

Hawley Wharf School Design Principles

1.0 Introduction

The Hawley Wharf School Design Principles are submitted in support of the outline application for the demolition of existing buildings (excluding 1 Hawley Road and 1c Hawley Road) in the eastern part of Area B and the construction of a one form entry primary school and a nursery.

The application seeks only outline approval at this stage for Hawley Wharf School. Details in respect of access, appearance, landscaping, layout and scale are all reserved for approval by the local planning authority at a later stage. This is in order to retain sufficient design flexibility to enable the applicant, local authority and the end user of the school to provide a school facility that meets local and national standards.

The existing Grade II listed building at No. 1 Hawley Road will be renovated and incorporated into the school facilities. In addition, planning permission is sought for a change of use from storage to education use and listed building consent is sought for internal and external repairs to the building together with a new access to the lower ground floor in accordance with the intent of the Equality Act 2010. Planning permission and listed building consent is also sought for the demolition of No 1c Hawley Road. These proposals are related to, but do not form part of the outline planning application.

In order to provide further certainty about the design of the Hawley Wharf School, the applicant invites the local planning authority, upon granting planning permission, to impose a condition that requires all future applications for approval of reserved matters in respect of the outline application area in Area B to conform with these Hawley Wharf School Design Principles.

2.0 Scale and Layout

It is proposed that the new Hawley Wharf School Building will occupy the site of the outline application shown on Drawing No P4400, also known in the masterplan as part of Area B¹.

The arrangement of the new school building is based on the guidelines within the Department for Education and Skills Building Bulletin 99 (BB99), attached at Annex 1.

The proposal is designed as two buildings called S1 and S2.

S1: The maximum and minimum extents of this building are shown on Drawing No P4401. The majority of the façade facing Hawley Road will be built up to the building line of No. 1 Hawley Road, although there may be projections of up to 2m beyond the building line, to allow for further articulation of the proposed façade (refer to Drawing No P4401 for more information on projections beyond the building line). The purpose of such articulation will be to improve the views of the new school building from Hawley Road.

¹ Attenuation tanks for storm-water run-off associated with the overall masterplan will be located below grade within the school grounds. This area is excluded from the outline application but is included within the detailed application as shown on Drawing No P4400

S2: The maximum and minimum extents of this block are shown on Drawing No P4401. The siting of S2 may vary within a 12.6 metre zone as shown on Drawing No P4401 but at all times S1 and S2 will form one building. The gap between the new school building and No. 1 Hawley Road will at no time be less than the current gap between No. 1 Hawley Road and No. 3 Hawley Road as indicated on the parameter plans.

S1 and S2 are both two storeys in height. Their roof tops will be used as outdoor amenity, enclosed at their sides. The zone of projection steps down in height from building S1. The minimum and maximum heights of S1, S2 and the zone of projection are shown on Drawings P4410 and P4411.

A site area of 2900 sqm will be provided in based on the guidelines within BB99. This area will be provided at both ground floor and roof top level.

3.0 Materials

High quality detailing and materials will be used across the buildings. The predominant building material will be one of or a combination of the following; brick, terracotta and coated metal and wood.

The choice of materials will contribute to an appropriate architectural relationship between the new school building and the listed building at 1 Hawley Road, its immediate setting of residential buildings and the wider masterplan.

Materials will be selected with regard to robustness, durability and ease of maintenance, to be suitable for use in a school building.

4.0 Boundary Treatments

Boundary walls and fencing will be designed to provide secure barriers to the school grounds. Their height will vary depending on the location as indicated on Drawing P4404.

The design of the boundary enclosure will also take into account the need to allow overlooking of the public realm and minimise any sense of enclosure. The western boundary, facing the new pedestrian route connecting Hawley Road with the canal, will be designed to take into account the privacy of the children in the playground and the aspect of the residential units facing it at a distance of 6m. High level planting along the pedestrian route to the canal will further screen the school from the adjacent residential apartments.

5.0 Access

The new school building and grounds will be fully accessible and comply with codes and regulations, in accordance with the intent of the Equality Act 2010.

For details regarding access within 1 Hawley Road please refer to the relevant reports and drawings as mentioned above, along with the Camden Lock Village Access Statement.

One parking bay for disabled motorists will be located within a zone adjacent to Hawley Road, as indicated on Drawing No P4004.

Pedestrian access to the site will be predominantly off Hawley Road with a secondary entrance to the external MUGA located along the western boundary as shown on Drawing

No. P4003. Access to Hawley Road will be designed to ensure that space is given to prevent children from leaving school and emerging directly onto the pavement of Hawley Road.

A further pedestrian crossing on Hawley Road may be provided in relation to the school entrance. However, this is not applied for as part of this application. Discussions will take place between the applicant, highway authority and school user to agree the design and location of any crossing.

Access for Network Rail to a 3m strip of land adjacent to the railway viaduct is provided by gates to the south of the school site.

6.0 Landscaping and External Areas

As mentioned in 2.0 Scale and Layout, a site area of 2900 sqm will be provided in accordance with BB99. This area will be provided at both ground floor and roof top level. This area will be comprised of a mixture of hard and soft playspace, a Multi Use Games Area (MUGA) of at least 465 sqm, habitat area and outdoor learning areas, along with other supporting uses such as circulation, cycle storage, car parking and refuse. The proportion of each will be dependent on the curricular requirements of the end user school. The outline application seeks permission for these supporting uses, further details of which will be submitted for the approval of the local planning authority along with the reserved matters.

Annex 1 – Building Bulletin 99