

# Design Principles

Since early 2010, Camden Planning Department had been suggesting that Area B would be a suitable location for the expansion of the nearby Hawley Infants school into a full Infant and Junior Primary school. As a result, the design team have been working on both a solely residential proposal for Area B and a School and combined residential and school option, both of which have been consulted on for over a year with relevant parties including the School Governors and the GLA.

As part of Camden's Community Investment Programme, Camden's Cabinet Committee met on 20 July 2011 and confirmed their preference for a new Hawley Primary School at Hawley Wharf.

Due to the various levels of statutory consultation involved in preparing a detailed school application it has been agreed with Camden that a hybrid application be submitted for Area B, comprised of a detailed residential proposal and outline application for a single form entry Primary School and Nursery occupying over half of the site.

The parameters and principles that are being applied for have been developed to allow for the delivery of a Single Form Entry Primary School that meets the requirements of BB99 while ensuring that key variables remain flexible so as to allow for a meaningful process of detailed design and brief development with the various stakeholders. The following pages outline the various considerations that have gone into preparing this application

The design principles on this page have been prepared as part of the outline application. These principles should be read in conjunction with the Parameter Plans P4400 - P4404.

The strategies adopted to arrive at these principles are clearly set out in Key Moves 1 - 11 on pages 24-34 of this chapter.

The following pages contain background information on the design proposals that were developed to arrive at the Parameters and Design Principles that are being applied for.

## 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 B<sup>1</sup>.

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.

<sup>1</sup> 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

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.

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 minimum and maximum heights of S1 and S2 are shown on Drawing No P4402.

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.

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 as a school.

### 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.

# School Proposal

## Amount

The diagram below demonstrates a breakdown of the facilities outlined in the BB99 guidance. These groupings and the areas associated with them within BB99 have been used to develop a number of different layouts for a school proposal within Area B.

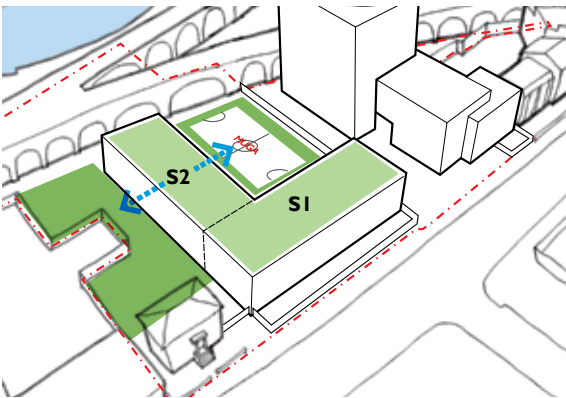


## Landscape

The outdoor learning environment is a critical pedagogical tool, and as such the types and sizes of spaces proposed must be considered in relation to the proposed internal teaching spaces. The maximum and minimum extents of the built envelope being applied for allow for a variation in the location of S2 along the east-west axis as shown opposite. This will allow the detailed design to dictate the types of amenity provided and the parts of the school building that they relate to.

The only fixed parameter in the amenity space relates to the provision of a 465m2 MUGA (minimum) in the western area of the school grounds as shown opposite.

The roofs of buildings S1 and S2 will be used to provide amenity space for the school.



## Layout

The design study opposite is the preferred option of four design studies that were presented to the Hawley Infant School Governors for consideration.

The basic principles of this design were used to develop the Parameter Plans and Design Principles that constitute the Outline Planning Application.

## Access

The primary points of access to the proposal have been considered in relation to streetscape, security, legibility and control.

For information relating to access please refer to the 'Frontage, Security and Overlooking' and 'Key Design Moves' sections of this chapter.

