THE CAVENDISH SCHOOL
NEW HALL & CLASSROOM BLOCK
DESIGN AND ACCESS STATEMENT

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30th April 2014

DESIGN AND ACCESS STATEMENT IN SUPPORT NEW HALL & CLASSROOM BLOCK AT THE CAVENDISH SCHOOL, CAMDEN.

INDEX

1. Introduction

This planning application is for a new building at The Cavendish School comprising of a new hall and classroom block along with support facilities. The application also covers the landscaping works which comprise of a new planted conservatory area and additional hard and soft landscaping along the route up to the main school reception.

The original school dates form 1855 and is an independent preparatory school providing education for girls from the age of 2 years and 9 months up to 11 years and sibling boys up to 7 years of age. In 1993 the School acquired an adjoining building which allowed expansion through additional classrooms, a science room, art room, library and cloakrooms. Their last expansion was in 2004 which involved a new entrance block and administration offices.

Over the last seven years there has been an overwhelming demand for places at the School and pupil numbers have been steadily increasing. The current intake stands at 227 pupils with the majority of years from Reception to Year 6 having a two-form entry and class sizes between 16 and 20 pupils each. There are just three years where the intake is a single form entry but these years are still oversubscribed with class sizes of up to 25 pupils and no spare accommodation available to split them into two smaller classes. It is the School's intention to continue to grow their numbers to offer a two-form entry throughout all seven years and to maintain the single form Nursery at 24 pupils. Based on the optimum class size of 18 pupils this would give a maximum occupancy of 276 pupils.

In order to accommodate the existing 227 pupils and the projected increase in numbers to a two-form entry throughout, the provision of additional classrooms through the rearrangement of the existing building has been considered. Unfortunately the sizes and proportions of existing rooms when subdivided or opened up cannot accommodate the spatial recommendations of Building Bulletin 99 (2nd Edition) – Briefing Framework for Primary School Projects. Of the 15 general classrooms that will eventually be required by the School only 11 can be accommodated in the existing buildings.

In addition to the necessary additional classrooms the school also proposes to a new hall in these plans. The analysis of the school accommodation highlighted a lack of any dedicated performance space as currently School plays, recitals, parents' evenings and social events all take place in the School gymnasium and this is in addition to timetabled daily activities including assemblies, plus music, drama and gym lessons. All of this results in huge time pressures being placed on this space which is also below current size guidelines at just 94m2 whilst the proposed new hall is 158m2 based on use by the whole school at any one time.

The new building will be standalone linked only to the 2004 administration block by means of a conservatory element.

The building is a part single-storey and part three-storey block located on the north side of the existing building upon the site of the existing staff car park. It will sit up to the northern and western boundaries of the School site. It will house the two year five and two year six classrooms plus a music classroom and the new School hall which will double as a music and drama teaching space. Meeting facilities and office space specifically for the music department will also be provided along with storage and pupil WCs.

For practical reasons it is preferable to have the year five and six (oldest) pupils based in the new multi-storey building as it will be the furthest physically from the existing school building.

The existing buildings are very restricted on space and the functionality of the layout has been compromised from a number of pragmatic but not ideal refurbishment projects over the years. The new building – planned to be constructed before the school reaches its targeted capacity pupil numbers - will give the School the opportunity to carry out a full refurbishment to provide a more fluid and user-friendly layout and to provide enhanced pupil facilities that are not currently possible due to space restrictions.

The new building would be stand-alone however as noted above the residual area of the existing car park (between the new building and the existing administration block) will be covered with a glass roof to form a conservatory which would be used as a teaching aid and which would double as a green room for the new hall. It would also work as a visual transition between the different building scales. There would be no physical link between the two buildings.

The final element of the works is the development of the external space. This would consist of the introduction of new hard and soft landscaped areas and features to include planters, seating, art installations and external lighting.

It is hoped that construction work can commence in October 2014 with completion for the start of the Autumn Term in September 2015.

2. Site Appraisal & Design Evolution

The Cavendish School is an independent preparatory school located at the centre of Camden Town, on Inverness Street (see drawing 2684 S011).

New build proposals for the campus are considered in this pre-planning advice application.

Before determining that the facilities needed would be best provided in a new building and deciding what form and location this building would take, other options where considered but were unfeasible.

