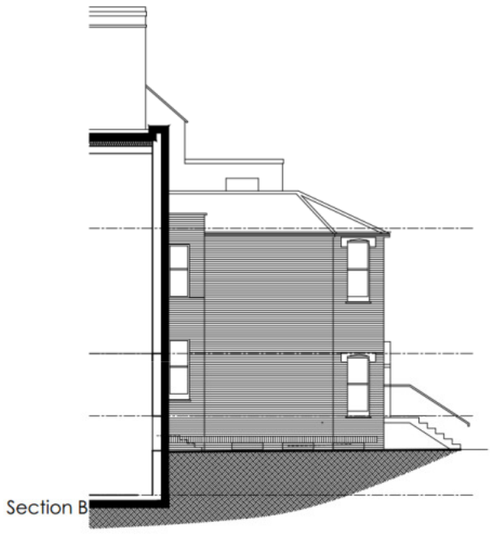
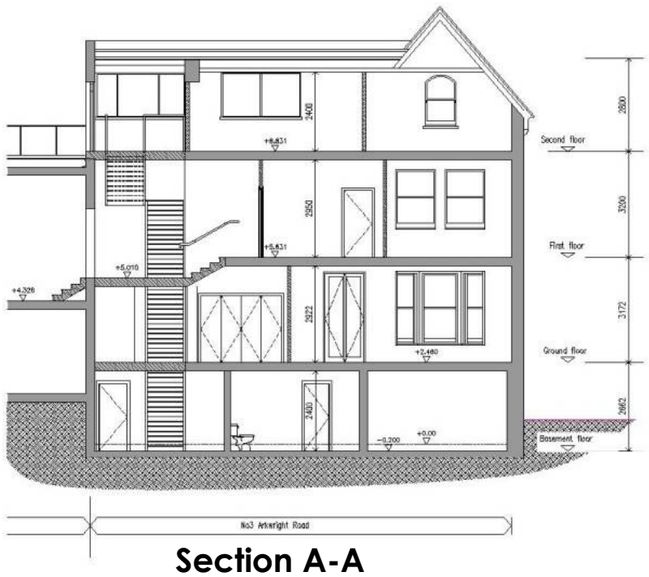
South Elevation

