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**INTRODUCTION**

This Design and Access Statement has been prepared by **rpa:group**, on behalf of St Anthony's Preparatory School in support of the proposals relating to the site located at Arkwright Road, Hampstead, London within the Borough of Camden.

St Anthony's is the only all boys Roman Catholic Preparatory school in North London. It was established in Fitzjohns Ave, Hampstead more than half a century ago with its gates opening up to pupils in 1952. The school has its roots firmly in Hampstead with 80% of its pupils living within a 3 mile radius of the school, and half with in a two mile radius.

Following extensive research the school has found that there is a significant need for additional school places in the Hampstead area and the London Borough of Camden, especially for girls seeking a Catholic education. There are also more than 7000 new homes being planned for Camden in the next five years, which also add to the demand for school places.

The schools proposed expansion can only but help meet this fast rising demand and also open up more spaces in state primary school, thus easing the burden across the borough.

To minimise the impact on the built environment in the area, St Anthony's have been able to purchase the adjacent vacant property, No 3 Arkwright Road, with the aim of encompassing it along with minor expansion between the existing premises and the new building to provide the much needed space for the extra demand of pupil numbers.

The creation of new Dinning Hall facility to accommodate both the new and existing pupils in 1 & 3 Arkwright Road site. Thus alleviating the need for pupils to cross the road to 90 Fitzjohns Road for breakfast and lunch.

**INTRODUCTION**

The purpose of this document is to explore the key architectural and urban design issues for the Arkwright Road site and to demonstrate the manner in which the design for the proposed development has responded to these issues. It comprises three principle sections:

**Site Context**

In the first part we look at the surrounding area, the site's context and setting. We explore the street pattern, the character of the conservation area round the site and the visual impact of the proposed development. The planning context is considered and the principle of the development outlined.

**Evaluation**

The second part sets out the various constraints and opportunities for the site and explains how the design has developed to respond to these issues.

**Design**

The third section looks in more detail at the design and focuses on the layout and appearance of the building, the accessibility, the security issues and the landscaping.



SITE LOCATION

The subject property is No.1 Arkwright Road an existing School and No.3 Arkwright Road, the adjacent existing dwelling. The site is within 550m of the A41 Finchley Road and within walking distance of Hampstead High Street. It is located in a rich mixed urban quarter predominately residential. There is also an existing school, several public houses, a major hospital and an array of small businesses within the vicinity.