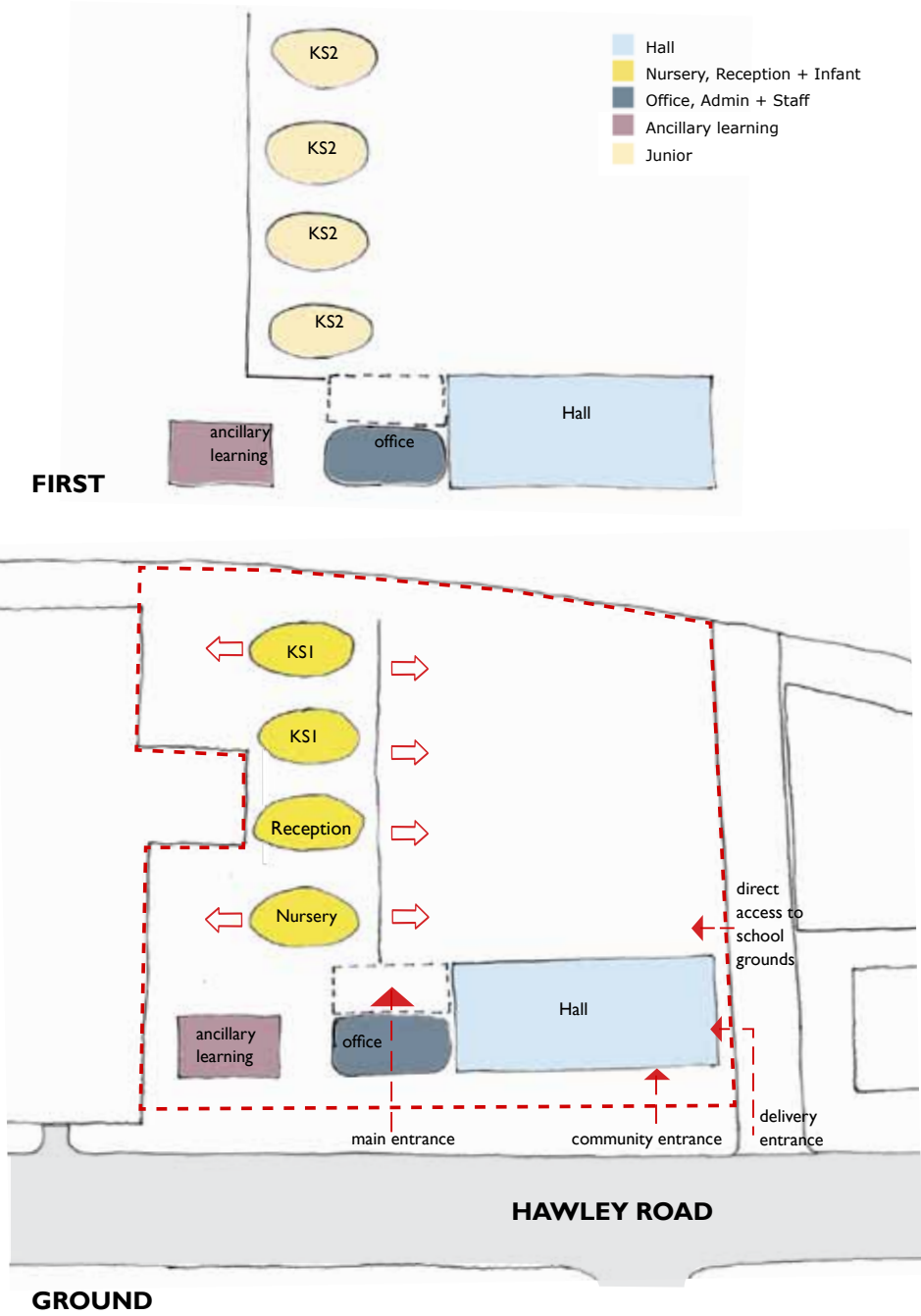
## Scale

For information relating to the scale of the development please refer to the 'Proposed Building Heights and Depths' and 'Key Design Moves' sections of this chapter.

## Appearance

The following pages contain a series of illustrations that demonstrate the type of school that could be delivered based on the Design Principles and Parameters that are being applied for. These visuals are for illustrative purposes only and should not be used as a material consideration in the outline application.

The materials illustrated are examples of the types of materials that could be provided based on section 3.0 of the Design Principles. The flexibility that is provided regarding the appearance and materials proposed is critical to ensure that the detailed design of the school is arrived at out of a meaningful process of consultation and stakeholder involvement.