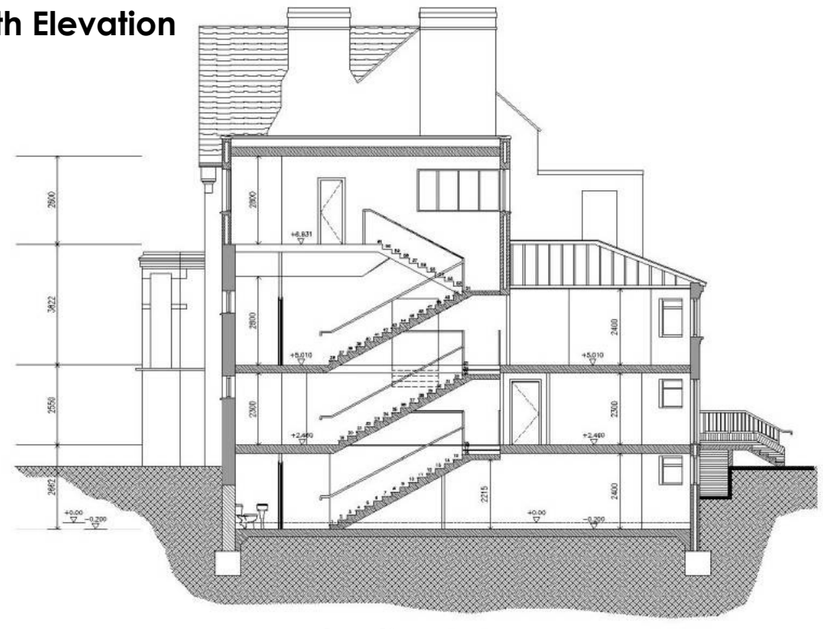
North Elevation



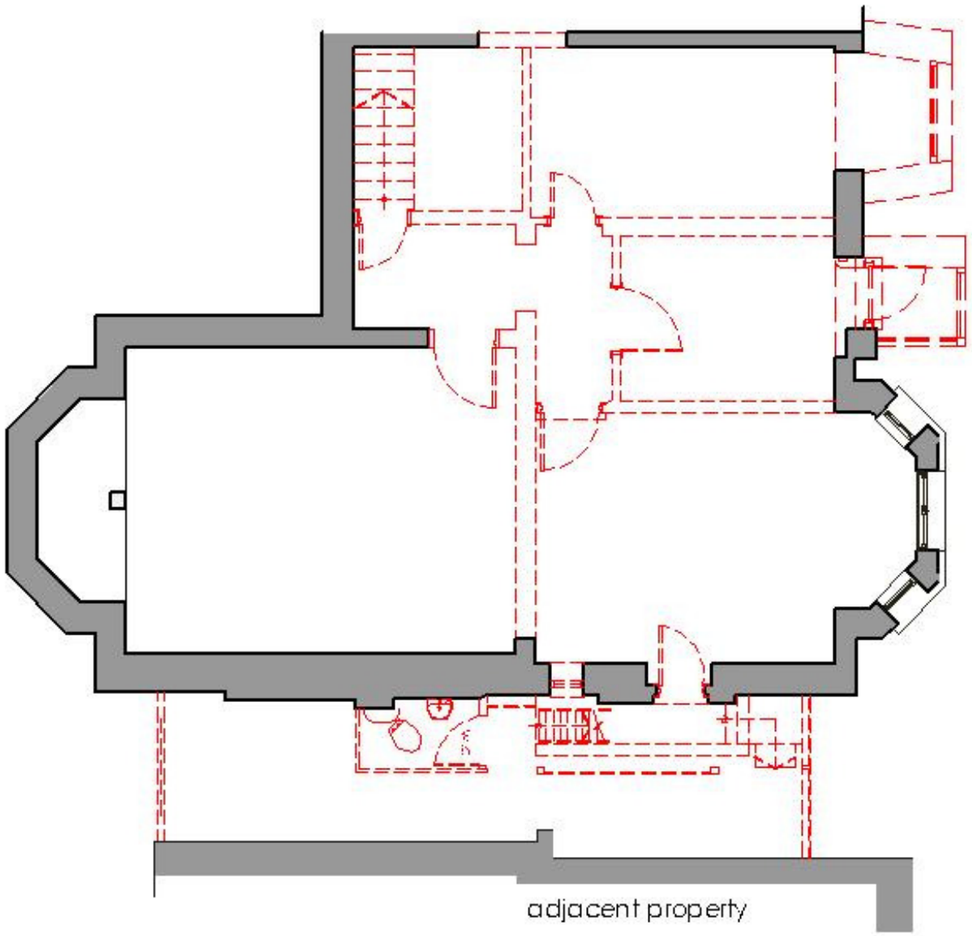
Section C-C



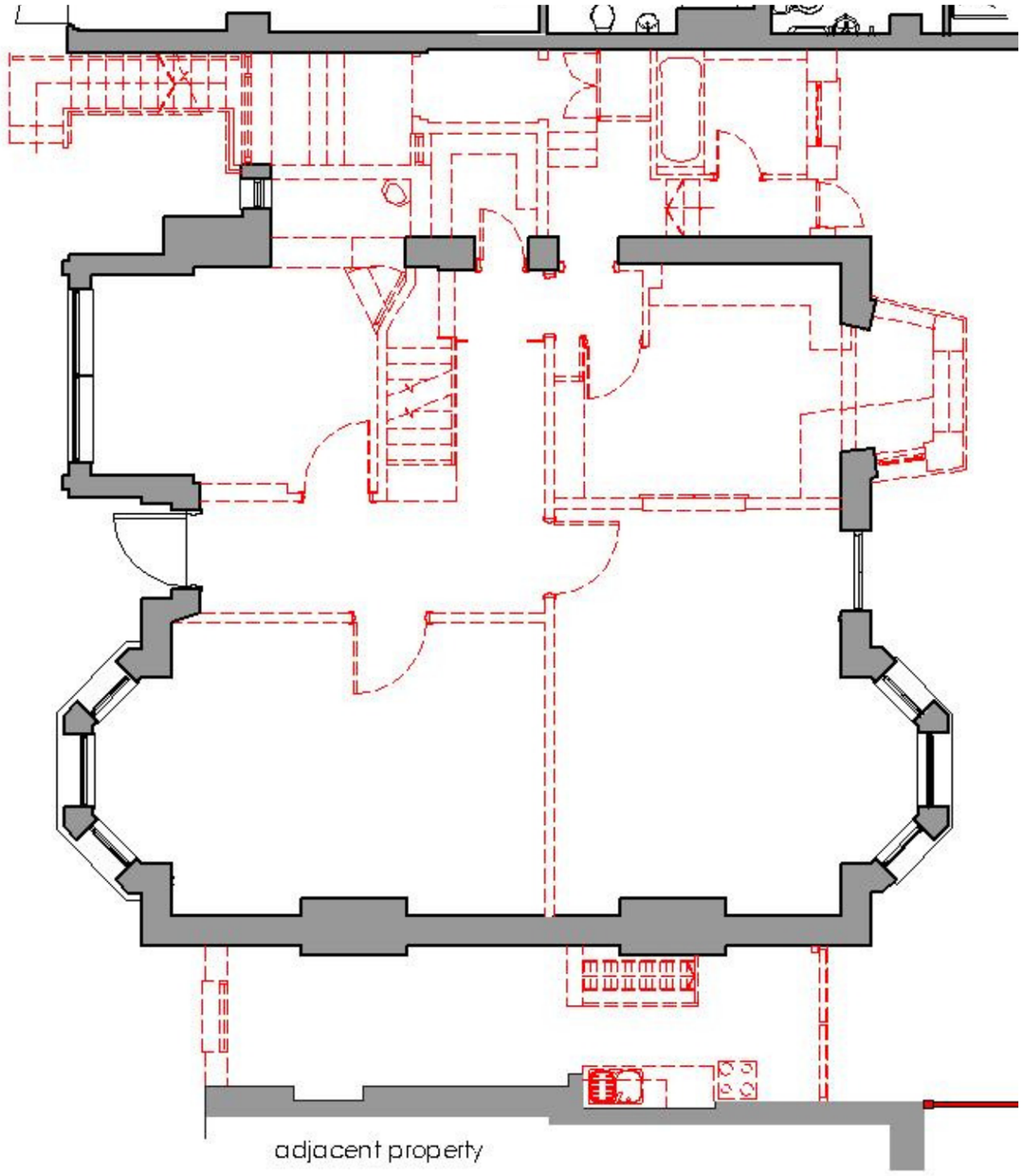
Section A-A



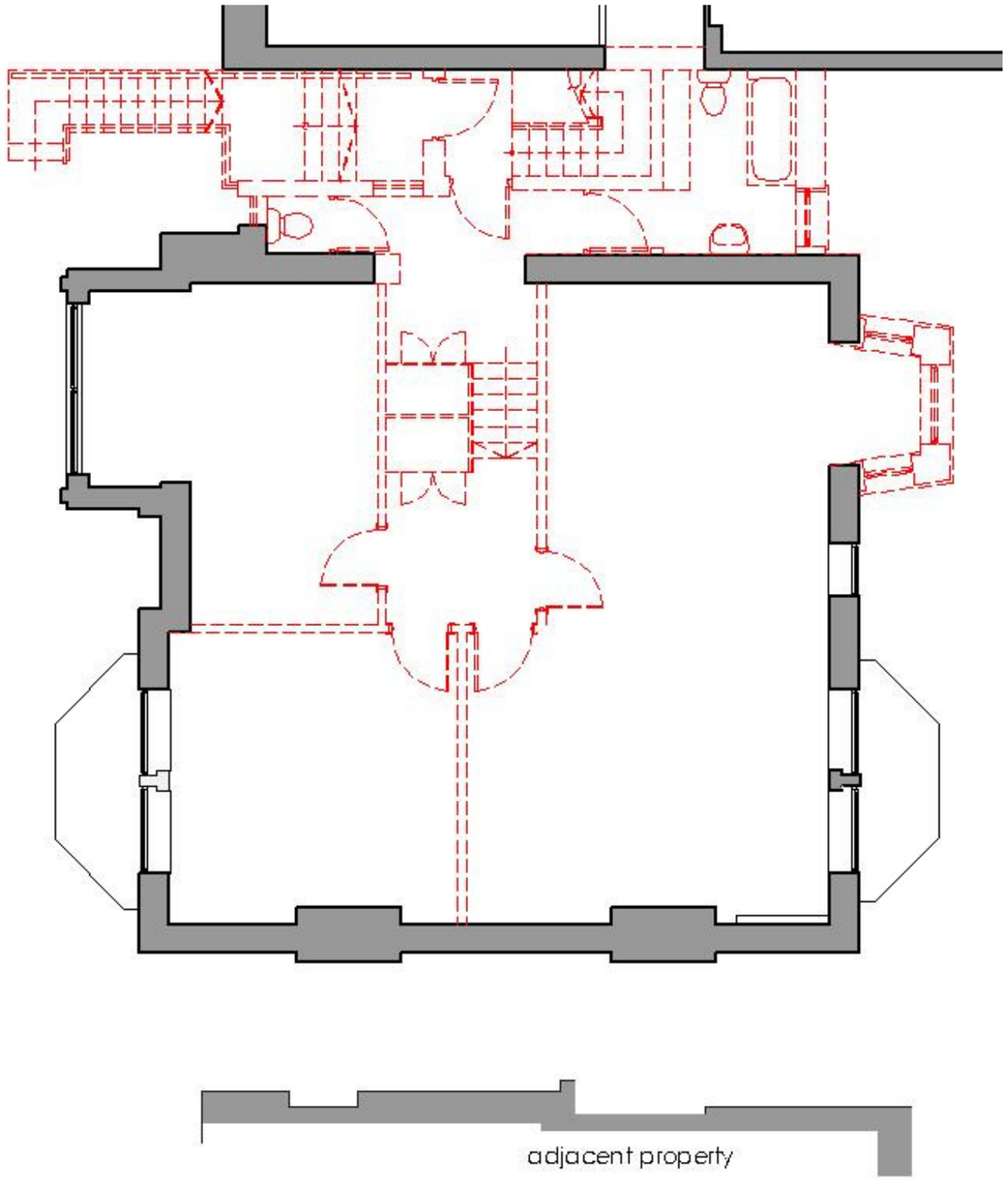
Section B-B



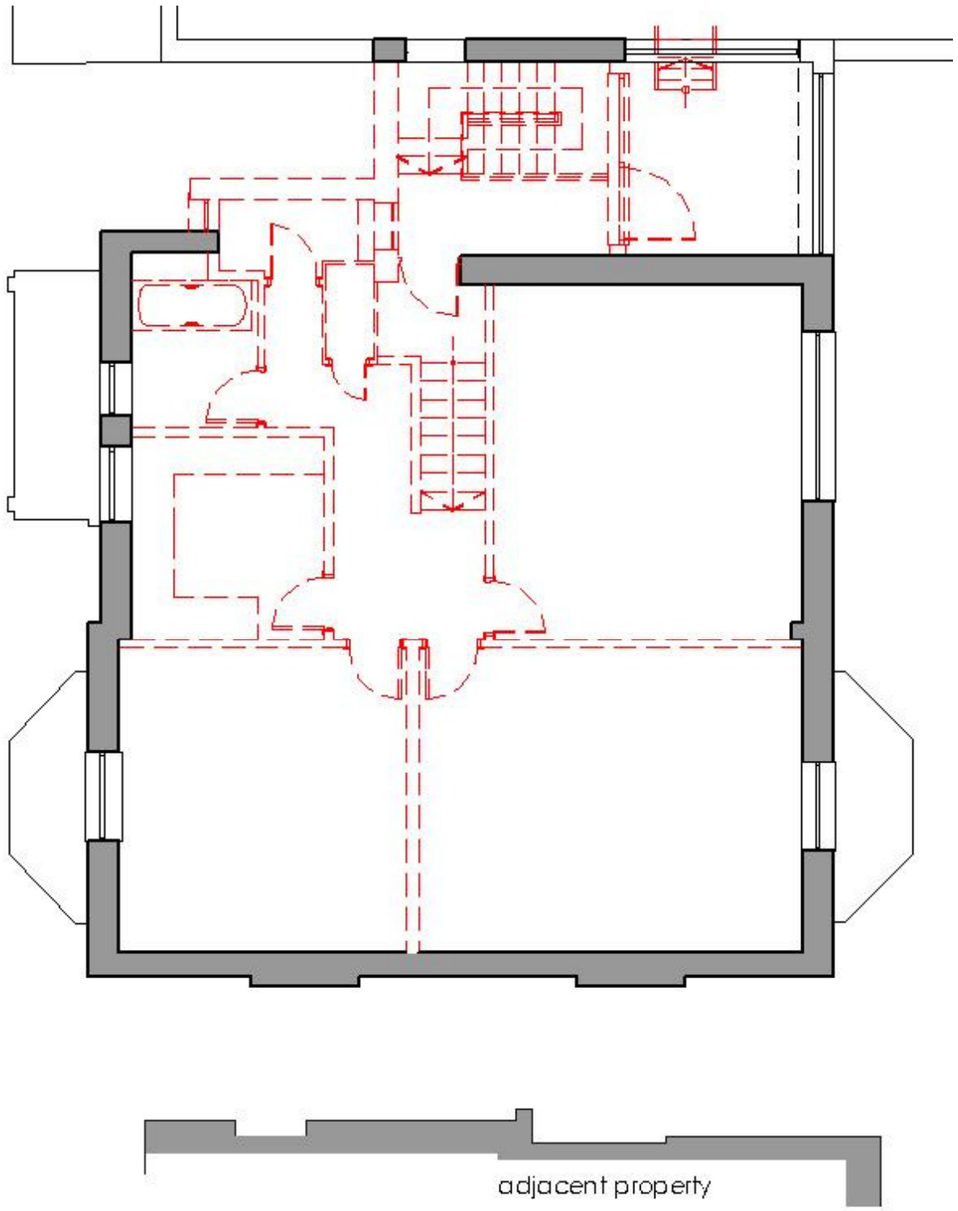
Basement floor existing / demolition



Ground floor existing / demolition



First floor existing / demolition



Second floor existing / demolition

5.3 – Landscaping

LEGEND

1.existing garden
reinstate existing landscaped garden

2.external learning
rubber crumb finished

3.pavements & access
tarmac finished walkway, side access and bike storage area

