

# 1.0 Introduction

## 1.2 Context

### Camden Lock Village Masterplan Context

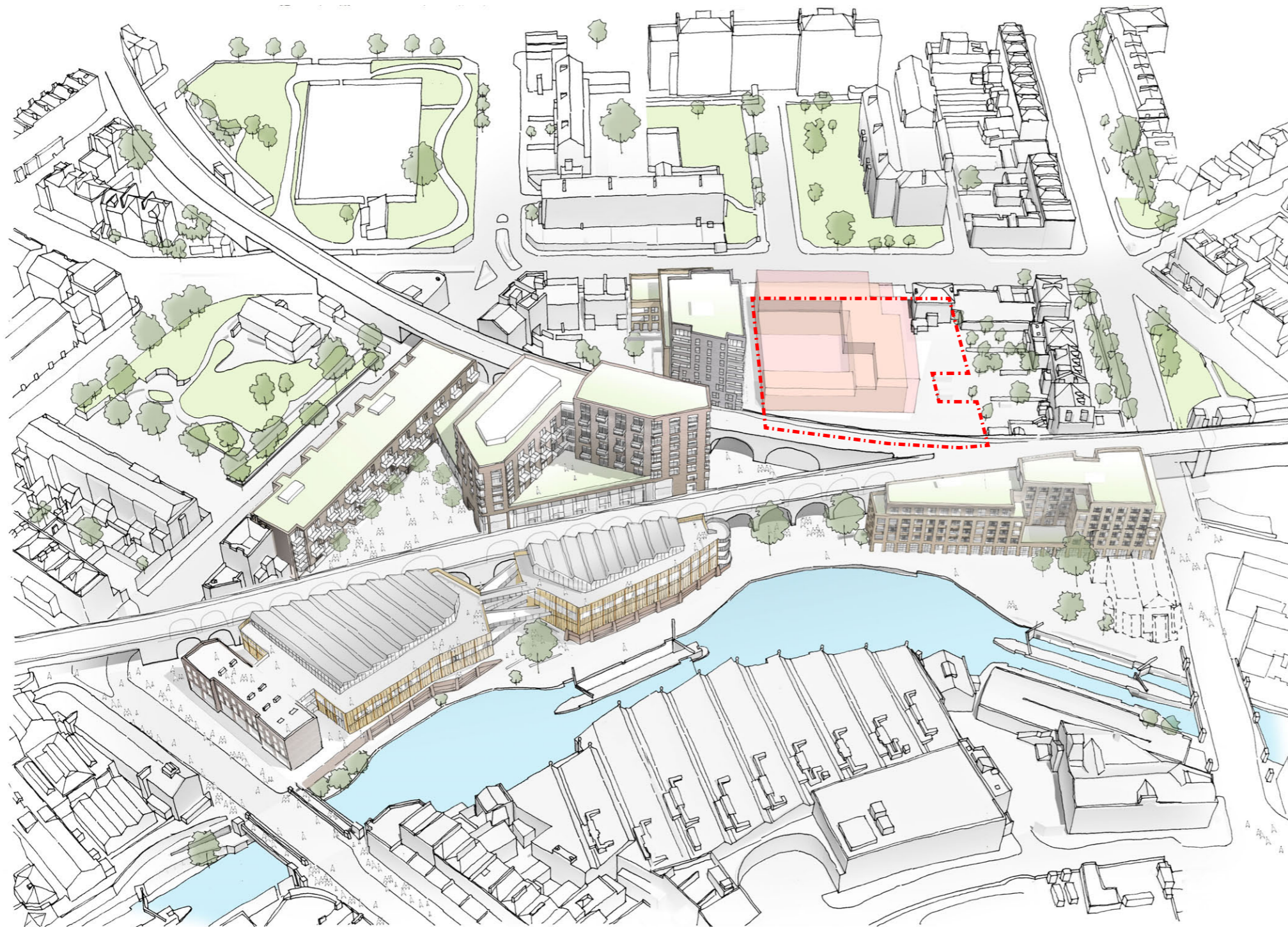
The Camden Lock Village Masterplan is a mixed-use development comprising:

- 4 residential blocks, providing 170 mixed-tenure residential units.
- Commercial accommodation.
- Redevelopment of the viaduct arches to contain retail and employment units.
- New pedestrian connections and high quality public realm.
- New market buildings.
- Open spaces and public squares.
- New cinema.
- A district-wide combined heat and power energy centre.
- Detailed planning permission was granted for the wider masterplan in January 2013, and outline permission granted for the school site at the same time. The outline permission includes a number of parameter plans and design principles.

