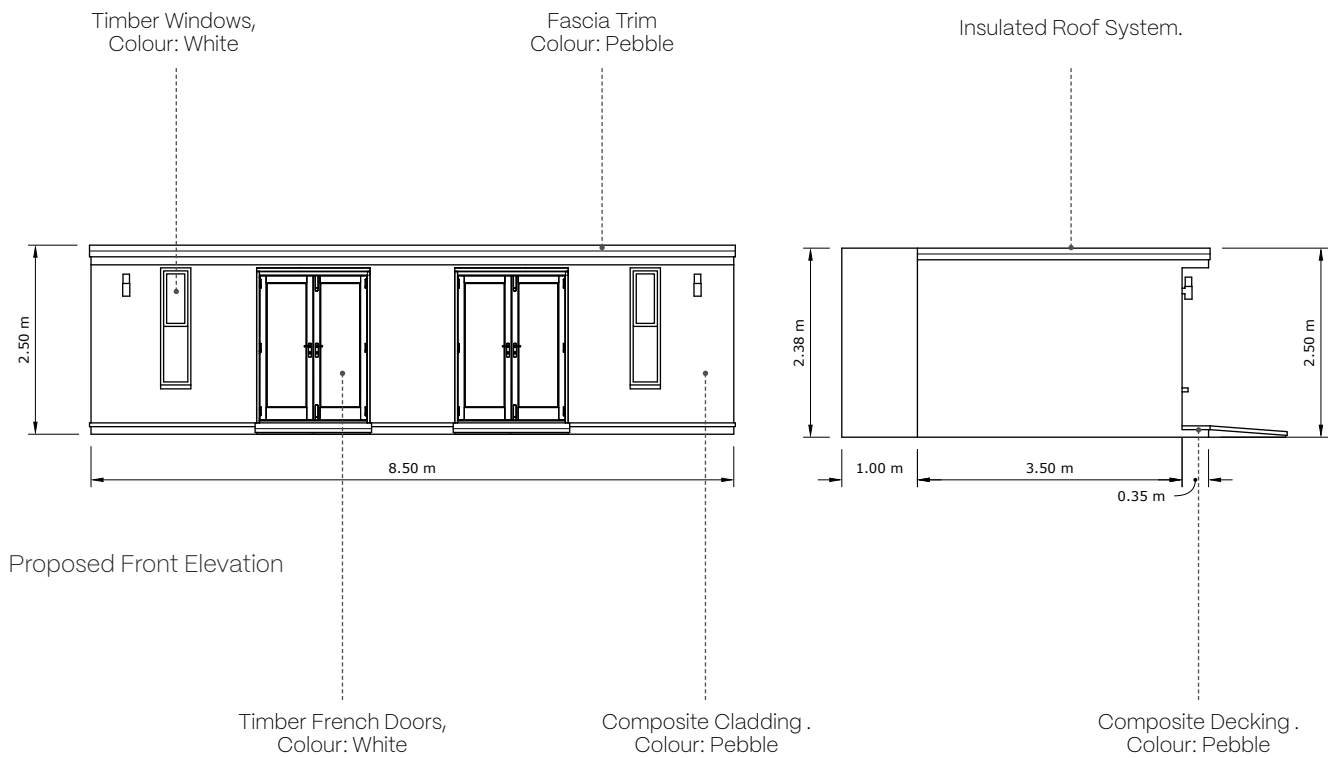
## Materials

The new garden room will have composite cladding and decking, insulated roof system with painted fascia trim and white painted timber windows and French doors.

The materials compliment the other utilitarian school buildings.



Composite Cladding



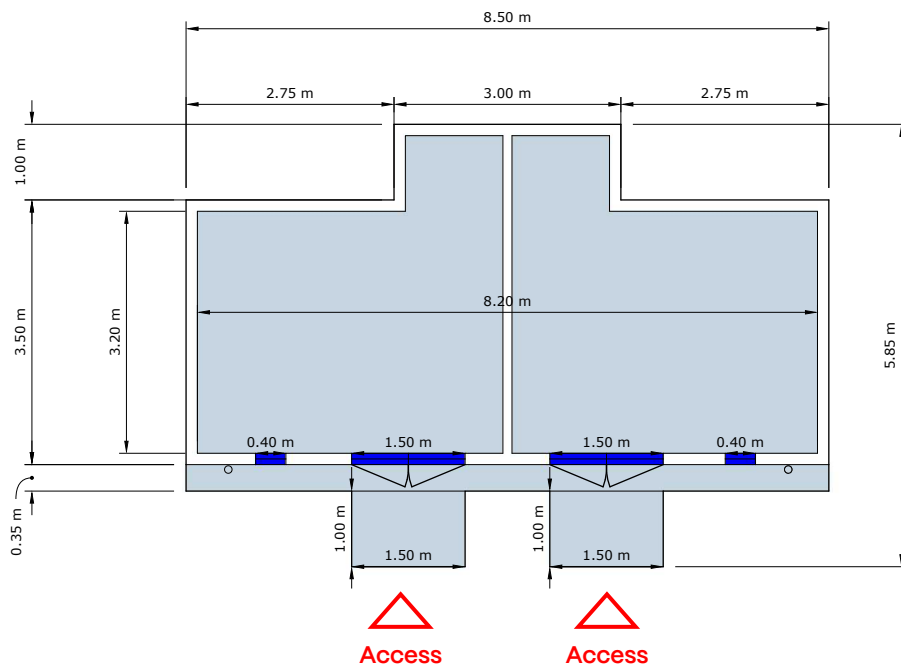
## Layout & Access

The proposal consists of two separate rooms, 4m x 3m. Both rooms are accessible from the outside.

Two accessible ramps to the front provide inclusive access to both rooms.

## Landscaping

No changes are proposed to the landscaping of the surrounding site area.



Proposed Ground Floor Plan