4.scooter parking
storage rack for 20No scooters

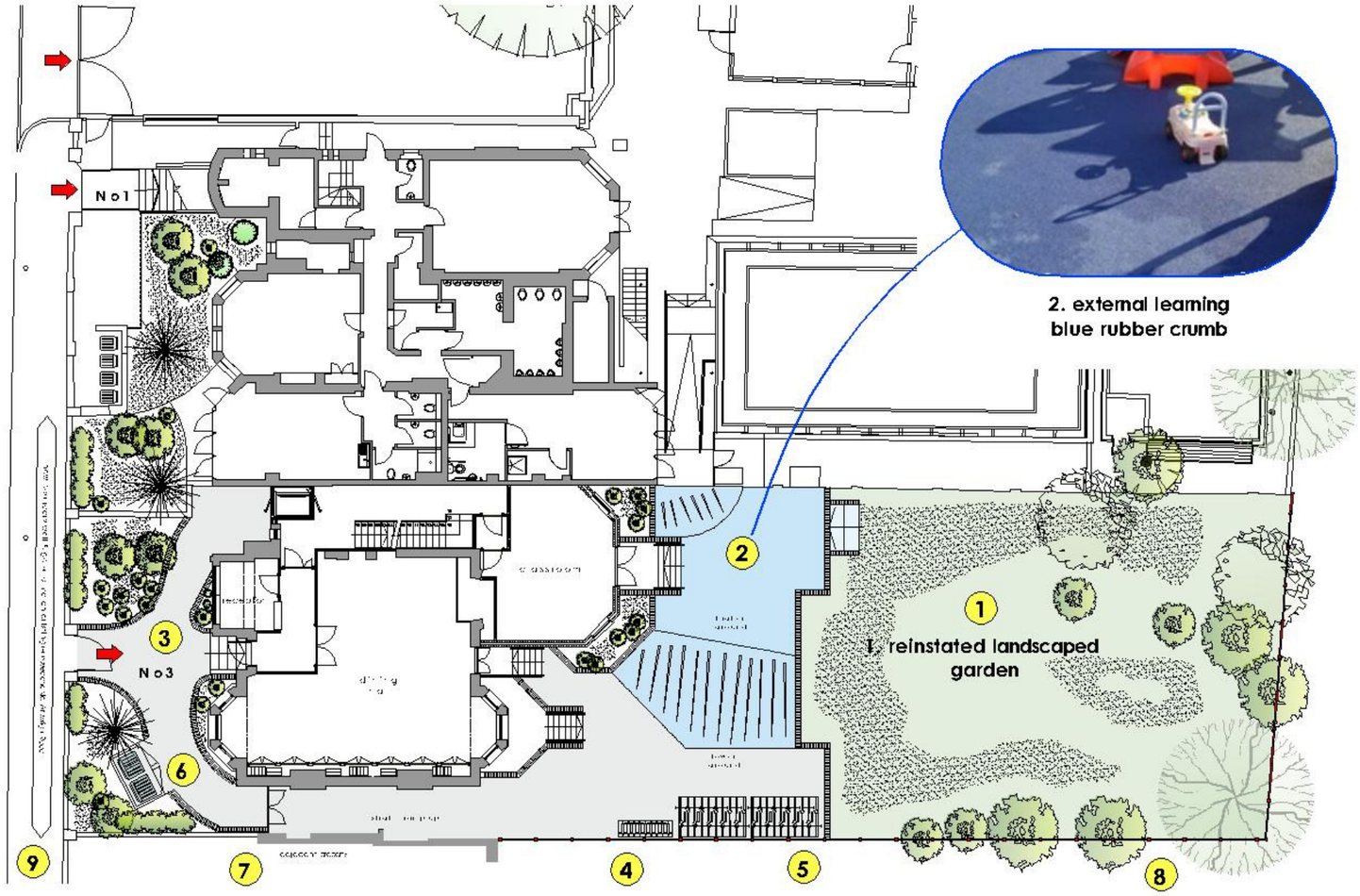
5.cycle store
hardwood timber framed surround cycle store for 20No bikes

6.bin store
hardwood timber bin store surround with lockable doors

7.access gate
timber access gate, with timber side panels

8.acoustic fencing
new timber acoustic fencing between No3 & No5 Arkwright Road

9.extended boundary wall & gate
to match existing boundary wall and gate to match No 1 Arkwright Road



2. external learning
blue rubber crumb

1. reinstated landscaped garden


3. pavements & access