This reserved matters application relates to the school site only.

The school site lies to the North of the masterplan, in area B, adjacent to a consented residential building and pedestrian route to the market and canal to the South, under the viaduct. It is bordered by Hawley Road to the North and the viaduct to the South.

The design of the school responds to both the existing and future site context.



Consented masterplan showing outline application envelope parameters for the school site.





# 1.0 Introduction

## 1.3 Design Overview

### Design Response

The design for the scheme works within the approved Parameter Plans, responding to the site's context and the Client's brief.

The Parameter Plans set out the permitted height, width and length of the building. It also specifies heights and permeability of boundary treatments and entry points.

The existing context of the railway viaduct and the building's orientation influenced both the internal layouts and external spaces.

The Design Team also consulted the council's planning and urban design officer's to ensure that the proposed building met the highest design standards and addressed the local context appropriately.

### 1. Central Private Courtyard

The building plan is U-shaped around an introvert central private courtyard envisaged as the 'heart' of the school. This was a key feature outlined in the design brief following consultation with Hawley Infant School. It provides a space for parents, children and school staff to mingle in a secluded environment away from the street and mirrors in much the same way the existing infant school operates currently.

### 2. Stepped massing

A key design driver was the idea of growth and progress through the school. Younger years are located at ground floor with older classes at upper levels to represent progression through the school. The three storey form steps down to the South to maximise solar access to the central courtyard. A number of further cuts have been made to the form to create external amenity and classroom spaces for pupils and staff.

### Key Design Aspects

The key aspects of the design are:

1. Central private courtyard.
2. Stepped massing and terraces.
3. Modulation of the facade
4. Civic quality and materials.

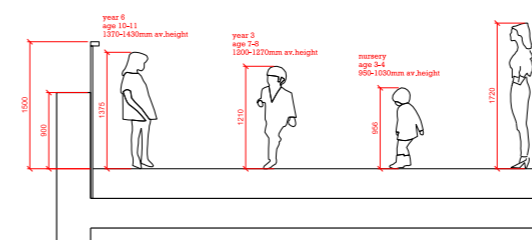
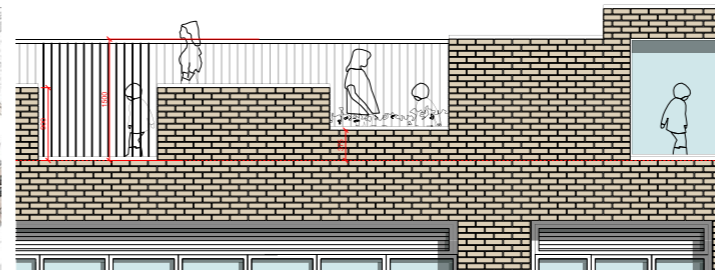
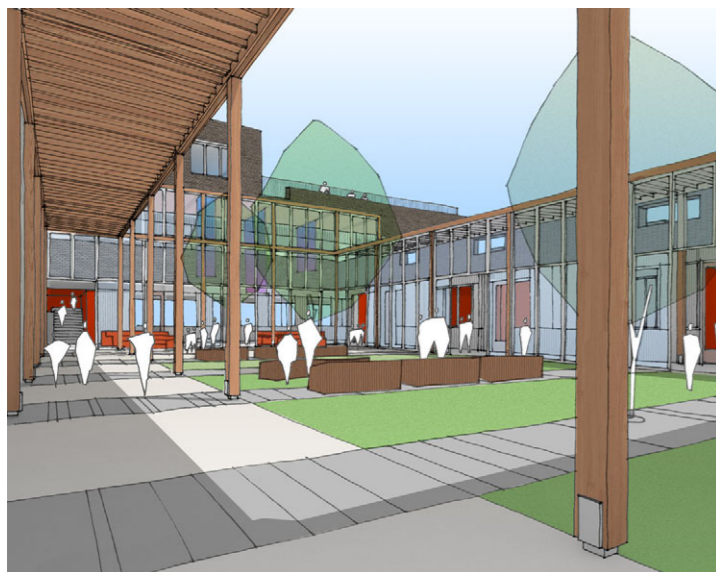
These are explained in more detail throughout this Design and Access Statement.