The analysis undertaken looked at a number of resolutions to solve these issues including the reconfiguration and refurbishment of existing accommodation.

Conversion options were considered and specifically the conversion of two of the largest existing Victorian classrooms into a hall. This raised a number of problems including the resulting need to rehouse these classrooms elsewhere. However, bigger issues resolved around the inadequacies of the existing space. The only classrooms large enough to accommodate a hall are located on the first floor and as the hall is used by all pupils plus teaching staff and parents the conversion would require the installation of a disabled access lift. This could only be installed externally and extremely close to the boundary with the Gloucester Crescent properties. In addition conversion would involve substantial structural works to strengthen the floor and adaption of the trussed roof structure to improve sightlines of the stage area. All of these factors when combined resulted in an impractical and costly option. The hall would be a compromise – not purpose built.

Although some internal alterations are being undertaken within the School's full schedule of proposals it was found the level of additional space could not be accommodated.

An extension of the existing gymnasium was also considered. The area of existing hard play space to the south of the existing gymnasium was the targeted site but his too had unpalatable consequences. This option was rejected on the basis that the extension would take away a considerable amount of hard play space and the resultant hall would still have to double as a gymnasium. As a result it could not have the specialist features and facilities – in terms of acoustic treatments, lighting and sound equipment – required for music and drama teaching and public performance. This option was soon rejected.

A new building would be required.

After carrying out a masterplanning exercise with the school it was found that the Nursery, reception and year one to four classes could be rationally located within the existing buildings and so it was agreed that the four classrooms in the new building would serve years five and six. The hall and support services would complete the brief.

Although the School sits on a very tight wedge-shaped site, once the decision to provide a new build solution was made alternative locations for the new building were considered. However, the only spaces large enough to house a building of the size required significantly compromised the School's playground spaces.

A number of specific criteria were considered;

1) It was desirable to have all the younger pupils (nursery and reception) together and to maintain their need for direct access to external play space. The design must not affect the existing Nursery & Reception external play spaces;

2) The location of the exit/entry points from the existing buildings;

3) Any spaces in the new building to be used by the whole school – i.e. the hall - should be located as close to the existing school buildings as possible;

4) Organisationally the ideal arrangement for the school is to have classes in year groups clustered together with the younger pupils located where the prime play space;

5) The need for additional accommodation beyond the four new classrooms and a hall to house the School at capacity – 276 pupils – meeting space, dedicated music office space, music teaching space, improved visitor facilities, WC facilities and storage.

The site of the existing staff car park was deemed the most appropriate site for a new building based on these criteria. It is located within the boundary of the School to the north of the existing building. The School determined that as their catchment area is quite concentrated and staff and parents tend to arrive either on foot or by public transport, as long as disabled parking could be maintained on site no further parking was required.

After the best site for development was identified the organisation of the accommodation and logistical effects of development on the School were considered. The scheme shown in this pre-planning advice application scheme was finalised after a series of six sketch schemes exploring these issues.

Once the site was chosen there were further constraints for consideration.

The School is situated in a mixed commercial and residential area with domestic properties along the entire western side of the campus (Gloucester Crescent) and further properties are located adjacent to and opposite the School to the north on Inverness Street. In addition residential and commercial properties are mixed to both the east and south on Arlington Road and Parkway.

The boundaries which are considered sensitive are those to the North of the site – Inverness Street and the properties that directly flank the School – Clearwater Yard (commercial), an electrical sub-station (utilities) and 33 Inverness Street (residential) to the west and Camden House Probation Centre to the east. The design takes account of this.

On the North side of the site are the neighbours on Gloucester Crescent, Arlington Road and Parkway.

The new building is built against the boundary with Clearwater Yard, the substation and 33 Inverness Street and spans across the full width of the School's plot to abut Camden House at first and second floor levels. At ground level a passageway is retained up against Camden House for vehicular and pedestrian access. This lines

through with the existing main entrance and reception to the School – contained within the 2004 administration block extension.

The design has been carefully considered to minimise any effect on or loss of amenity to the neighbouring properties and their occupants.

This has been considered during the construction phase and in terms of the subsequent visual impact of the completed project.