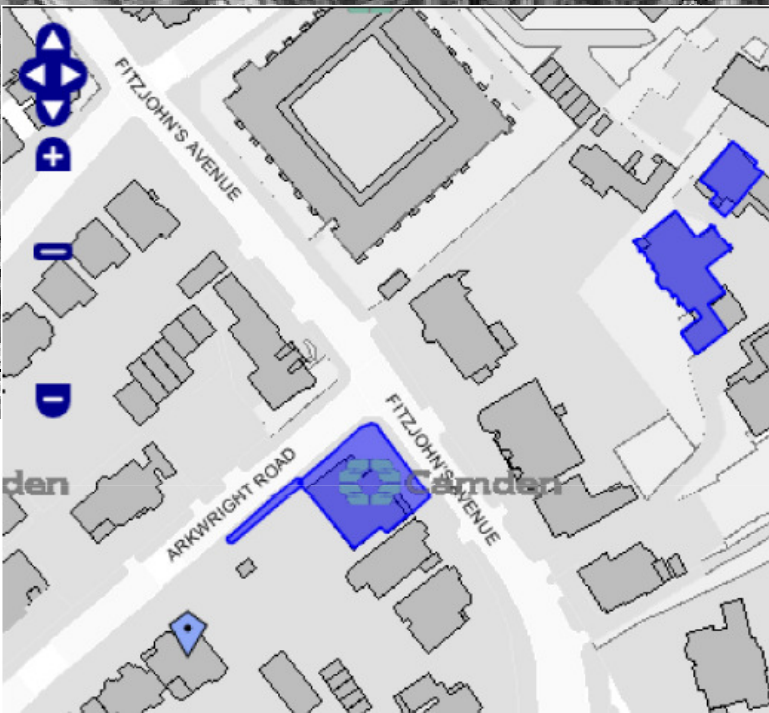
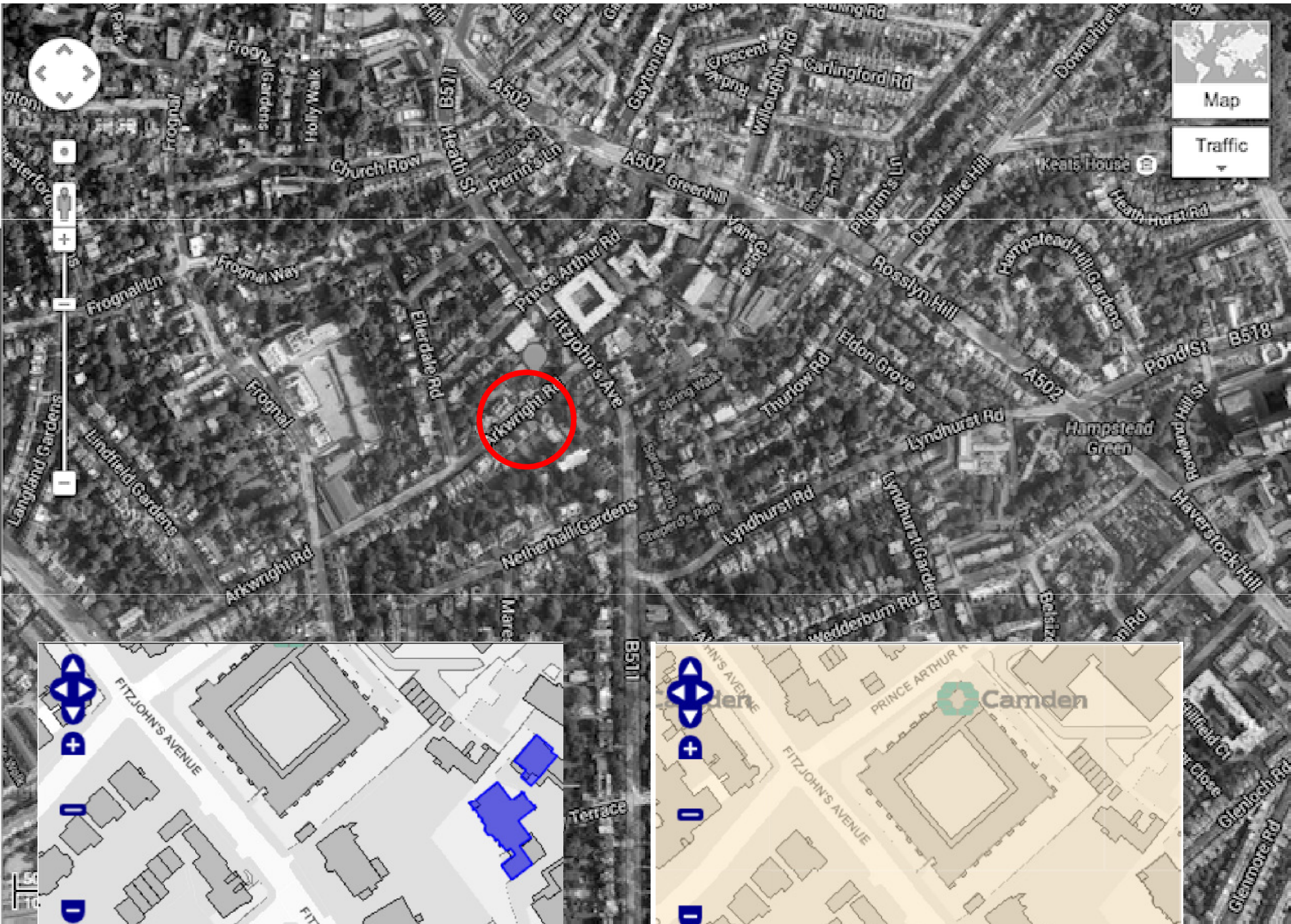
There are many bus routes on Finchley Road, to the east of the site, Hampstead Tube Station is a 5 minutes walk away, with Finchley Road 11 minutes away. The local roads are conducive to cycling and the site is well served by all forms of transport.