### 3. Modulation of the facade

The buildings predominantly brick outer skin forms a protective element that adapts to its context. Solid parapets to terraces at upper levels modulate in height to provide views out towards the playground and street and also provide glimpses of planting and activity within. In order to maximise the value of the upper terraces it was crucial to maintain these visual connections.

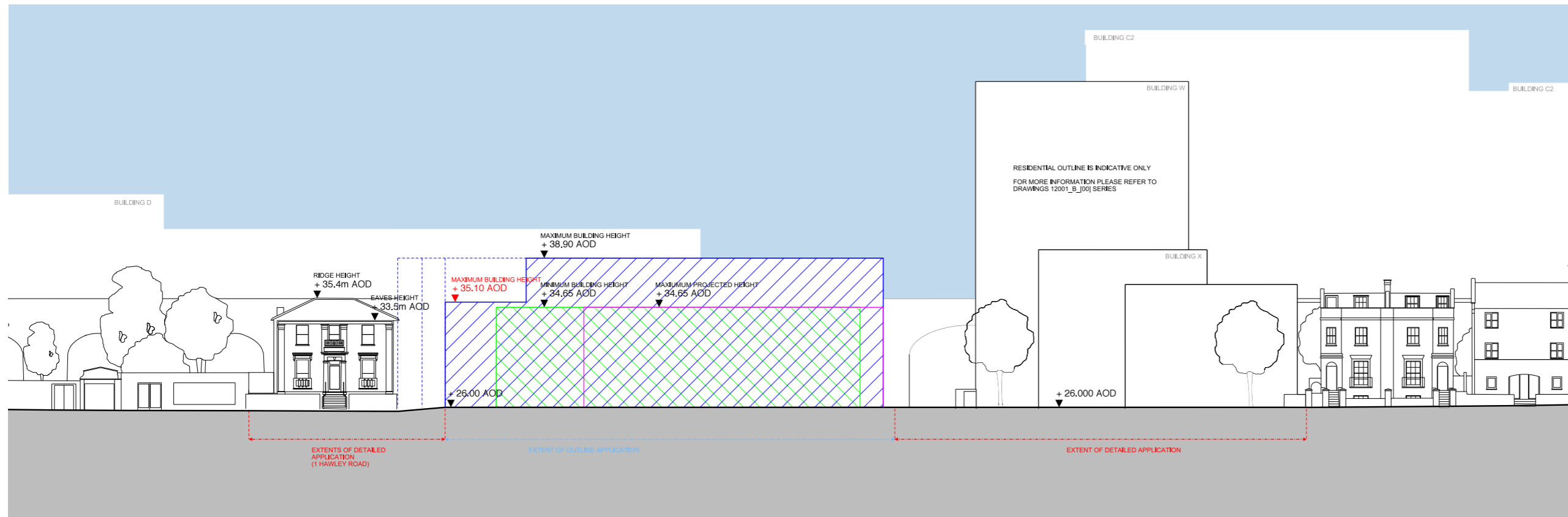
### 4. Civic Quality and Materials

The design intention is to create a building of strong civic quality. This is achieved through careful design of the elevations and choice of materials to represent the language of load-bearing masonry construction. A masonry palette will give the building a bold presence in-keeping with the local context of Camden and the approved masterplan. In contrast, a softer timber structure is proposed for the internal courtyard.