In order to gauge opinion a number of neighbours' consultation events have taken place when residents of Inverness Street, Arlington Road and Gloucester Crescent, have been invited to view the proposals. A week long exhibition was also held in the School Reception and this was supplemented at an open evening. These have proved very productive events with comments received from residents, councillors, school staff and parents. Comments received included the potential overshadowing of 33 Inverness Street by the three-storey building element, the highways and car parking impact and additional noise pollution.

These matters have been addressed within this application submission in a number of ways.

The design of the three storey element has been altered to address the impact along the sensitive residential boundary to the west. The result being to set back the stair enclosure to allow daylight onto the rear of 33 Inverness Street. In addition there are no windows on the west elevation to prevent overlooking.

A 'Transport Plan' by Mayer Brown will accompany this planning application addressing the points raised regarding highways impact and car parking.

A 'Site Noise Survey and Acoustic Feasibility Report' by Applied Acoustic Design has also been undertaken to address the points made about sound pollution.

The new building's footprint will take up a gross external area 178 square metres for the single-storey hall element. The three-storey classroom block will measure 100 square metres. The conservatory between the existing administration block and new hall element measures 35 square metres.

The total gross external area of the building's footprint is therefore 313 square metres.

The total gross internal area of the building's footprint is therefore 252 square metres.

3. The Existing Site & Demolitions

The proposed site for the new building at The Cavendish School sits on the northern side of the existing administration block. To the northern, eastern and western school boundaries there are no existing buildings. The site is an existing tarmac finished car park.

The only demolitions on site will be the breaking out of the existing car park slab and the removal of the existing entrance gates and fence to the School's Inverness Street entrance which will be replaced as a part of the scheme. In addition both of the boundary walls to the west (against Clearwater Yard, the electrical sub-station and 33 Inverness Street) and to the east (against Camden House) will be affected by the works and will be the subject of Party Wall Awards.

Finally, trellising and planting to both of these boundaries will have to be removed and there is one tree within the car park that will have to be removed as it falls under the footprint of the new building. The existing pedestrian footpath up to the School's main entrance will be realigned as a part of the landscaping works.

It is proposed that the planting against the east and west boundaries will be replaced as a part of the project, both along the boundaries and though the introduction of the covered garden area between the existing building and the new hall. The removed tree will also be replaced somewhere on the site

The site for the covered garden also sits on the existing car park.

The introduction of the new building will result in the total loss of the existing car park to the footprint of this building. A disabled parking bay will be relocated adjacent to the School's main reception behind the rear wall of Camden House.

The site is free from any significant change in level. There is a natural fall on the site towards Inverness Street but all new doors will have level thresholds or ramped access where necessary on those doors nearer to Inverness Street.

The existing site can be seen on drawing 2684 S010.

In addition to these minor demolition works there will be some rerouting of the existing services which run under the footprint of the new building. A survey of the existing services is shown on Midland Survey Ltd's drawing 19177/1**.**

The new building is described in Section 4. It will give the School facilities seen as a standard at Schools for this age-group. They are designed to be of a style complementary to the existing buildings and adjacent properties on Inverness Street to provide a unified yet modern aesthetic to the streetscape.

4. Design Principles

The new building has been designed to satisfy the demand for places at The Cavendish School whilst at the same time meeting the School's desperate need for quality teaching facilities.

Even without the extra pupil intake the current facilities are stretched with too few classrooms resulting in classes of 25 pupils when 18 is the optimum. The current shared art room and science laboratory, together with a gymnasium that doubles as a hall and with music and drama teaching space, are too small for the current 227 pupils. There is also no dedicated meeting space. Add to this the fact that every year the demand for school places increases and there is a clear need to expand the facilities to meet local demand whilst at the same time improving the existing facilities at the School. The new development will provide desperately needed additional primary education places in this area.

The new building will provide 4 new year five and year six classrooms, plus a new music teaching space and a new hall along with the support facilities required to help the School to achieve current Department of Education recommendations.

The new buildings will allow the new year five and year six classes to move out of the existing building thus allowing space within the existing building to be reconfigured to accommodate the increased intake into the Reception classes and Years one to four and to improve the shared facilities including the art and science teaching accommodation. Details of how the accommodation is provided can be found in Section 5 of this report.

The design of the new building has been determined by the schedule of accommodation, the position of the existing school and neighbouring buildings, and the physical restrictions of the site. Aesthetically it compliments the existing buildings on the site.

