

4.0 Appearance

4.7 Key Views

The approved masterplan application included two key views.

Key view 1 is taken from the junction of Hawley Road and Kentish Town Road to the east, with the grade II listed 1 Hawley Road in the foreground. This view illustrates how the modulation of the facade and solid parapet height breaks down the overall massing of the scheme and also provides animation to the elevation by revealing glimpses of vegetation and activity beyond.

The entrance is highly visible, highlighted by the 1m deep, double-height brickwork reveal, flanked by fin brickwork walls. The fin walls are visually permeable to retain acute views through to the front landscaped garden space.





Key View 2 is taken from the junction of Castlehaven Road and Hawley Road to the West. The permitted residential development is visible in the foreground.

The front wall and garden of the school provide a consistent edge and continuity of street frontage with the existing and consented buildings on the road.

4.0 Appearance

4.7 Key Views



5.0 Access

5.1 Refuse Strategy

A dedicated refuse store is located to the north west corner of the school, integrated discreetly into the west facade with doors opening onto the consented pedestrian route. It is proposed that refuse collection takes place from the adjacent consented service bay with bins collected directly from the bin store.

3 x 1100L Eurobins are provided for general waste and 1 x 1280L Eurobin is provided for recycling. Recycling and refuse points will be located around the school and the school will be responsible for taking their bins/bags to the central store. For further information on Refuse Collection, please refer to the Transport Statement in the appendix.

Discussions have been held with LB Camden Transport officers to devise a strategy of on-street servicing for an interim period, if the approved off-street service bay of the masterplan is not available at the time of the school opening. Please refer to section 3.3 for further information of this scenario. For further information on Refuse Collection, please refer to the Transport Statement (separate document).

5.2 Cycle parking

A total of 34 cycle parking spaces are provided at three locations across the site. This exceeds the London Plan requirement of a minimum of 24 pupil spaces and 3 staff spaces, based on projected pupil numbers of 236 and staff numbers of 25.

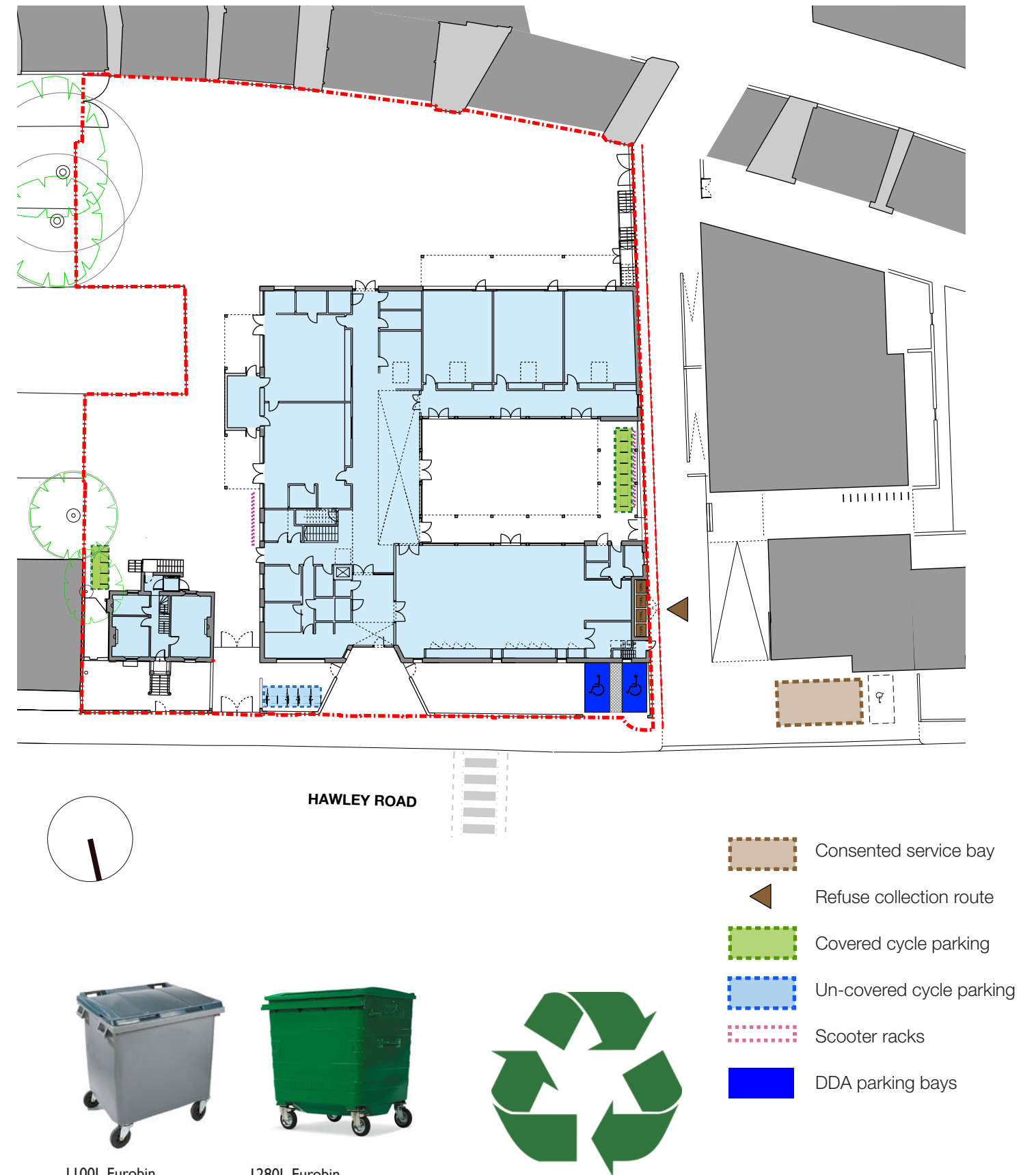
18 pupil cycle spaces, are provided adjacent to the main pupil's entrance off of the consented pedestrian route. This allocation is for years 1-6 based on the London Plan requirement for 1 per 10 pupils. This is secured from the public within the school grounds and covered by the cloister.

