



**A PLANNING APPLICATION FOR ALTERATIONS AT**

**FAIRSEAT  
CHANNING SCHOOL  
HIGHGATE**

**Prime Meridian  
26A Ganton Street  
London  
W1F 7QZ**

**March 2013**

## **1. INTRODUCTION**

This Design and Access Statement has been prepared in support of a planning application to undertake alterations and extensions to the entrance at Fairseat, Channing School. Fairseat is the junior school for Channing School which is attended by girls from the age of two up to eleven years of age.

The proposals include a small single storey extension (21sqm) to the existing entrance, to improve circulation and increase the size of the reception office.

The alterations are necessary to improve security for students once they are on the school grounds, and to improve the office and reception facilities.

## **2. DESCRIPTION OF THE PROPOSALS**

The proposed extension is single storey with a flat roof. The front elevation has a large aluminium glazed screen in the centre, which incorporates the entrance doors.

The walls are of brickwork to match the adjoining existing building, with coursing and pointing to match.

The flat roof will be designed as a green roof, similar to one previously constructed on the main school site. The roof will attenuate rain water run off to the drains and assist in improving bio-diversity on the site.

## **3. IMPROVED SECURITY**

The alterations involve a re-positioning of the entrance gates onto Highgate Hill. The double doors in the proposed glazed screen will be the point of entry for students, staff and visitors. However, when moving between other buildings and the gardens on the site, the new side door will be used, unlike in the present arrangement whereby the circulation route is not within a secure area.