The resulting design consists of a three storey building which sits on the building line of Inverness Street infilling the gap between Camden House and 33 Inverness Street. This building is the classroom block which contains the entrance and foyer to the new hall at ground floor level. Above this the first and second floors each contain two classrooms. The addition of these four new classrooms will enable the school to have a two-form entry in all school years with class sizes reduced to 20 pupils. The scheme also includes a Music teaching space on the ground floor which will double as a meeting space. Support facilities include WCs, an office and the covered garden which is proposed for use as a teaching garden.

Behind the classroom portion of the building the height reduces to a single storey Hall. The Hall has a pitched roof the line of which is followed by the ceiling internally to create a double height space. It will be fitted with retractable seating for an audience of 200 and will be acoustically treated to meet the requirements of both music and drama performance.

The pitched roof includes a large rooflight to allow natural light in from above. This will supplement the daylight gained through windows which is restricted due to the heights of neighbouring buildings.

4.1 Schedule of Accommodation

The scheme comprises of one building divided into two sections – a single-storey hall and a three-storey classroom block. The floor plans are shown on drawings 2684 A310 to A313.

4.1.1 Hall

This building is a single storey building, inkeeping with the scale and aesthetic of the administration block adjacent to it. The net internal floor area is 158m².

Net Internal Areas

Hall = 158.00 m²

Total = 158.00 m²

Please note that the building is linked on the south elevation to the existing administration block by the covered garden which measures 35m². This is not a serviced internal space but a covered area.

4.1.2 Classroom Block

The adjoining classroom block is a three-storey structure. At ground floor level the building comprises the support facilities for the hall including foyer, meeting room (which double as a music teaching spaces), stores and visitor WCs.

The first and second floors are served by a stair located within the foyer space and also by an Approved Document Part M compliant passenger lift.

At first floor level are the two year five classrooms along with pupil WCs and a store.

At second floor level are the two year six classrooms along with the music office and meeting room and a store.

At both the first and second floor levels the stair is lobbied and a disabled refuge is located to meeting the requirements of Approved Document Parts B and M.

Net Internal Areas - Ground Floor

Lobby = 30.80 m²

Music Classroom/Meeting Room inc store = 28.90 m²

Accessible WC = 3.70 m²

Visitor WC = 2.85 m²

Bin Stores = 3.90 m²

Cleaners' Cupboard = 3.40 m²

Service Duct = 1.20 m²

Stair = 8.30 m²

Lift = 2.70 m²

Total = 85.75 m²

Net Internal Areas - First Floor

Year 5 Classroom 1 = 38.80 m²

Year 5 Classroom 2 = 38.80 m²

Pupil WC = 16.30 m²

Store = 4.50 m²

Lobby = 12.50 m²

Stair = 18.60 m²

Lift = 2.70 m²

Void = 3.20 m²

Total = 135.40 m²

Net Internal Areas - Second Floor

Year 6 Classroom 1 = 38.80 m²

Year 6 Classroom 2 = 38.80 m²

Office/Meeting Room = 16.30 m²

Store = 4.50 m²

Lobby = 12.50 m²

Stair = 18.60 m²

Lift = 2.70 m²

Void = 3.20 m²

Total = 135.40 m²

Net Internal Areas - Third Floor

Plant/Total = 24.20 m²

Thus, the total net internal area for the new building is approx. 540.00m².

Externally, hard and soft landscaping will be provided up the path to the existing School Reception entrance and into the covered garden area. This will include a new

tree to replace that lose to the construction works – allocation for which will be agreed with the Council's Tree Officer.

There will also be external lighting along this route and to the undercroft of the first floor where it extends over to meet the eastern boundary against Camden House.

4.2 Site Restrictions

The design of the new building has been determined by a number of physical characteristics of the site:

i) The proximity of the boundaries with the residential properties on Inverness Street,
ii) The party wall boundaries with 33 Inverness Street, Clearwater Yard, the electrical sub-station and Camden House;
iii) The need to maintain the emergency escape route from Camden House which emerges onto the existing School car park and
iv) The need to maintain pedestrian and vehicular access from Inverness Street into the site and to provide disabled parking facilities on site.

4.3 Design Resolution

The solution is a 'wedge' shaped building comprising a three storey building, the classroom block and a single storey hall.