## 2.0 Scale

### 2.1 Approved Parameter Plans

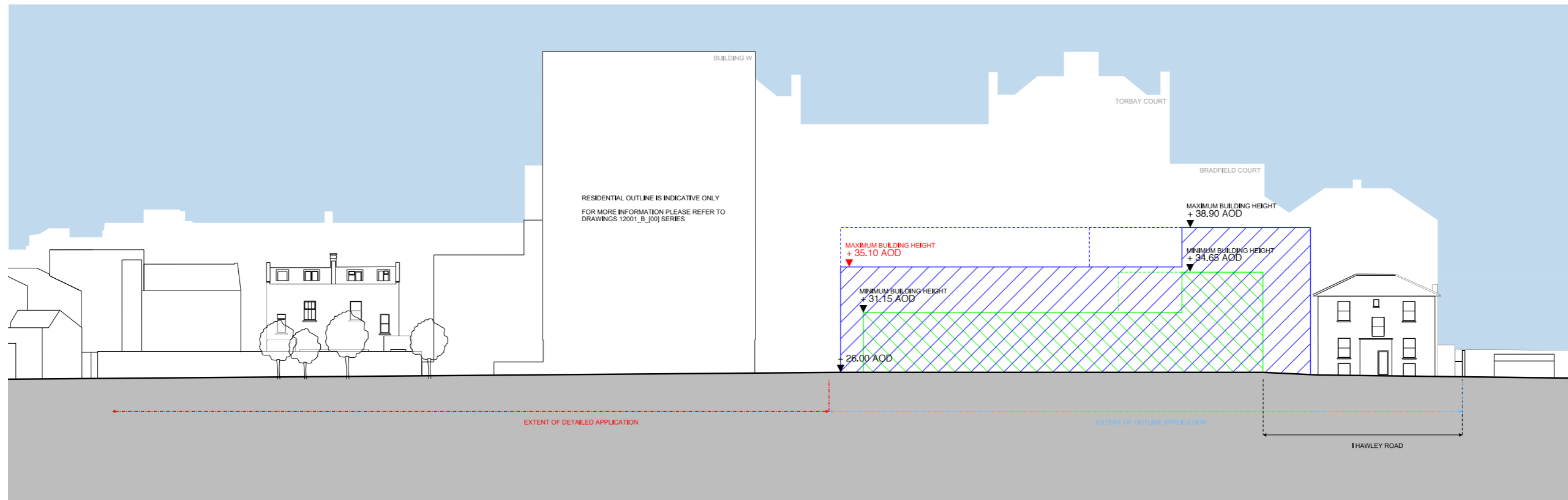


NOTES -  
 Siting of building is indicative only. For further information relating to maximum and minimum extents please refer to drawing 12001\_B\_[00]\_121  
 For information relating to boundary enclosure please refer to drawing 12001\_B\_[00]\_123

-  Maximum Extents to Elevation of School Building
-  Minimum Extents to Elevation of School Building
-  Maximum Extents of Building Projection
-  Maximum Extents of East Block of School Building
-  Minimum Extents of East Block of School Building