9. boundary wall & gate


7. access gate


6. bin store


4. scooter parking


5. cycle store


8. acoustic fence

APPEARANCE

The proposal has very little impact on the existing street appearance of the building, with the exception of alterations of the link between No 1 and 3 . This will house a new internal circulation stair and lift including new windows on the front elevation.

Dwarf walls to the front will be removed and new wall and gate to match No 1 Arkwright will be installed for security purposes. Hard standings to the front will be leveled and landscaped. In all instances, the materials used will be in keeping and match the existing building including any new windows.

To the rear, it is proposed to construct a three storey extension at lower ground, ground and first floor levels. Its design sympathizes with the 3 sided bay configuration seen at No 1. The faceted roof follows the profile of the 3 sided bay and will be constructed in materials to match the existing building wherever possible.

The primary structure of the building and existing façade materials will remain as existing and the windows will be refurbished.

External brickwork will be cleaned and all new brickwork will match the existing. All repair works will be completed to a good standard using materials which are sympathetic to the existing façade. Any internal works will be completed using quality modern materials.

ACCESS STATEMENT

The nature of this existing building makes it very difficult to provide easy level access to all levels. However by the introduction of a new lift accessed externally from the front of the building and servicing all levels with the exception of two classrooms on the first floor. The majority of the classrooms and support functions will be fully accessible.