The new buildings' elevations blend a limited pallet of brickwork, with features in reconstituted stone and areas of render. Elevations will be sympathetic to the existing Preparatory School buildings behind and the front elevation in particular has been designed with materials reflecting those already found in the streetscape of Inverness Street which is predominantly a London stock brick with some render or stucco and stone elements.

The new building front elevation is proposed as brick incorporating patterned brickwork features between windows. A band course at first floor level is formed in reconstituted stone. The window proportions have generally been designed to compliment those already seen along the street and will be in a powder-coated aluminium finish by Kawneer. They will have projecting surround and transoms in the same finish. The hall element will be rendered with brickwork internally and will be heavily glazed in particular around the entrance.

Descriptions of the proposed materials are included in Section 5 of this report.

The existing schoolhouse is of Victorian origin – originally St. Mark's School – has been occupied by The Cavendish School since 1970. In 1993 the school acquired the adjacent 'Gas Board Building' (facing onto Arlington Road) and in 2004 the new administration block was built linking these two buildings. All of these buildings are predominantly brickwork ranging from single storey (administration block) to the two-storey original Victorian and 'Gas Board' buildings.

With respect to the landscaping - the covered garden - through the intervention of new planting, high quality and modern hard landscaping materials, seating, lighting and some sculptural works will be a space which is practical and useful as well as visually appealing.

The same approach will carry through into the route from the street entrance up to the School's main entrance and reception.

The new Hall & Classroom Block will provide a new facility meeting the School and neighbourhood's teaching requirements for the foreseeable curriculum requirements. The new building will compliment the architecture of the campus and of Inverness Street becoming a part of a considered whole.

5. Design Solutions

5.1 Elevations

The new building is conceived as a modern addition to the campus, designed to complement the existing buildings and complete sympathetically the streetscape of Inverness Street.

The aim is to design a contemporary building, complementing the neighbouring buildings, that is functional as a teaching facility and is also both sustainable and energy efficient.

The proposed building is designed to sit neatly into the space available and to be of similar massing and height to the neighbouring buildings either side of it. The elevations are shown on drawings 2684 A365 to A367.

5.1.1 Hall

The Hall element will be a single storey brick and render building with full height windows to the east elevation. The south elevation will face into the covered garden with direct access into it whilst the west elevation adjoins the boundary with Clearwater Yard and the north elevation adjoined the three-storey classroom element of the block.

The brick will be a stock brick to match that of the existing building and the render will be coloured.

Windows and doors will be a powder-coated aluminium, double glazed system. Glazing will generally be clear with laminated glass to the outer pane and toughened to the inner pane.

External doors will be provided to both the east and south elevations to provide direct access onto the pathway and into the Conservatory. It is expected that no stepped or ramped access will be required to the building and thresholds will be level.

The hall will have a 16 degree dual pitched roof with single-ply membrane covering. A linear rooflight will run the length of the roof separating the two roof pitches.

The covered garden will have a glazed roof.

The building will be of 4.7 metres high at the boundary with Clearwater Yard raising to 6.7 metres at the roof apex and then dropping to 3.9 metres on the east facing elevation.

The covered garden roof will be flat and at a height to tie in above the existing windows of the administration block – approx. 2.8 metres.

5.1.2 Classroom Block

The Classroom element will be a three-storey building. The front elevation facing Inverness Street will be finished in an external skin of stock brickwork. The rear (south facing elevation) will also be brickwork. The west elevation adjoins the

boundary with 33 Inverness Street and the east elevation adjoins Camden House at first and second floors.

The brick will be a stock brick to match that of the existing building.

Windows and doors will be a powder-coated aluminium, double glazed system with a projecting surrounds and transoms to the first and second floor windows. They will also have integral louvres which are required as a part of the heating and ventilation strategy. There will also be areas of patterned brickwork in the space between the first and second floor windows. Glazing will generally be clear with laminated glass to the outer pane and toughened to the inner pane. The exception will be window to the ground floor Music Teaching/Meeting space which will have one-way mirrored glass to provide light into the room whilst preventing a view in from the street.

External doors will be provided to the east elevations to provide direct access onto the hall lobby and there will be gates on the north elevation to control access through the street level archway which forms the gap between Camden House and the new building (and the access route into the school) at this level. Stepped or ramped access will be required to the building as necessary to ensure thresholds will be level.