AOD levels in red depict new approved envelope level

Approved non-material amendment north elevation



Approved non-material amendment south elevation

## 2.0 Scale

### 2.1 Approved Parameter Plans

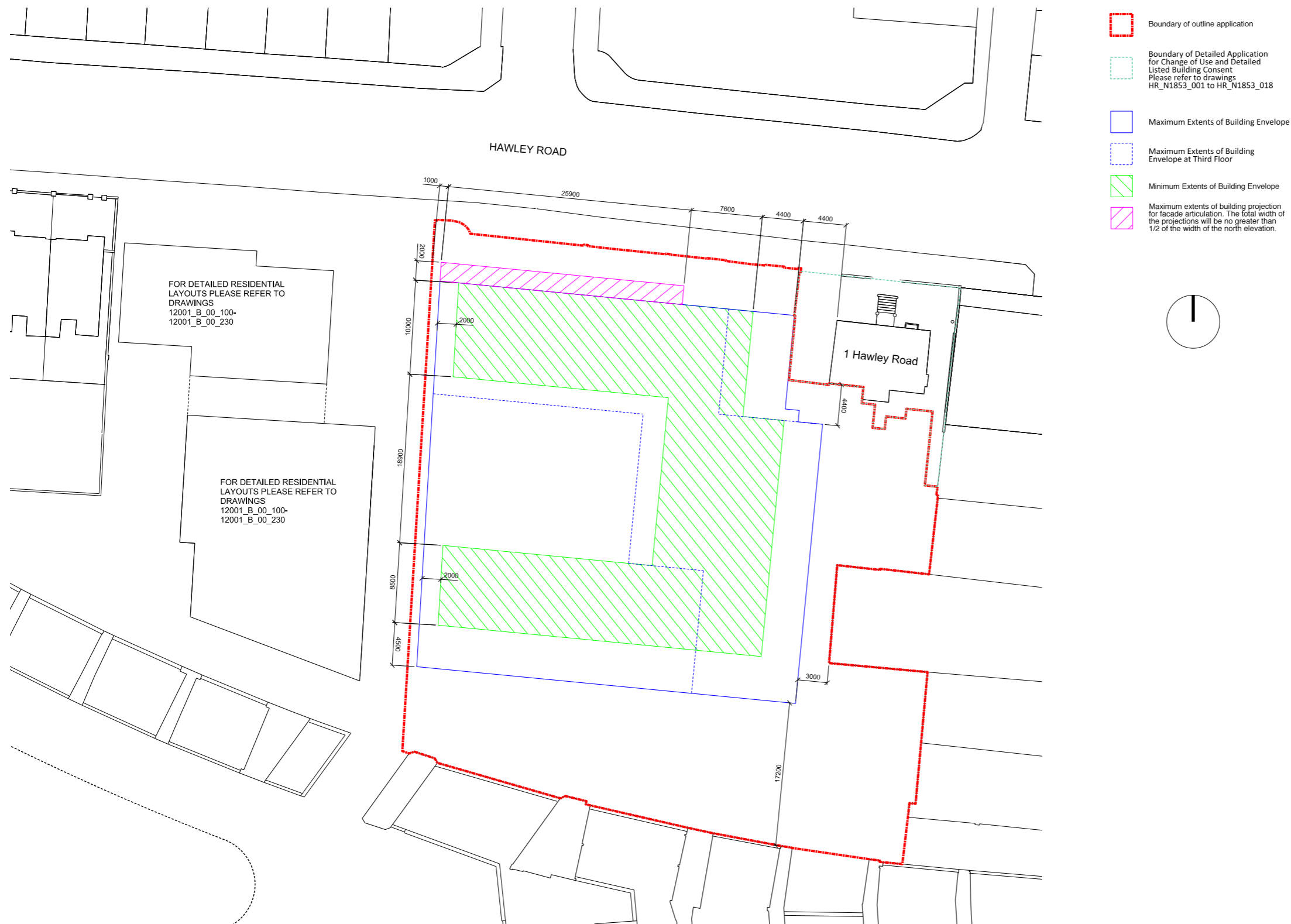
#### Parameter Plan Requirements

The approved parameter plans submitted as part of the masterplan application which was approved in January 2013. These set out the permitted height, width and length of the building. It also specifies heights and permeability of boundary treatments and entry points.

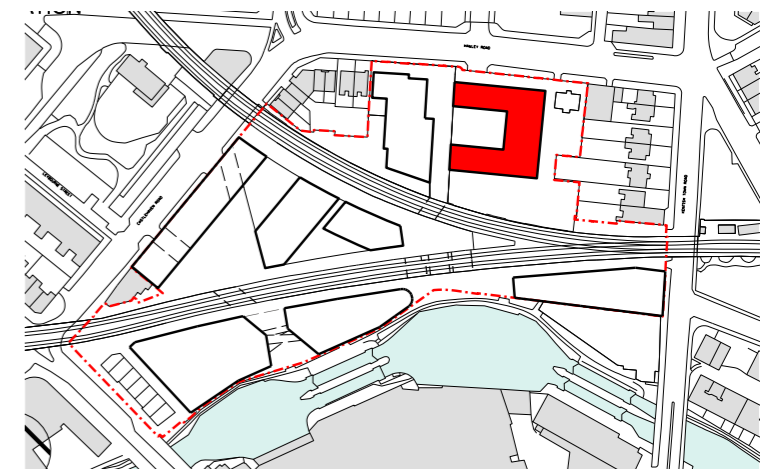
In November 2013, approval was granted for a non-material amendment to two parameters to accommodate the proposed building's balustrades. The drawings opposite and overleaf illustrate this.

