



SQUARE FEET ARCHITECTS



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Design & Access Statement

PROJECT ROOFWORKS AT ST. MARGARETS SCHOOL, 18 KIDDERPORE GARDENS,
LONDON NW3 7SR

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Introduction

This application relates to the recovering and reconfiguration of the existing roof which is in a state of disrepair and which has reached the end of its useful life. Whilst this necessary work is being undertaken the school would like to take the opportunity of converting the existing unused loft space as additional internal and external multipurpose space.



Aerial Perspective Of School

The Site

The site is located at 18 Kidderpore Gardens, London NW3 7SR.



Kidderpore Gardens and the surrounding area is a medium density residential area with a mixture of large detached and semi detached properties. The street is part of the Redington Frognal Conservation Area and is sited minutes away from Finchley Road and its excellent transport links. Hampstead Underground station is 0.7 mile walk away and Finchley Road and Frognal Overground Station is 0.8 miles away.

The Existing Building

St Margaret's is an independent school for girls between the ages of 4 and 16 and recently celebrated it's 128th anniversary and has been operating from the current site since what we believe to be 1954. There are currently 155 pupils and 24 teachers. The proposals would not lead to increased pupil or teaching staff numbers, but simply provide a new internal multipurpose space for the school.



Front Elevation



Rear Elevation

The building was built together with the adjacent houses on Kidderpore Gardens whose frontages align. The property is one part of a semi-detached pair, partnering number 16 Kidderpore Gardens. Located on the corner of Kidderpore Gardens and Ferncroft Avenue both the front and side elevations are street facing.

Constructed from red brick, the plan of the three storey front façade is stepped to accommodate a small projection formed by the gable at roof level which is mirrored next door. There is a pebble dash decoration at third floor level with a small porthole style round window centered in the wall. The other windows are all timber framed sash windows. The visible portion of the roof along the front façade is a slate mansard to accommodate a room in this area, there is also a dormer.

There is a large two and a half storey extension on the side elevation dating from the early 1990's. . This extension has a rounded bay window at Ground and First Floor level and a pitched slate roof with modern 'Velux style' roof-lights. Likewise there is also a newer addition to the rear constructed from yellow London stock bricks with a flat felt roof.

The main roof along the rear elevation is a mansard with two projecting dormers one of which allows egress via a metal escape staircase. The lower ground floor hall is also accessible from the rear. Within the rear playground semi permanent single storey classrooms have been constructed to allow additional teaching space.

The roof structure is formed from the two mansard style roofs (front and rear) meeting in the middle of the plan to form a valley gutter with both 'mansards' hipped at the Ferncroft Avenue elevation.

The Use

The application does not involve a material change of use – both the existing and proposed use of the site fall within Class D1.

No other community uses are proposed from the site. It is acknowledged that any other/additional use of the site/premises would require further planning permission.

The proposal merely by virtue of extension to existing buildings would not significantly impact on the free flow of human traffic or road safety.

The Proposals

The proposed works can be summarized as follows:

- Reconfiguration of the roof to create a roof terrace behind the existing roof ridges including the installation of railings recessed from the side elevation.
- Erection of new access staircase enclosure.
- Internal reconfiguration of front gable space to form new teaching area.
- Installation of conservation type roof lights to either side of front gable.
- Installation of windows in the new wall formed from the construction of the new terrace.

We have worked up various options in conjunction with the school's teaching staff, working within the existing structure's constraints to provide the optimum layout, which retain and respect the existing internal features that we hope to restore as far as possible.

Providing a little more detail, this application includes the following:

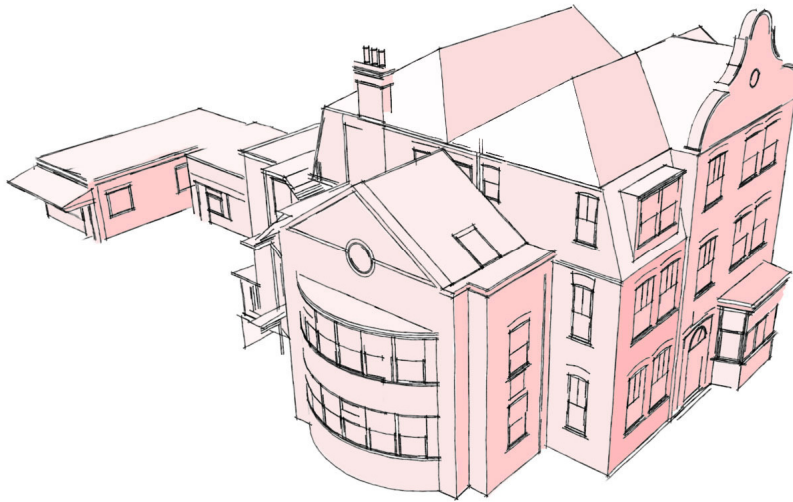
a. The roof.

So as to provide sufficient space for the school, and to maximize the opportunities offered by the building, we are proposing to introduce a new outdoor roof terrace behind the existing ridges and hidden from view. The hip along the side elevation would remain meaning that all elevations are unaffected by the removal. The proposed works are not observable from street level.