The streets around the site show examples of Edwardian and Georgian architecture on a grand domestic scale. To the north of the site is London's largest ancient parkland, Hampstead Heath.

The site falls within Fitzjohns Netherhall Conservation Area.

The Conservation Area Audit does note that the buildings along Arkwright Road (even & odd) have a positive contribution to the CA. However it should be noted that No. 3 has undergone an element of unsympathetic change when compared against neighbouring buildings.

By reinstating the front wall and landscape areas, as well as the removal of the lean-to link between No3 and No5 bringing back the characteristic separation between the buildings.



Listed Buildings – adjacent to the site



Site within Camden Conservation Area





front elevation – No1



Arkwright Road – looking NE



Devonshire House



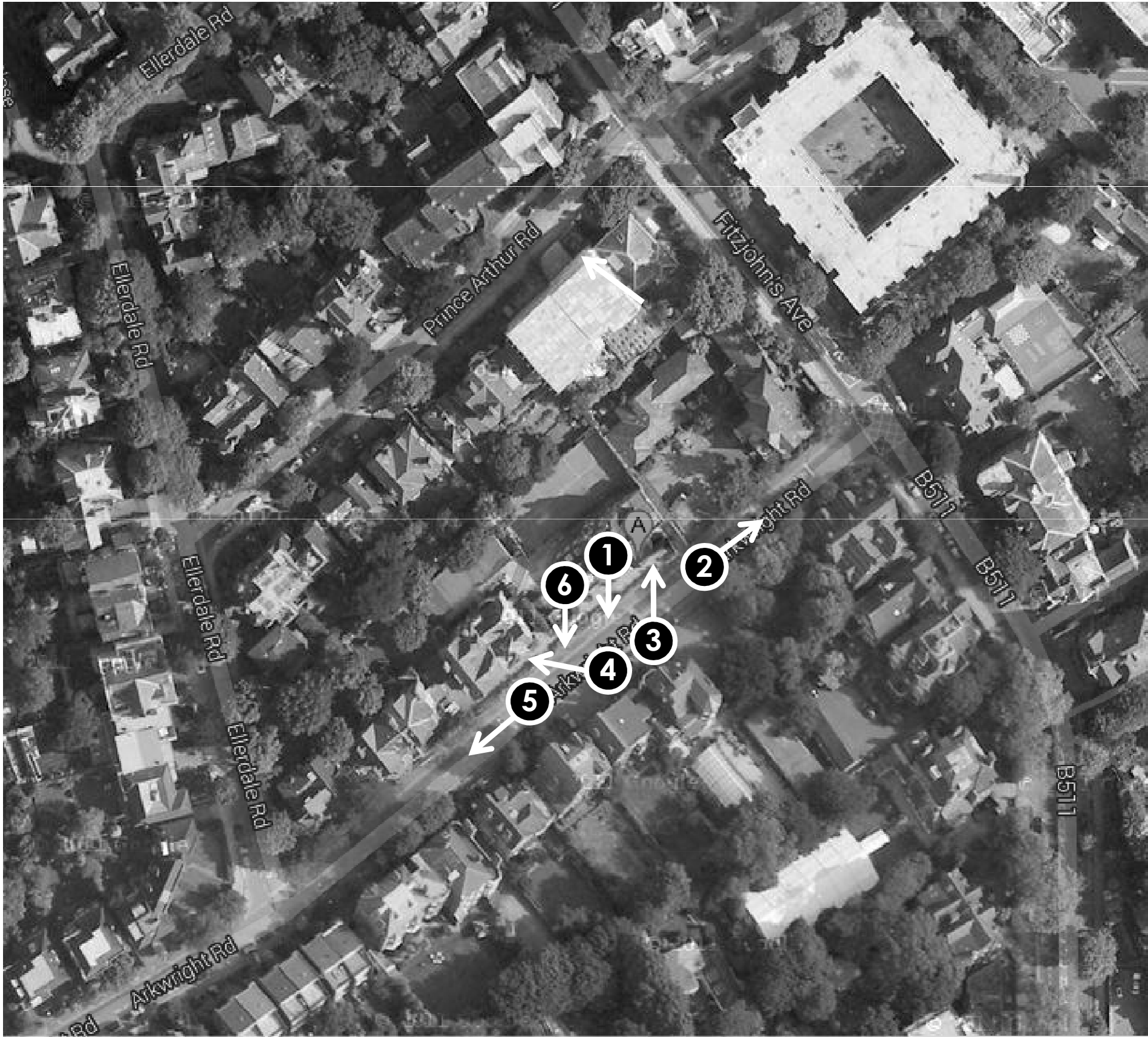
Devonshire House



Arkwright Road – looking SW



front elevation – No3





**SITE CONSTRAINTS**

There are a number of existing site constraints that have been considered when exploring the design. The surrounding area is a mix of character and is mainly residential in make up, therefore potential impacts in terms of transport, access, and noise have been considered.

The main constraints on the site include the following:

*Existing residential units*

The additional traffic and number of pupils visiting the site and surrounding area could impact on the surrounding neighboring properties. A drop-off zone has been created with the property which will help to reduce congestion in Arkwright Road. All these issues have been considered further in a travel plan prepared by WSP UK.

*Access*

The Site can be accessed via Fitzjohn's or Finchley Road.

*Fitzjohns Netherhall Conservation Area*

The site is located within a conservation area. The proposals have therefore been designed to be sympathetic to the character of the conservation area in line with local planning policies.

The site area encompassing numbers 1 and 3 Arkwright Road is 0.2370 Hectares.

Number 1 Arkwright Road is an existing schools and number 3 is an existing dwelling comprising three flats.



**Key Policies**

For key policies please refer to the planning statement.



SCHEME DESIGN

The proposals are for the use of the building as a School (D1 use) and specifically relates to No 3 Arkwright Road.

