

Planning Statement

Planning, Preparation and Assessment Room

St Patricks Primary School
Holmes Road
London
NW5 3AH

14th November 2011

Reference: 10025 AR/IWC/

1. Introduction

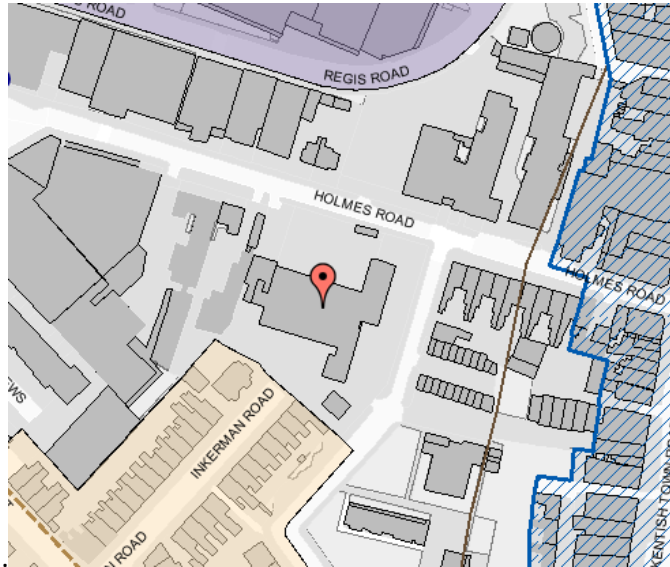
- 1.1 This Planning Statement has been produced in support of a planning application seeking the construction of a Planning, Preparation and Assessment (PPA) room at St Patricks Primary School.
- 1.2 A building of similar scale was approved in 2009 as part of a larger application, to which no objections were raised. The proposal presented in this application will be in the same position, and provide a much more useable space for teachers and pupils.

2. Site context

- 2.1 The development will be located in the south eastern corner of the grounds of St Patricks School. Currently where the building is proposed are three parking spaces, and is located within the schools car park, away from the main school play areas.
- 2.2 Alongside the building to the east is Raglan Street which is separated from the building by an existing wall (approx 2 metres high – see following figure). The existing late 60s school building is approx 9.9 metres to the west of the proposed development. 15 metres to the south is the schools on site caretakers dwelling.

3. Site Specific Designation

- 3.1 The site is not currently designated as anything specific in the proposals map, although the Inkerman Conservation Area is located close by to the south. The following figure shows an extract from the proposals map



4. Proposal

- 4.1 The purpose of the PPA room is to create a quiet and peaceful place for teachers to prepare for classes and have discussions without disturbance. The building will be in use between 8:30 -5:30 Monday to Friday.
- 4.2 At any one point, it is not envisaged that more than 3 persons will be in the building, although there is capacity for more. The space allows enough room for project presentation (placing of posters and PowerPoint's etc), contemplation and preparation.
- 4.3 The building will be 4 metres wide, and 8 metres long (32 sq m) with decking protruding 0.5 metres from the western, and 1 metre from the northern elevations. Internally the majority of the space will be taken up by one room, with a small cupboard in the corner. The height of the building will be 2.86 metres high.
- 4.4 The experience is enhanced for all involved due to the buildings relatively secluded position on the grounds, outside the school's main security area. The building style will be individual and of a high quality finish and layout. No new access will be needed.

- 4.5 The materials used are designed to blend with the landscaped setting to the north of the site creating an extended “soft” and welcoming environment on the schools eastern boundary; and to enable a cost-effective solution. In particular, the Western Red Cedar PMV profile T&G cladding on the west, north and south elevations is an organic, environmentally friendly timber cladding in keeping with the landscaped setting. The east elevation adjacent to the wall will be rendered. The joinery is all hand made from hardwood.

- 4.6 The western elevation has 4 metres of floor to ceiling height windows (5 x 0.8 metre panels) which allows optimum light into the space. These windows meet the north western corner of the building, where on the northern elevation there are a set of fully glazed French doors to which the building is entered by. This in effect creates a glazed corner, adding to the buildings security, visual appearance, and improving the quality of the space internally for the users.

- 4.7 The southern elevation will contain a short top hung 1.2 metre wide window to allow extra light into the building. All windows and openings will be constructed from powder coated aluminium, and finished in anthracite grey with matching ironmongery.

- 4.8 The building is pre-fabricated and is sold by Hilton Garden Studios. Hiltons will manage the construction of the annexe.

5. Planning History

- 5.1 Application Ref 2007/4221/P registered 24/09/07 sought the erection of two covered areas/canopies within playground of primary school (Class D1) and was approved.

- 5.2 Application Ref 2009/3613/P registered 08/09/2009 sought the erection of a two storey library building and associated external covered walkway to north elevation of Holmes Road and the erection of a one storey teachers preparation building to the east elevation of Raglan Street and alterations to the existing fenestration on the east elevation and replacement of existing fencing on the northern elevation to existing primary school. This application was approved

- 5.3 Application refs 2010/2232/P; 2010/2317/P; 2010/2992/P; 2010/3837/P sought various amendments and removal of conditions to the 2009/3613/P approval, all of which were approved.

6. Planning Policy Context

- 6.1 Policy CS10 of the Core Strategy is focused on supporting community facilities and services. The Policy outlines the view that the Council are committed to providing high quality facilities, particularly in education. The policy also confirms the need for increased availability of facilities and capacity. As a general view, Part (f) of this policy states that;

“The Council will... support the retention and enhancement of existing community, leisure and cultural facilities”

- 6.2 Policy CS14 of the Core Strategy pays regard to promoting high quality places and conserving local heritage. It states that;

The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- (a) requiring development of the highest standard of design that respects local context and character;*
- (b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- (c) promoting high quality landscaping and works to streets and public spaces;*
- (d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*

(e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

- 6.3 Similarly, policy DP22 of the Development Policies Document seeks sustainable design and construction, and DP24 seeks to secure high quality design.
- 6.4 The building is constructed in high quality, high performance sustainable materials which blend into the schools landscaped eastern boundary. The Inkerman Conservation Area, although close by is not affected due to screening provided by the existing dwelling on site.

7. Flood risk

- 7.1 Planning Policy Statement 25 requires that any planning application is mindful of the risk of flooding. To comply with this we have reviewed the Environment Agency's latest flood datasets which indicate the site is not at risk from flooding.

8. Conclusion

- 8.1 The building is located in the same position and on a similar scale to a previously approved building in 2009 which would have been used for the same purpose. The building will provide a high quality space to undertake various activities, helping to relieve pressure elsewhere in the school.
- 8.2 The building will be constructed in high quality, high performance sustainable materials, and be laid out in a way which maximises the quality and experience of its users. Although close to a conservation area, it will not affect its setting.

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