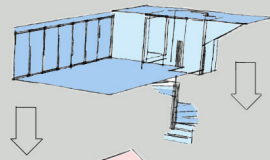
This proposal mirrors the approved roof works for 16th Kidderpore Ave, next door.

The roof would be recovered with new slates to match the existing. There are also new windows proposed as shown on the plans, to bring good natural daylight and ventilation into one of the classrooms without affecting neighbors privacy due to their height and orientation.

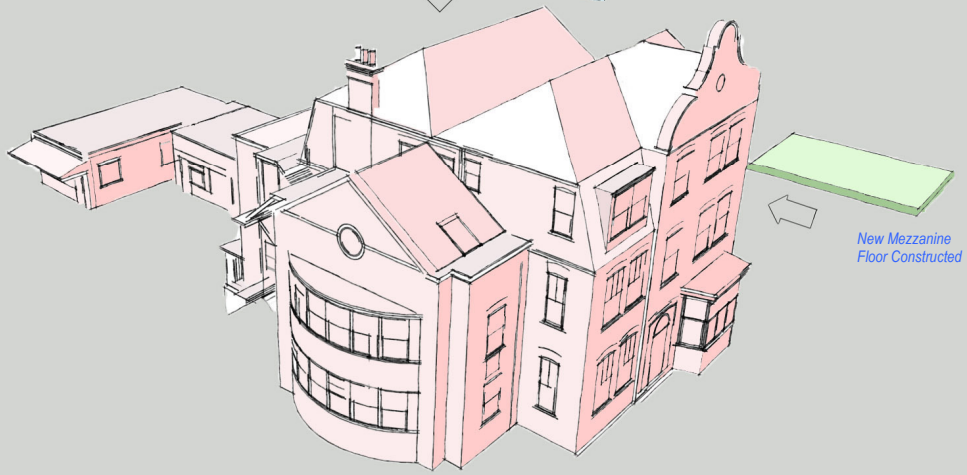
Existing building form



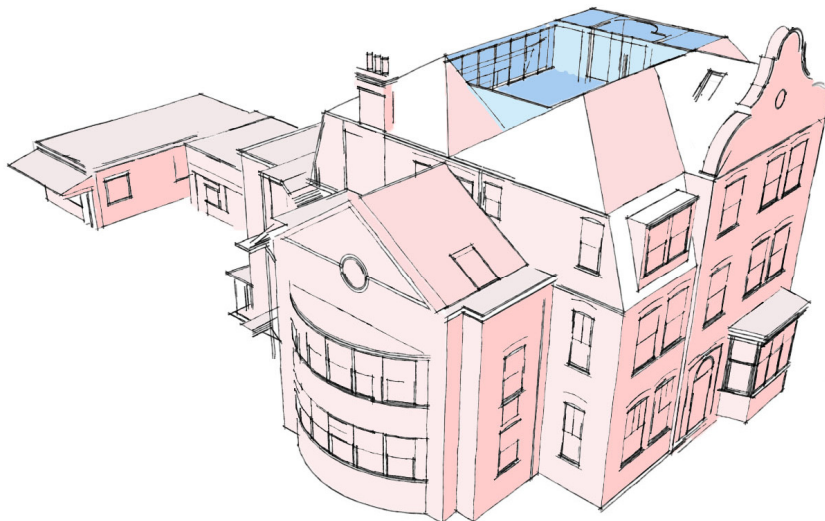
New Roof Terrace and Stair Enclosure



Access Enclosure Installed



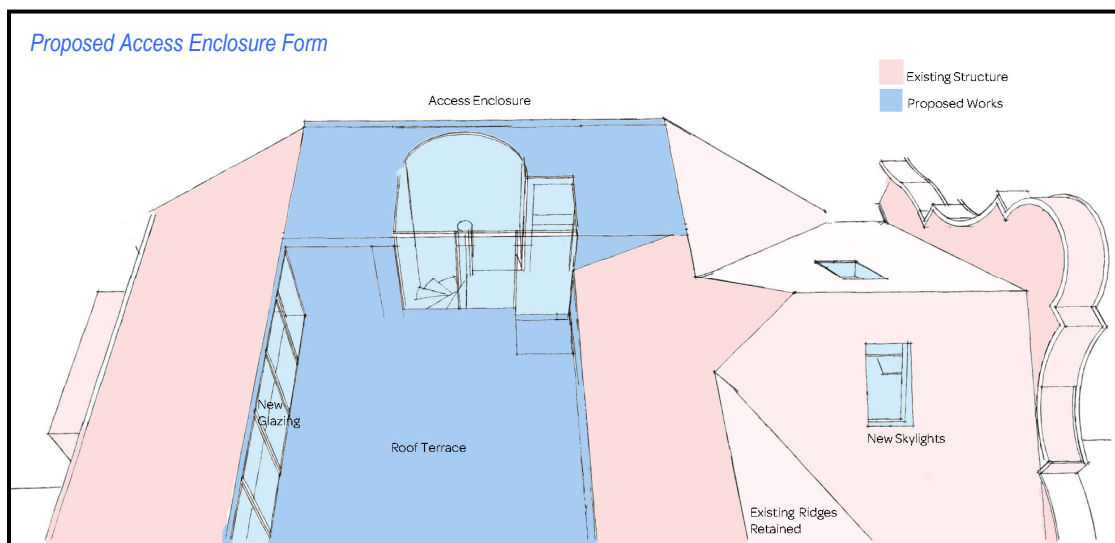
Proposed building form



b. Access enclosure

To fully maximize the available space a third floor room is planned over an existing classroom. This new area will utilize the habitable ceiling height in the front gable. To form a link between these new areas and provide access to both the new internal space and the roof terrace from the floor below it is necessary to erect a new stair enclosure.