#### Red Line Application Boundary

This reserved matters application includes the school site shown in red opposite. It also includes a 1m landscape strip to the west set out in the masterplan consent. There is a detailed application and listed building consent for 1 Hawley Road which is separate from this application.



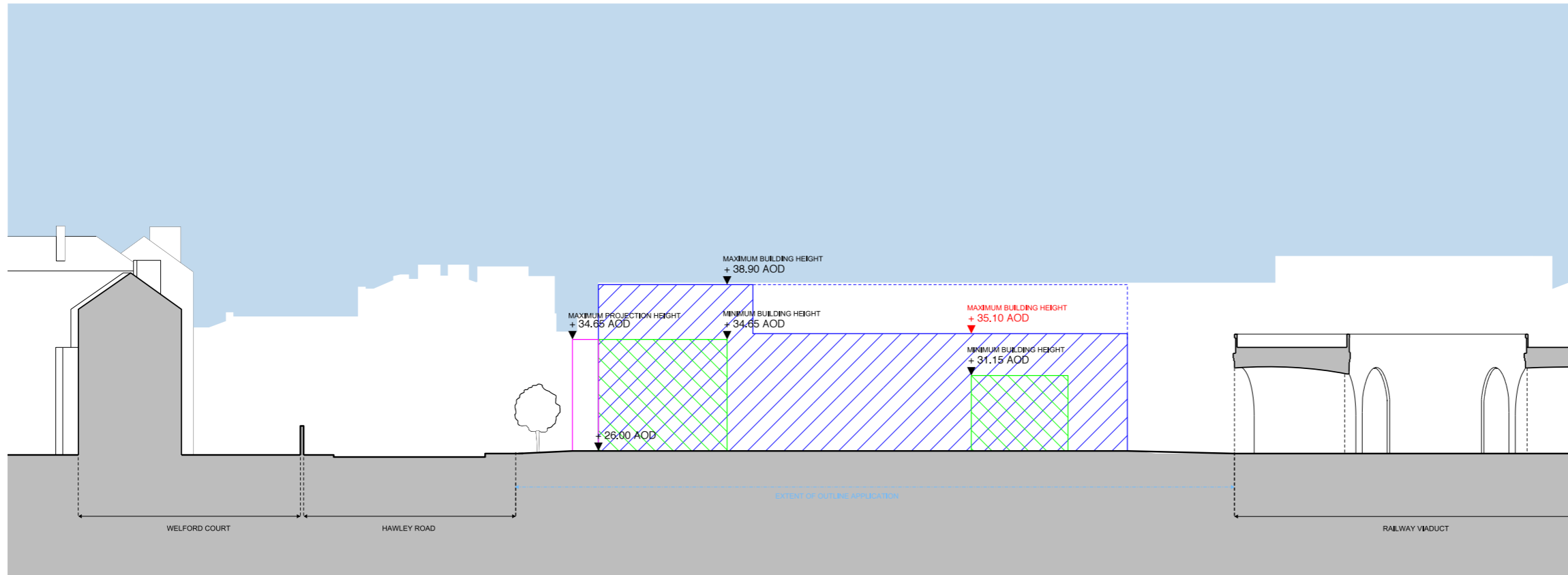
Building size and layout drawing from Nov. 2012 Outline Planning Application