Features of the building that occasionally obstruct an access route, particularly if they are partially transparent and therefore indistinct or cause danger overhead will be redesigned so that they do not present a hazard to building users.

The proposed school year groups accommodation, where possible, has been designed on the same level so that circulation within the building will be easier.

Doors and WC provisions will be designed to comply with Approved Document M of the Building Regulations.

The aim is to assist those people whose reach is limited to use the development more easily by locating door handles and push plates at suitable heights to satisfy approved document M of the Building Regulations.

CRIME PREVENTION MEASURES

The boundary of No 1 where it abuts residential properties is already screened with fencing and foliage. A similar approach will be adopted for the boundaries of No 3.

The street boundary on Arkwright Road will be walled and gated. It is proposed that these will be screened with planting to maintain the integrity of the conservation area.

The school entrance is immediately adjacent to the reception office located at No 3 and will be on a coded lock system to prevent unauthorized entry. The school will also be alarmed and control station monitored.

CCTV will be added to the site to achieve full 24 hour coverage of the area, this will be part of the school management program and located in the new school office at the entrance to number 3 Arkwright Road.

6.0 – Accommodation

basement floor	net area (m2)
classroom 1 - reception	47.41
kitchen	25.30
staff room	21.67
head master office	10.06
reception w.c	6.37
disabled w.c	3.18
cleaner's cupboard	1.51
circulation (corridors, stairs & lift)	26.73
kitchen staff w.c	1.25
total	143.47

ground floor	net area (m2)
classroom 2 - year 1	30.93
dining room	75.25
dining room bain marie storage	4.02
dining room chair & table storage	4.76
reception	7.23
circulation (corridors, stairs & lift)	37.13
total	159.31

first floor	net area (m2)
classroom 3 - year 2	39.23
classroom 4 - year 3	30.58
classroom 5 - year 4	32.35
girl's w.c	13.95
staff w.c	1.73
circulation (corridors, stairs & lift)	36.30
total	154.14

second floor	net area (m2)
classroom 6 - year 5	33.61
classroom 7 - year 6	43.15
staff w.c	2.84
girl's w.c	3.16
circulation (corridors, stairs & lift)	29.89
boiler room	1.82
total	114.47

1 form entry - class pupil numbers		
classroom	year	No of pupils
classroom 1	reception	20
classroom 2	year 1	20
classroom 3	year 2	20
classroom 4	year 3	20
classroom 5	year 4	20
classroom 6	year 5	20
classroom 7	year 6	20
	total	140

gross internal areas (m2)		
floor	existing	proposed
basement	89	145
ground	121	162
first	112	156
second	111	117
total	368	580

SUSTAINABILITY

The sustainability of a site is defined by its location and design. In location terms, the site is within walking distance of supporting services and public transport facilities. It is also a short bus ride or walk to South Hampstead O2 Shopping centre where a wide-range of services and facilities are available. The site is therefore in a sustainable location.

The proposal involves the reuse of vacant and unused floor space within the fabric of an existing building and is therefore inherently sustainable.

Lighting will be low energy and on movement sensors where appropriate with time controllers. Areas are to be locally heated and the school will utilize natural ventilation cooling via the existing windows, which will be refurbished. The use of solar water heating and photovoltaic's will be investigated at the detailed design stage. It is proposed that new eco-boilers will be installed to the property, with efficient balanced flue system.

Embodied energy will be an important consideration in the material selection and approach to construction. Timber and materials will be selected from replenish able sources and from fair trade suppliers where possible. Much of the material within the site will be recycled and used within the building works such as hardwood flooring, bricks, slates etc.

A thorough refuse and waste strategy will be developed during the detailed design stage. Initial strategies will be provided within the transport statement It has been assumed that the refuse and waste will be collected in line with the local refuse strategies.

In accordance with Camden's local guidance core strategy CS13 Policy DP22 and DP23. A Breeam pre-assessment for non-residential developments over 500 sq m has been completed achieving Breeam good. The pre-assessment document will form part of the submission.