Due to the historic and architectural importance of the school and the surrounding area, sympathetic and unassuming materials are proposed for the construction. Additionally the roof of the proposed structure will not exceed the height of the existing ridges and so will be concealed from view matching the neighbors consent next door. A circular staircase will provide access from the second floor below with a new glazed façade providing views out onto the new terrace whilst allowing the new structure to remain unobtrusive.



c. Internal reconfiguration

As mentioned previously the proposal requires a stair to provide access to the new area. In an attempt to reduce the loss of usable floor space a circular stair is preferred. The second floor layout currently allows two alternate means of escape from all usable classrooms and the proposal will retain this whilst implementing a new stair lobby.

To provide the headroom required in the gable roof space the ceiling directly below the proposed room is to be dropped slightly which will not affect the windows. Doing this will allow a user friendly floor to ceiling height in both the new stair enclosure and the new teaching area.

Areas - The existing school is 845m² (GIA) with the main building providing 749m² (GIA) on a site total area 809m².

The proposal will see this figure increase by approximately 24m² to a total of 869m² (GIA).

Sustainability – All areas of the building affected by the proposed works will bring the fabric up to 2013 compliance on U-values. Where required there will be a newly insulated roof and the walls will be lined internally. Air-conditioning is not envisaged. Any new lighting will be low energy, but we hope for the building and particularly the proposed elements to provide excellent natural light and fresh air, as befitting a healthy building.

Daylight and Sunlight – The proposals do not negatively affect any of the neighboring properties daylight, sunlight or rights of light.

Conservation – As has previously been mentioned the school is in the Redington Frognal Conservation Area and as such the designs have been developed to be sympathetic to the original building, renovating and preserving the

historic parts of the existing building, giving new life and updating to modern standards, where extending using appropriate materials that will be low maintenance and provide longevity for the school.

Urban Design – We are conscious of the building line and street scale and form in the designs, which are retained and respected.

Access – All changes to access within the building have been designed to conform to the DDA and Part M of the building regulations.

Building Control – we have developed the design in collaboration with a consultant Approved Inspector, so ensuring compliance with the Building Regulations with regard to thermal performance, means of escape etc.

Planning history

18 Kidderpore Gardens

25 Applications in total – Selected Submissions below

2011/3887/P - Erection of single-storey portacabin within school grounds (adjacent to junction between Kidderpore Gardens and Ferncroft Avenue) to provide additional offices for staff (Class D1). 08-08-2011. REFUSED

2009/4942/P - Alterations to include the insertion of three new windows on east and south elevation at ground floor level (following removal of three existing windows) to school (Class D1) 19-11-2009. GRANTED

2003/3447/P - Minor alterations to school building including insertion of new roof light to front, new window at basement level to rear, and new door to side (Ferncroft Avenue) elevation with entrance canopy. 12-01-2004. GRANTED

PWX0302177 - The erection of an extension at rear first floor level to provide additional administrative accommodation for the existing school. 27-02-2003. REFUSED AFTER APPEAL

9210027 - Submission of details pursuant to Conditions 02 and 03 of the appeal decision granted by the Secretary of State on 14.01.92 for erection 2 1/2 storey extension. 23-04-1992. Grant Appr.of Details/Res.Matters (Plan)

16 Kidderpore Gardens

2004/5127/P - Reconfiguration of the roof to create a roof terrace for the top floor flat behind the existing roof ridges both front and rear, including the erection of railings recessed from the side elevation and the erection of new access staircase enclosure. 22-12-2004. GRANTED

2004/3804/P - Conversion of roof space and erection of infill roof extension within internal valley to create additional habitable room for the 2nd floor flat, plus inset roof terrace with balustrade on side. 14-09-2004. REFUSED

2004/2564/P - Replacement of 1st floor rear window with a door, and the erection of a steel balustrade and timber trellis panels around existing flat roof at 1st floor level, in connection with its use as a roof terrace. 19-06-2004. GRANTED

Pre-application advice - There has not been a formal pre-application enquiry regarding these proposals.

Conclusions - The proposals have been considered in the context of the site and surroundings, the proposed use, the need for the proposed development, Government advice and planning policies.

For the reasons discussed in detail in this Statement, it is considered that the proposals comply fully with all relevant aspects of Government advice and planning policies. In addition a similar application next door was granted approval previously (2004/5127/P).

For these reasons it is hoped that planning permission can be granted.