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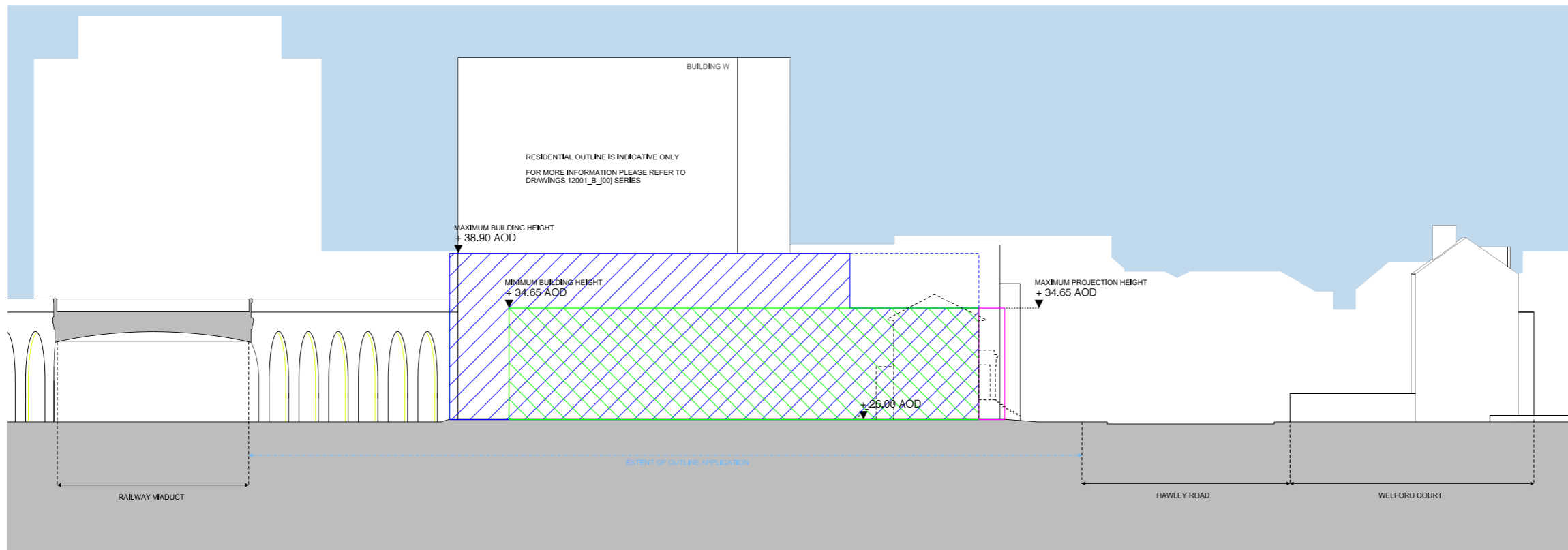
### 2.1 Approved Parameter Plans



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-  Maximum Extents to Elevation of School Building
-  Minimum Extents to Elevation of School Building
-  Maximum Extents of Building Projection
-  Maximum Extents of East Block of School Building
-  Minimum Extents of East Block of School Building

Approved non-material amendment west elevation



Approved non-material amendment east elevation

## 2.0 Scale

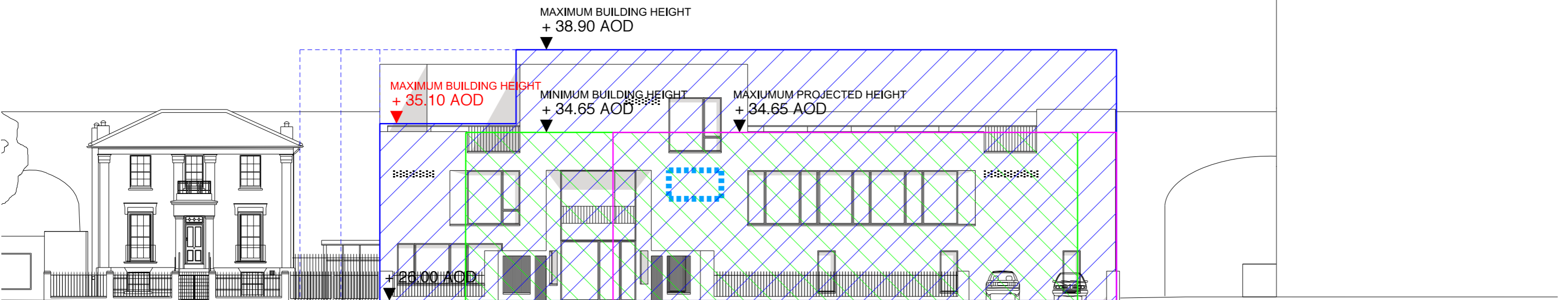
### 2.2 Proposed Massing

#### Proposed massing

The drawing below shows the proposed massing of the building. This demonstrates the proposed building is within the upper and lower limits of the permitted height and footprint. The AOD level in red shows the approved non-material amendment height which all parts of the proposal sit within.



Proposed massing



Proposed north elevation with approved non-material amendment overlaid.