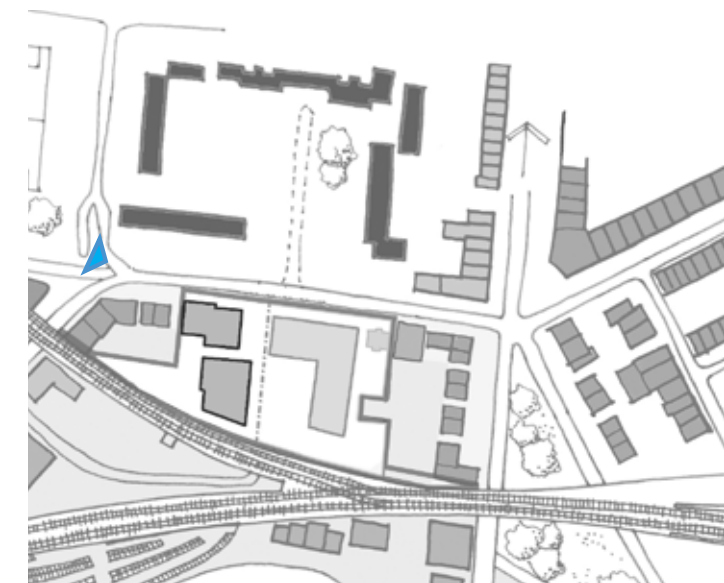






View from the corner of  
Hawley Road and  
Castlehaven Road  
looking east

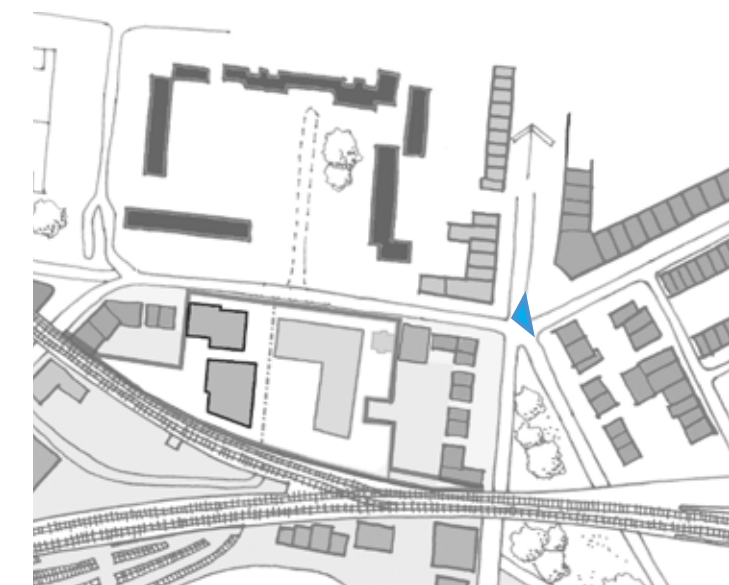
This view demonstrates a school  
proposal within the parameters  
established in the outline application





View from the corner of  
Hawley Road and Kentish  
Town Road looking west

This view demonstrates a school  
proposal within the parameters  
established in the outline application







## Vignette of Main Pupil Entrance

This view demonstrates a school proposal within the parameters established in the outline application



## Relationship to 1 Hawley Road

The setting of the Grade II listed building at 1 Hawley Road has been carefully considered in setting out the outline school proposal for Area B. The existing building line has been respected with the prevailing proposed building mass following the line set out by 1 Hawley Road.

The current situation sees 1 Hawley Road connected to its neighbour by a concrete annex building (1c Hawley Road) which significantly compromises the setting of the listed building. The proposal sees the removal of this annex to provide an appropriate setting for the house, and the reinstatement of a gap of at least 4.4m between it and its new neighbour.

A listed building application which covers a change of use to Education, repairs and alterations to the internal and external fabric of the building, and a new rear portico and ramp to enable disabled access to the lower ground floor, forms a part of the hybrid application.

The visual opposite demonstrates the type of school that could be delivered based on these principles. This image is for illustrative purposes only and should not be used as a material consideration in the outline application.



This view demonstrates a school proposal within the parameters established in the outline application and is for illustrative purposes only