Where large areas of glazing are specified to provide plenty of natural daylight into the hall lobby area, this glazing will be a curtain walling system.

A staircase and lift will give access to the upper floors.

A glazed smoke vent will be located above the stair as a part of the building's fire strategy but it will also flood the stairwell with natural light. A rooflight of the same proportions will be installed over the second floor meeting room.

The Classroom element will have a flat roof of 2 degree pitch. It too will have a single ply membrane finish with paving slabs over for access to the roof mounted plant room and maintenance of the photovoltaic panels it is proposed to mount here. An upstand past the roof level around the building perimeter will hide the plant room and photovoltaics from public view. In addition the plant room is located at the south side of the Classroom block roof so that it is not visible from Inverness Street. Drawing 2684 A372 has been prepared to demonstrate this.

The building will be of a comparable height to the neighbouring property – 33 Inverness Street to the west and lower than Camden House to the east.

Carefully controlled external lighting will be used to enhance the elevations and provide safe access around the exterior of the buildings.

Landscaping works will use trees and plants native to the area. The tree lost during the demolitions will be replaced somewhere on the school site subject to discussions with the Councils Tree Officer. Is is assumed this matter could be dealt with as a planning condition.

5.2 Access Statement

The new building is designed to be fully accessible with ramps to doorways and a lift within the building to all levels.

An accessible toilet is also provided on the ground floor.

An accessible parking space is provided within the School site adjacent to the main entrance.

The whole design ethos of keeping the building level along its length is to improve access for all visitors, students and staff.

5.3 Sustainability

The use of 'green' or sustainable technologies was of prime importance within the context of the School's brief to their Architects.

This new building is proposed for a brownfield site but in addition the School's decision to loose their own staff car park to provide this new facility, demonstrates they commitment to sustainability targets. The School is extremely well connected to existing public transport links and so the school are actively promoting the use of 'green' travel top the staff, parents, pupils and visitors.

Should the Planning Authority require 20 per cent of the energy used in running the building to have been provided by renewable sources then our proposal would be to install an air source heat pump located on the roof of the Classroom Block. This system will be enhanced by the use of photovoltaic cells also located on this flat roof.

The floor, walls and roof would be highly insulated to keep the buildings warm in the winter and cool in the summer.

The classroom windows are north facing and the rest of the building is quite overshadowed but if proved necessary windows and glazed screens will be shaded by either recessing them into the wall construction or by solar shades, to stop the building overheating in the summer.

The building has been designed to be naturally ventilated on the second floor incorporating louvres to the external windows plus natural stack ventilation. However due to the ambient and background noise from Inverness Street and the acoustic restrictions set by Building Bulletin 93 the ground and first floors will require mechanical ventilation and cooling.

The lighting system will be important for the energy consumption of the building, with energy efficient fittings on PIR automatic switches and sensor controls.

Full details of the sustainable measures proposed for the building can be found in the 'Sustainability Statement' prepared by F G Alden Limited which accompanies this application.

5.4 Conclusion

This development aims to expand The Cavendish School facilities to meet the required educational curriculum and accommodate an increased number of pupils to meet the local demand.

APPENDIX A. Site Photos

Photo 1: View of existing School from north (Inverness Street) with Clearwater Yard to the right and Camden House to the left. The car park in the foreground is the proposed site

Photo 2: Rear Elevation of 33 Inverness Street taken with site of proposed building in foreground

Photo 3: Rear of Camden House taken from site of proposed building

Photo 4: View of Inverness Street with Camden House to the left and 33 Inverness Street to the right.

Photo 5: 33 Inverness Street front elevation

Photo 6: Streetscape from top end of Inverness Street

Photo 7: Streetscape from bottom end of Inverness Street

Photo 8: Partial view of original Victorian School building

Photo 9: View of Arlington Road Entrance to School (taken from inside school)

Photo 10: View of Arlington Road Entrance to School (taken from Arlington Road)

Photo 11: Area of proposed conservatory with administration block to left of photo and Clearwater Yard at rear.

Photo 12: Area of car parking to be retained in foreground with administration block – main School entrance and reception - to right and 'Gas Board Building in background

Photo 13: Boundary wall with Camden House showing existing path up to school main entrance and emergency escape route from Camden House.

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