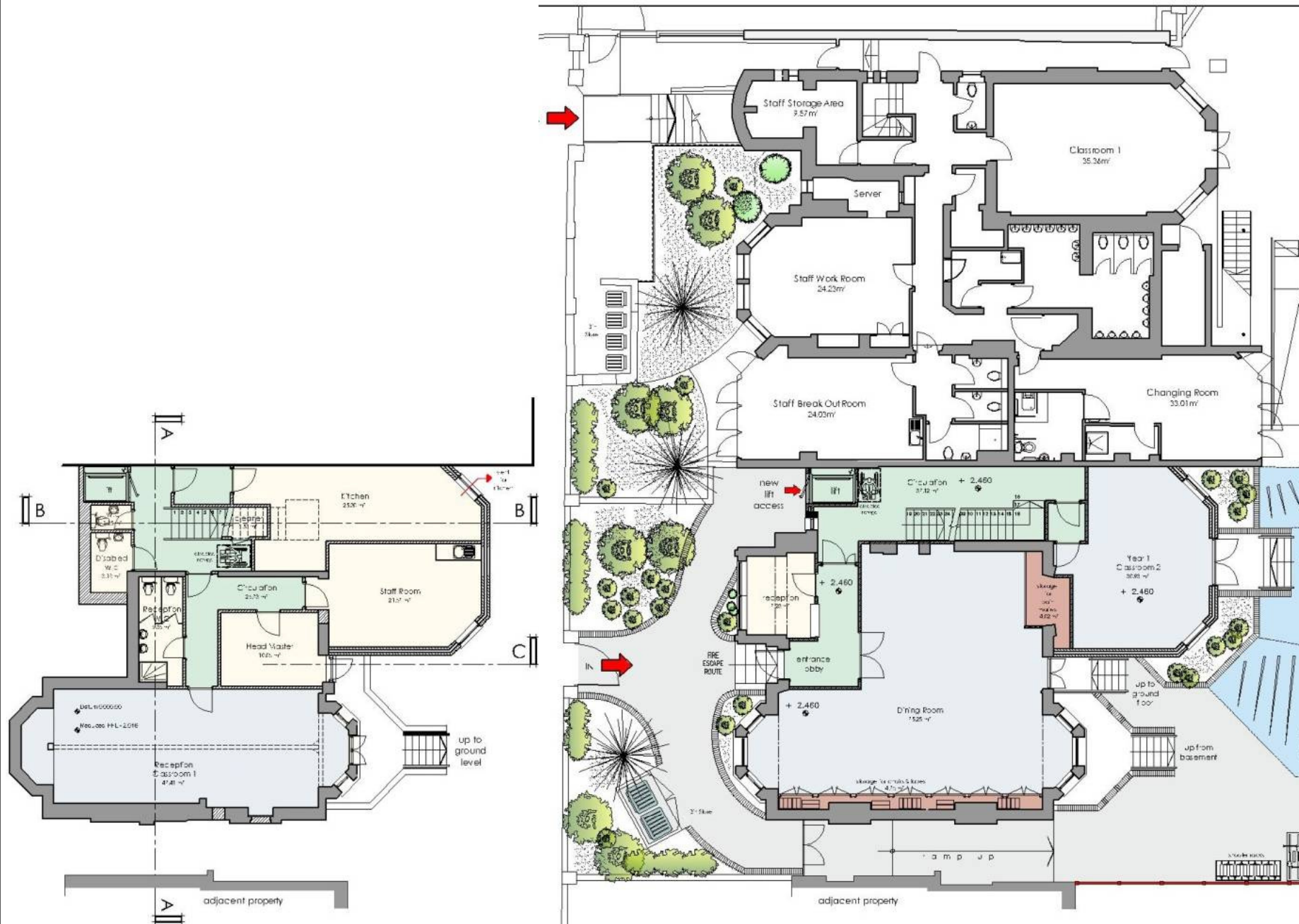
The proposed development is to add a one form entry for girls at St Anthony's. The proposal provides space for an additional maximum of 140 pupils. It is proposed to modify the internal layout of the existing building at No 3 for the provision of 7 new classrooms. All necessary support, ancillary and administration facilities will be located in the new school at No 3. The school will be self contained with dining facilities located on the ground floor and the kitchen located on the lower ground for use of both existing and new pupils. The school will be operational during the hours of 08:00 to 17:00 Monday to Friday for 34 weeks of the calendar year.

Due to the nature of the building, there are a mixture of 1, 2, and 3 classrooms on each floor level.

An alteration of the link between No 1 and 3 will be carried out to house a new internal circulation stair and lift. All existing fire escape routes through to No 1 will be retained in compliance with current regulations.

To the rear, it is proposed to construct a three storey extension at lower ground, ground and first floor level. Two classrooms will be located at ground and first floor levels. With direct access to the rear play area for the ground floor classroom. The kitchen and support functions will be located in the lower ground level.

All current design requirements for a school have been taken into account and the scheme has been developed with a specific end user in mind. The school has been designed to allow ease of movement through the building and to give the maximum areas for teaching. The youngest children will be located on the lower levels of the building to allow better access and security. In order to use the space to its greatest potential the main assembly rooms are of a multi purpose nature.



Basement floor

ground floor



