

**Conversion of the Schoolkeeper's House
at Gospel Oak Primary School
into a Sensory Space for Pupils with
Special Educational Needs & Disabilities (SEND)**

Design and Access Statement



Site Address	Schoolkeeper's House, Gospel Oak Primary School, Mansfield Road, Gospel Oak, London, NW3 2JB
UPRN	5090676 (National Grid Reference: 528192, 185604)
Ward	Gospel Oak
Conservation Area	Mansfield Conservation Area
Listed building	Not listed
Proposal	Gospel Oak Primary School Special Educational Needs and Disabilities (SEND) Provision - Conversion of the former Schoolkeeper's house into a sensory space for pupils with SEND including associated internal, external and landscaping works.
Application type	Full Planning Application
Application drawings	GOPS Schoolkeepers Hse SEND (Drawings 01 to 08)
Applicant	David Desnoes, Surveyor – LB Camden, Property Management

1. INTRODUCTION

This Design and Access Statement has been prepared to support the planning application for Gospel Oak Primary School's Special Education Needs and Disabilities (SEND) Provision and outlines the proposed project. It is structured under the following, five headings:

- Response to the Context
- Use
- Amount
- Layout, Access and Appearance
- Principles of Development

2. RESPONSE TO THE CONTEXT

2.1 The Site and Surroundings

2.1.1 The schoolkeeper's house was built in 1952 at the same time as the main school building. It is located in the southwest corner of the school grounds, bordered to the south by Mansfield Road and to the west by Savernake Road. The school bounds the site to the north and east, and Gospel Oak Nursery lies to the west. Gospel Oak railway station is east of the site. The location falls within the Mansfield Conservation Area, although the building is not listed.

2.1.2 The building is a detached two-storey house of non-traditional construction built with a concrete frame clad with prefabricated concrete panels with an exposed aggregate finish. The shallow-pitched roof is covered with a liquid membrane and has uPVC fascia boards, soffits, gutters and downpipes. The windows and patio doors are double-glazed uPVC, and the front door is part-glazed painted timber. A brick-built single-storey projection with an asphalt roof serves as a covered entrance porch containing two external stores. The ground floor comprises a kitchen, a cloakroom toilet, and a reception room. The first floor has three bedrooms, a bathroom and an airing cupboard. The garden is in two parts. The larger part on the right of the house is mainly grass with a few trees and is enclosed by a timber fence and a brick wall with a chain-link fence to the rear. The smaller garden to the front wraps around the left side and contains a few trees. It is enclosed by a low brick wall with metal railings.

2.2 Background and Proposal

2.2.1 Gospel Oak Primary School currently serves 391 pupils and 33 nursery children and is experiencing an increase in the number of pupils with SEND, including sensory impairments, speech, communication, language, and learning difficulties.

2.2.2 The proposal is to repurpose the vacant schoolkeeper's house into an inclusive learning facility for pupils with SEND, featuring new sensory, therapy and quiet rooms, flexible learning spaces, improved toilet facilities, outdoor play areas, and a sensory garden.

2.2.3 The alterations to the fabric of the building include a new roof, external wall insulation and double glazing to enhance the building's energy efficiency and aesthetics. A new access platform will provide level access between the outdoor play area and the sensory garden. Green screens will be provided around the play areas to improve air quality. Fruit trees and

herbs will be planted in the sensory garden to provide touch, smell and taste opportunities. Bird boxes and bug hotels will be provided to encourage nature and additional learning opportunities. Internally, the layout will remain unchanged except for a new cleaners store and an enlarged toilet on the ground floor.

3 USE

- 3.1 The schoolkeeper's house is ancillary to the school, and both are designated Use Class F1.
- 3.2 The school will use the new SEND facility for their pupils during regular school hours.
- 3.3 Although there is there is a planning history that relates to the school, none is considered relevant to this application or relates to the schoolkeeper's house.

4 AMOUNT

- 4.1 The following external works are proposed:
 - a) Improvements to the roof insulation and a new tile-effect metal sheet roofing system, including new fascias, soffits, gutters and downpipes.
 - b) Installing external wall insulation with a dashed finish in keeping with the school.
 - c) Replacing the uPVC double-glazed casement windows.
 - d) Installation of an air source heat pump.
 - e) Providing a level-access platform to connect the gardens through the entrance lobby.
 - f) External landscaping, including a vegetation green screen to the wrap-around garden.

5 LAYOUT, ACCESS, AND APPEARANCE

- 5.1 The project will address several aspects of layout, access and appearance:
 - a) Layout: The schoolkeeper's house's internal layout is essentially unchanged. However, a part of a wall will be removed to improve the layout and slight lines in the group activity space. The ground floor toilet will be enlarged, and a cleaner's cupboard will be created beside the stairs. The first floor layout remains the same.
 - b) Access: A platform will provide level access between both gardens. Door widths will be increased to aid access where practicable.
 - c) Appearance: The proposed external wall insulation will cover the existing concrete panels, which provides the opportunity to improve the appearance of the building with a dash finish in keeping with the main school building.

6 CONSIDERATIONS

- 6.1 The proposals are part of a programme to improve teaching and learning environments, which align with London Plan (2021) Policy S3 to ensure there is a sufficient supply of good quality education facilities to meet demand.

- 6.2 The schoolkeeper's house is ancillary to the main primary school site. It has been unoccupied for some time and now presents an opportunity to provide additional educational facilities.
- 6.3 The property is detached; therefore, as it shares no walls with neighbours, the potential for disturbance is substantially reduced. Consideration in the planning application is given to boundary treatment; a vegetation green screen could act as a noise shield.

7.0 CONCLUSION

- 7.1 In conclusion, this Design and Access Statement underscores Camden Council's commitment to improving educational facilities and enhancing energy efficiency of buildings. It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers.