



Kingsgate Primary School

KS2 Remodelling Phase 1 - Science Lab Classroom

Design and Access Statement

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This Design and Access Statement (DAS) has been prepared on behalf of the Applicant, the London Borough Camden in support of the detailed planning application for a new science classroom at Kingsgate Primary School, NW6.

This is an essential phase of a much larger project to expand Kingsgate school from a two form entry (2FE) to four forms of entry (4FE) in order to provide 420 new school places in the north west of the borough.

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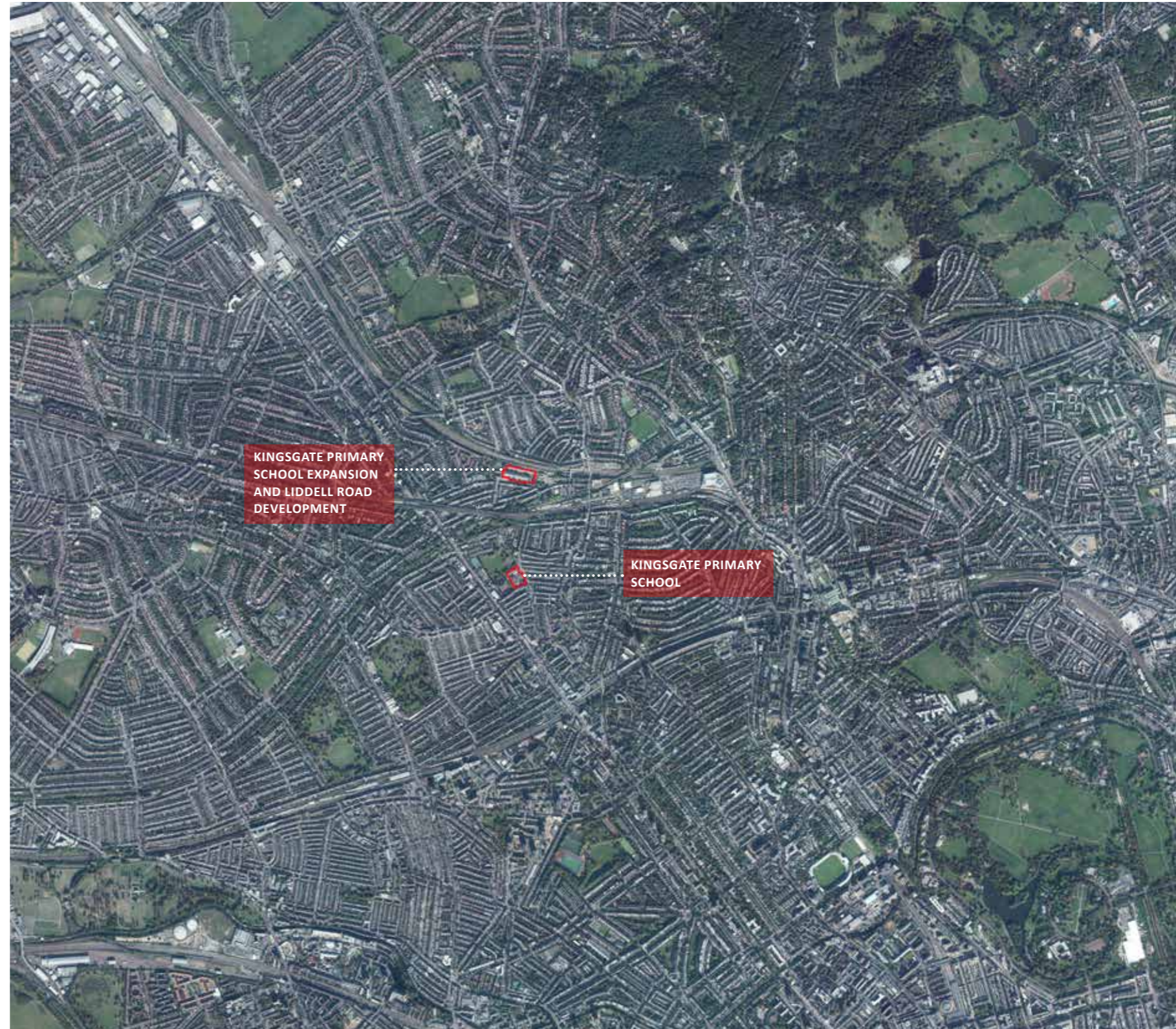
Introduction

The planned expansion of Kingsgate School forms part of Camden Council's Community Investment Programme (CIP). The existing school currently has three bulge classes, which provide a temporary solution to the demand for additional spaces. In April 2014 the Director of Children Schools and Families confirmed his decision to expand Kingsgate Primary School to four form entry (4FE) in September 2016.

The full Kingsgate expansion strategy is structured as a phased delivery summarised as follows:

- Key Stage 1 (KS1) at Liddell Road: the expansion solution is to build a new 4FE school for the youngest children on a new site as part of a mixed use development. The proposals have received planning approval and are due to complete in 2016.
- Key Stage 2 (KS2) on existing site: the older pupils will remain on the existing site which has the capacity to accommodate the expanded 4FE KS2. As some of the Victorian buildings were built for the younger children Maccreanor Lavington are currently carrying out a site wide feasibility study for LB Camden to assess the potential for remodelling to maximise the suitability of the site for KS2 teaching and learning.
- Some funding has been allocated to increase the size of the classrooms in the KS1 building and ensure the school is an exemplar KS2 campus.

This application is the first phase for a new science classroom for KS2 children.



1.0 Process

1.1 Expansion Strategy for Kingsgate Primary School

1.1.1 Expansion Strategy Overview

Camden Plan and Kingsgate Expansion

The Camden Plan sets out how the Council will make Camden a place that works well for everyone. 'The Council wants to encourage economic growth and support residents to reap the benefits. Targets to deliver this objective include having the best schools to get children off to the right start'.

Pupil projections for primary school places in Camden clearly outline the need for two additional forms of entry in the north west of the borough. The OFSTED Outstanding Kingsgate Primary school was selected as the preferred school to provide these additional places by expanding the existing school from a 2 form entry (2FE) to a 4 form entry school (4FE).

The expansion will enable 'the school to offer a wider curriculum and increase the opportunity for local parents to gain a place for their children at their preferred school. The expansion would support teacher development, increasing opportunity for sharing of expertise, experience and best practice. All these factors can lead to improvements in the overall quality of teaching meaning local children get an even better learning experience throughout their time at the school'. London Borough of Camden, 2013.

'Having identified the need for new primary school places in the north west of the borough, government guidance states that the local authority is responsible for providing the site for and meeting all costs associated with the development. The reduction in government funding, including the money no longer available for new school buildings, means that the Council has to be more innovative in how they make the best use of buildings and land to improve facilities. Working across the Council a Boroughwide strategy has been initiated to achieve this called The Community Investment Programme'.

The Community Investment Programme (CIP) is a strategic programme bringing together a range of work focused on ensuring best use of the Council's assets to improve, shape and transform key places and services within Camden, whilst simultaneously addressing a critical capital funding gap. The programme includes a significant number of regeneration schemes across the Borough and the disposal of property assets that are surplus to requirements; unlocking funding that will be reinvested in schools, the Better Homes programme and other supporting community infrastructure.

The Existing School Site

Currently, Kingsgate primary school is housed in a Victorian building on Kingsgate Road and admits 60 pupils, in two forms of entry, per year group (420 pupils in total).

The existing site has developed over the last 100 years in a piecemeal fashion with buildings of varying architectural quality: the majority of buildings are single storey and sprawl across the site leaving unusable spaces around the perimeter and limited area for play and outside learning. The school site falls below the recommended minimum net outside space for a primary school on an urban site.

Through consultation with Kingsgate School, the initial site feasibility study developed and assessed different strategies to accommodate the expanded 4FE school split across both the existing school site and the proposed Liddell Road site.

A horizontal split approach was identified as the preferred option with different age groups on each site: Early Years Foundation Stage (EYFS) and Key Stage 1 (KS1) pupils aged 3 to 7 years old relocated to the new Liddell Road site and Key Stage 2 (KS2) pupils aged 8 to 11 on the existing site at Kingsgate Road.

A New School Site (permission granted in March 2015)

The agreed expansion strategy will expand the school to four forms of entry (120 pupils per year group) across both the existing site and new site at Liddell Road NW6. This will create 420 new primary school places. The infants' and nursery provision will move to new school buildings at Liddell Road designed in line with government guidelines (BB99). The existing Kingsgate school buildings will be re-modelled to provide modern and flexible learning spaces for the junior children.

Through a combination of meetings with LBC, the school senior management team and head of EYFS, along with visits to other schools and observation at the existing school, the brief was developed and refined to determine a detailed schedule of needs to which to respond.

Development of Existing Kingsgate School Site

An assessment of the existing school site (see section 1.3) identifies the restrictive nature of the current school layout as well as further opportunity to develop the site to better accommodate the new dedicated KS2 school. A separate feasibility study has been prepared by Maccreanor Lavington Architects in parallel with this application. The Science Lab proposal therefore provides a key step towards unlocking the existing site as a more attractive and functional KS2 school site in line with BB99 guidance.



Aerial photo of existing Kingsgate Primary School



View of KS1 Kingsgate Primary School entrance at Liddell Road

1.2 KS1 Kingsgate School Liddell Road

1.2.1 Expansion Overview, Redevelopment Assessment and Brief

Camden's School Expansion Requirement and Initial Feasibility Study

The London Borough of Camden commissioned Maccreanor Lavington with a large multidisciplinary team to develop the design for a new KS1 school as part of a mixed use scheme including residential and commercial buildings at Liddell Road in early 2014.

This work followed a feasibility study undertaken by Penoyre and Prasad in 2013 to explore the potential to redevelop the Liddell Road site - chosen because by LBC because of its location in the area of need for school places and because of its size large enough to accommodate a mixed use development including residential housing for sale to fund the new school buildings.

The development also presented an opportunity to make an important contribution to the Camden Community Investment Programme (CIP) and support investment in good quality school buildings, new employment space and new homes together with improvements to the quality of the adjacent open spaces - creating a high quality mixed use community environment at the heart of the area of Maygrove Road in West Hampstead.

The objectives for the proposed redevelopment of Liddell Road were to maximise the community and employment benefits and optimise the value delivered from the scheme.

Overall Strategy for Liddell Road

Following the Feasibility Study, the preferred horizontal split approach of school over two sites was adopted as the brief and the design team led by Maccreanor Lavington were appointed by LBC to develop the overall site strategy and the detailed development of the school, housing, workspace and public realm for this planning submission.

The Team were asked to critically assess how the different uses would best fit on the site to achieve the key objectives above. Maccreanor Lavington's team proposed a rigorous assessment process from the outset which led to a scheme - about to be implemented - achieving the scale of development required for viability whilst minimising the impact on the local and wider context.

Various options were considered to establish the best fit for the site to provide four components:

- viability: sufficient housing for sale required to fund the school places
- exemplar school: to create a high quality learning environment to provide 420 new school spaces for EYFS and KS1 age pupils
- workspace: re-provision of equal or greater number of jobs on the

site

- new place: a new mixed use place integrated within the local community with a new open space at its heart.

Brief Development and School Vision

The Kingsgate School brief was developed during discussions with the School Building Group and consultation with staff, Camden officers and the design team specialists.

The school produced 'Kingsgate Primary School Vision For Expansion', a document outlining the key principles for the expansion of the school and a draft brief for the accommodation on the two sites. This document was used as a starting point for generating the brief for Kingsgate new site and has been developed by the project team throughout the process.

The key principles were:

The new 4FE primary school will operate on two sites.

- The Headteacher will be the overall school leader and will divide her time between both sites
- The leadership, management and organisational structures of the expanded school will all be created in order that the two sites feel like one school
- Some services will be replicated on both sites – some will be shared between. However, the curriculum available to the children will essentially be the same on both sites and therefore the quality of the provision and facilities needs to be the same

The resulting vision for the expanded Kingsgate School site was set out as a series of themes to be pursued as design goals.

- Providing a Whole School Approach
- Building a Community Presence
- Creating Calm Spaces
- Offering Integrated Support
- Ensuring a Safe Welcome
- Making Spaces that Work Hard
- Enjoying Exemplary Outdoor Learning
- Planning for the Future

Learning from Liddell Road

The themes identified in the school vision were translated in the development of the Liddell Road KS1 site as a series of principles and design typologies which are also set to form the basis of the future redevelopment of the existing site on Kingsgate Road as a KS2 4FE school:

- Using a similar language as Liddell Road to achieve a whole school approach
- School complex organised as a series of buildings efficiently connected by covered outdoor circulation
- Teaching organised in year group clusters with resource spaces
- Defined school entrance with entrance hub
- Defined landscape for active, dynamic and quiet play and learning

Liddell Road Current Development Stage

The new Liddell Road Kingsgate School site preparation works are due to start summer 2015, with the new EYFS and KS1 facility set to complete in 2016.



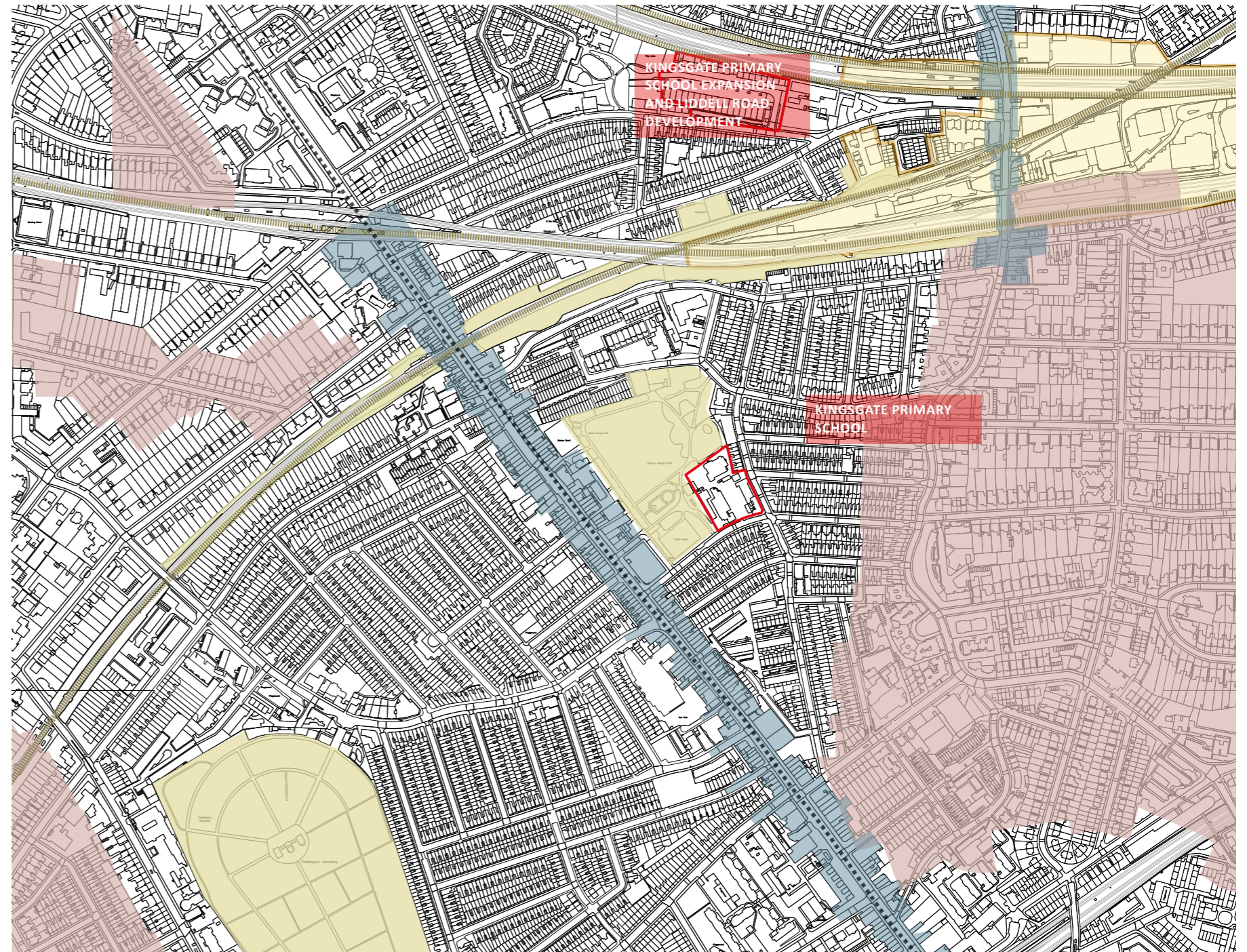
KS1 Kingsgate Primary School Liddell Road Nursery Play Area









1.3 Existing Kingsgate Site Assessment

1.3.1 Site Location and Context Analysis

The existing Kingsgate Primary School site is located on Kingsgate Road in West Hampstead in the north west of the London Borough of Camden close to the borough boundary. The site is approximately 0.62 acres and is currently occupied by a number of school buildings built over the last 100 years.

The site is bordered to the east by Kingsgate Road which has a mix of uses and a diverse housing stock of two and three storey Victorian terrace houses. Immediately next to the school there is a short run of two storey terraced houses before a taller three-storey light industrial building, Kingsgate Workshops. On the opposite side of the road sits the two-storey Kingsgate Community Centre. To the north of the site, behind Kingsgate Road lies Kilburn Grange Park. To the south the site is boarded by Messina Avenue with a more uniform terrace of three storey Victorian terrace houses. The school is close to the shopping area of Kilburn High Road and serves a very ethnically diverse, largely Bangladeshi community. The site sits outside of a conservation area, the West Hampstead and Fortune Green NDF and the LDF Growth Area.



- | | | | |
|---|--------------------------------------|---|-------------------|
|  | West Hampstead and Fortune Green NDF |  | Conservation Area |
|  | LDF Growth Area |  | Development Site |
|  | High Street |  | Borough Boundary |
|  | Green Space |  | Habitat Corridor |

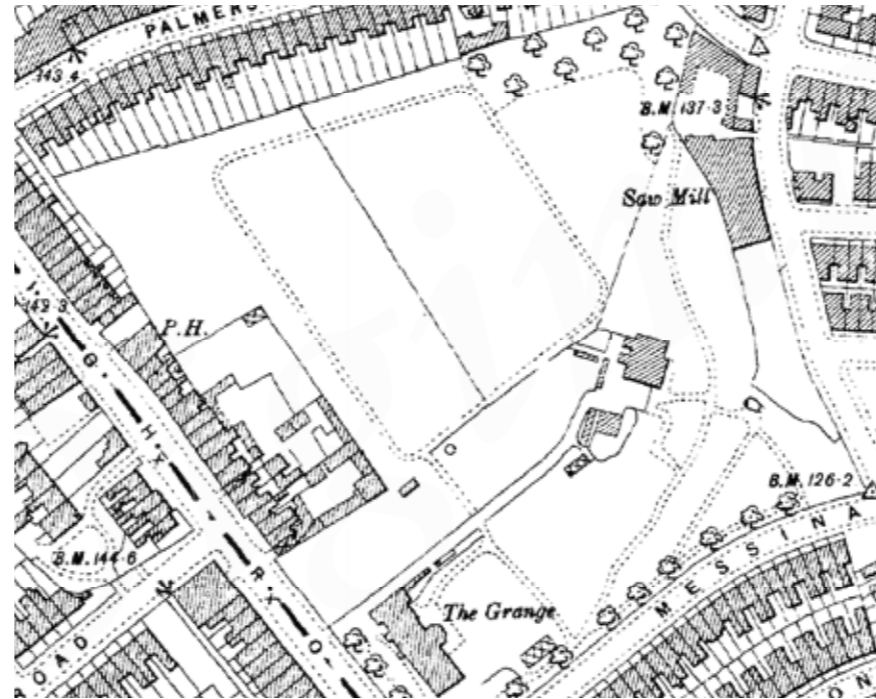
1.3.2 Site and Surrounding Area History

Kingsgate Primary School was built in the south eastern corner of Kilburn Grange Park, formerly surrounding a large house called The Grange and an extensive area of nurseries set back from Kilburn High Road.

The 1910 map shows The Grange demolished and the nurseries consolidated into a park with a similar layout as today's park. The first two of the school buildings had been built by this time.

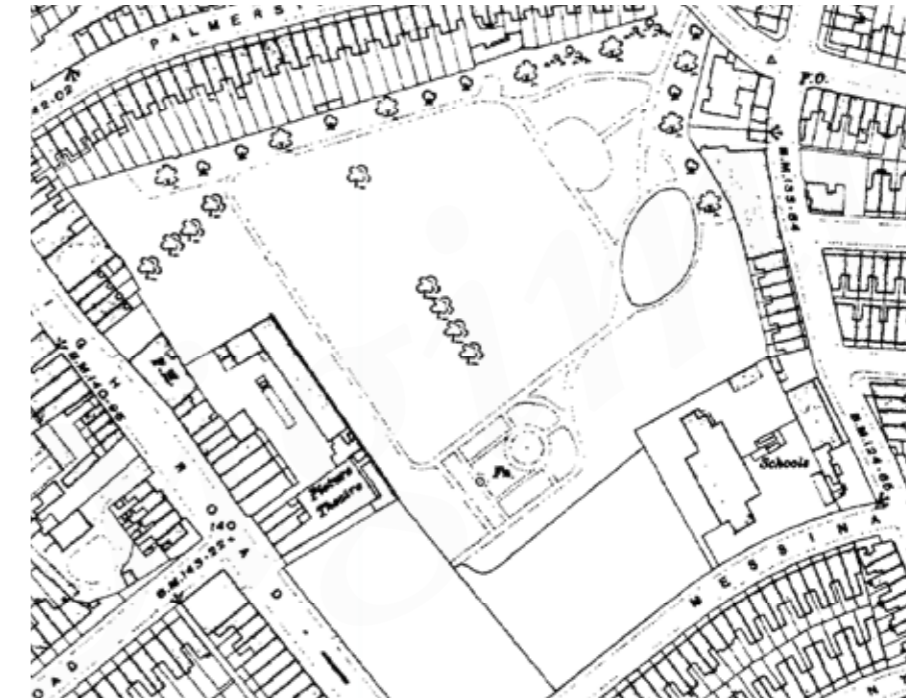
The 1930 map shows the school site expanded into the park and a third school building built. Grange Cinema and tennis courts had been built by now next to the school on the former site of The Grange.

By 1950, there is a fourth school building on the site located to the west of the site between the boundary and one of the earlier buildings. The park continues to develop as a strong community resource with the introduction of open air stage and paddling pool.



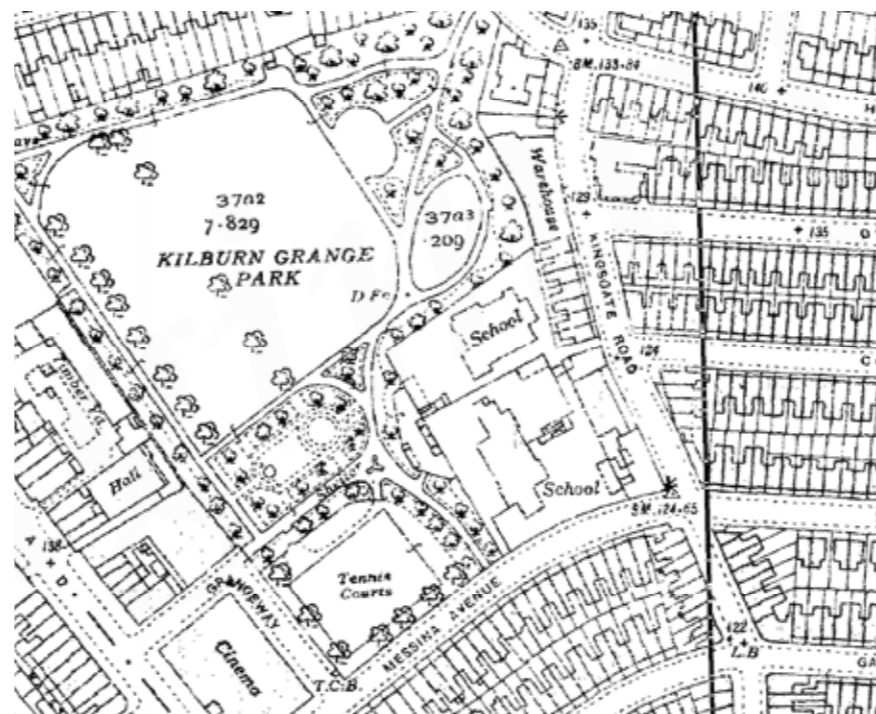
Site and surrounding context, 1890

- Prior to school buildings



Site and surrounding context, 1910

- Junior (KS2) and special school only



Site and surrounding context, 1930

- Infant (KS1) school added



Site and surrounding context, 1950

1.3.3 Previous Desktop Studies

A Preliminary Desktop Study for the future development of the existing Kingsgate School site was undertaken by Price & Myers.

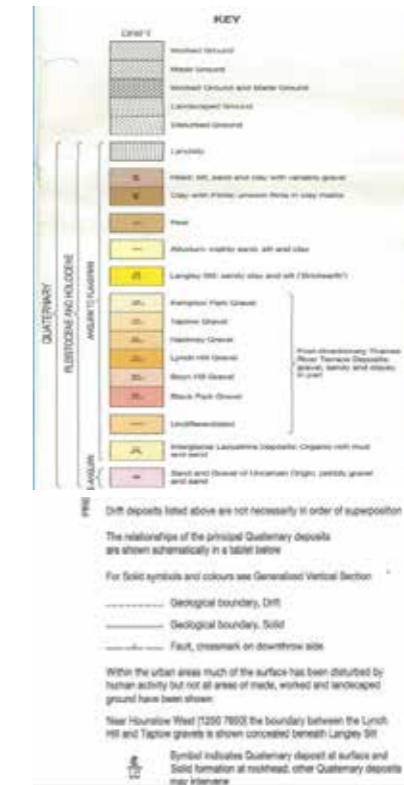
The geotechnical maps and historic boreholes show that London Clay is expected at a shallow level. A borehole drilled in March 2014 in the park shows approximately 1m of fill over London Clay. By the very nature of fill its depth can vary greatly across a short distance. We are not anticipating a large amount of fill however this will need to be confirmed by a geotechnical investigation.

The Lost Rivers of London map shows that the site is directly over a tributary to the Westbourne River. It is likely that this river is culverted with Silts (the old river bank) to both sides of the culvert. This river would make digging a basement very challenging: unless new building proposals include a basement, this will only affect the foundations. It is likely that the foundations will need to be piled and a below ground transfer structure will be required to ensure the piles do not affect the culverted river. A more accurate location and level of the river will be required. This will be achieved by attaining the Thames Water asset search (which should show the river).

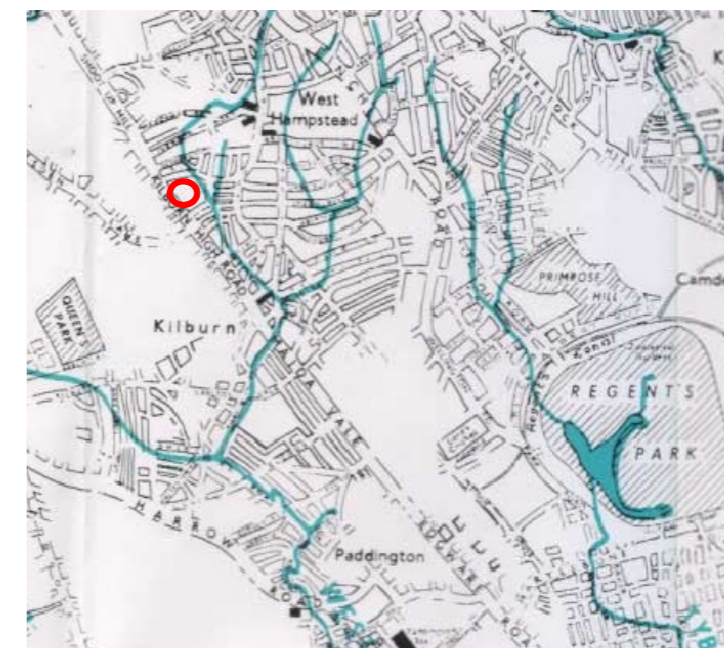
The site does not appear to have been affected by any bomb damage, nor are there any rail tunnels in close proximity.



Geological Survey



Bomb Damage Map



Lost Rivers of London Map