There is provision for a further 10 bicycles to be stored under cover, to the rear of 1 Hawley Road. These are intended for staff, nursery and reception use. In addition to this there are children scooter racks proposed adjacent to the pupils entrance off of the consented pedestrian route and to the entrance to the reception and nursery.

In addition, there is further uncovered provision for 10 bicycles adjacent to the visitors entrance on Hawley Road, visible from the staff reception and office areas.

5.3 Vehicle Parking

2 x off-street disabled car parking spaces are provided in front of the school building on Hawley Road. These spaces are adjacent to the approved pedestrian route and in close proximity to both visitor and pupil entrances.



1100L Eurobin 1280L Eurobin

Bin storage units



5.4 Cleaning & Maintenance

Facade Cleaning

Facade materials have been chosen to minimise ongoing maintenance.

The majority of the elevations are brick requiring minimal maintenance and therefore do not require external access to be incorporated into the design.

Window cleaning will be achieved through a number of methods:

- All external windows will be cleaned from the ground as no window is higher than 10.4m from ground level.
- Sliding partitions / glass doors to the upper level external terraces will be cleaned from the terraces.

Glass replacement

All window and door units will be internally glazed. Therefore, glass replacement will occur internally and replacement units will be taken via the lifts to each floor.

Roof Maintenance

Minimal roof access is required to the roof of the second floor. Access will be via a hatch with drop down ladder to the central stair core. The hatch is designed to accommodate a standard PV panel for ease of replacement. The parapet will be a minimum 900mm high to provide sufficient edge protection.

All other roof spaces are designed to be in regular school use so a proposed 1500mm balustrade will offer sufficient edge protection.

Plant Maintenance

All plant within the school is located in a designated plant room at first floor, accessible from an internal stair. [Please refer to energy statement for further information.](#)

Landscape Maintenance

Please refer to landscape architects report for information on landscape maintenance.

5.5 Security

In summary, the key safety and security features of the development include:

- Clearly defined public and private areas.
- Secure 2.4m high perimeter railings surrounding the private playground and courtyard areas.
- 2.4m high brick wall to east perimeter.
- Secure, lockable and carefully managed secure 2.4m high metal open railing gates to the main pupil entrance, only to be opened at the start and end of the day by the school's site service officer.
- Secure, lockable and carefully managed 2.4m high metal open railing gates to the nursery and reception entrance with intercom.
- The provision of an area for secure cycle parking.
- Natural surveillance of public areas through the use of appropriate fencing and gates.
- Large expanses of glazing to communal reception area to monitor visitor's entrance and entrance to the nursery and reception.
- Provision of appropriately located lighting systems.
- Secure locks and adequate access mechanisms and intercom systems.
- Out of hours access to the hall space for school functions will all be via the visitors entrance on Hawley Road. This entrance is splayed, avoiding hidden recesses.
- Site service officer to be present during the school day.
- Planning of the site has been designed to prevent hiding places behind landscaped areas.
- Adequate lighting will be provided to the out-of-hours entrance on Hawley Road and a condition is attached to the outline consent.
- Street lighting to pedestrian route to the west has already been consented for the masterplan.
- Secure 2.4m high metal gates adjacent to viaduct.