1.3.4 Existing Building and Site Analysis

Existing Buildings and Site

The existing site has developed over the last 100 years in a piecemeal fashion; 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.

Key

1. Existing junior (KS2) block

2. Existing infant (KS1) block

3. Existing nursery block

4. Existing admin and entrance block

5. Main school entrance

6. New three storey extension (not shown on this aerial)

7. Existing sliding double gate - fire engine access

8. Deliveries and kitchen access, play centre pick-up, bins storage/ collection point

9. No views into the park - high wall

10. Climbing structure

11. Park assets - three fenced tennis courts

12. ‘The Hut’: Park building - used for after school and summer clubs

13. Views into the park

14. Significant mature trees to park side school boundary

15. Existing fence condition issues- being addressed directly by the school and LBC

16. Kilburn Grange Park - green open space

17. Community Garden

18. Kingsgate Community Centre

19. Kingsgate Workshops

20. Terraced housing no. 96-108 - continuous street frontage

Existing Buildings

The site contains five separate buildings of different ages, styles and material qualities. The buildings are mainly single storey with exception of the junior Key Stage 2 (KS2) block and the recent three storey extension. The buildings are of varying degrees of architectural merit.

KS2 Block

- Two storey main school building of considerable architectural merit built in 1903. The KS2 classrooms and hall are located in this building and have been largely refurbished as a rolling programme. A new three storey extension to the south of the building was added in 2014 with toilets, music room and staff room with a lift serving the whole block. This building is well suited to the future KS2 use.

Nursery Block

- Single storey building of some architectural merit built in the 1900's as a special educational needs annex of the school. A more recent single storey extension of poor architectural making facing Kingsgate Road was added at unknown time, effectively concealing the original building. The spaces are long, narrow and do not offer the potential for efficient remodelling. This building is not suited to the new KS2 use.

KS1 Block

- Single storey building for the youngest children of some architectural merit, built in the 30's when the school site was expanded. It currently contains the reception classes and Year 1 classes with a small hall. The classrooms are not fit for purpose because they are too small and will need significant remodelling to deliver the curriculum for older KS2 children who will use the site from 2016.

Dining Hall Block and Kitchen

- Single storey dining building with kitchen and stores. This building has little architectural merit and was built in the 50's. It has considerable access problems due to the change in level from the playground. Its location forms an awkward unusable space with the main school building, cluttered with numerous services linking the two buildings.

Admin Block

- Single storey gatehouse building of little or no architectural merit built in 2000. Sitting inside a secure forecourt, this block provides reception and administration facilities with secure access from Kingsgate Road. All children are dropped off and collected through a single access route along the side of this admin block, which is too narrow and becomes very congested.

1.3.5 Existing Floor Plans

A New Science Lab Classroom

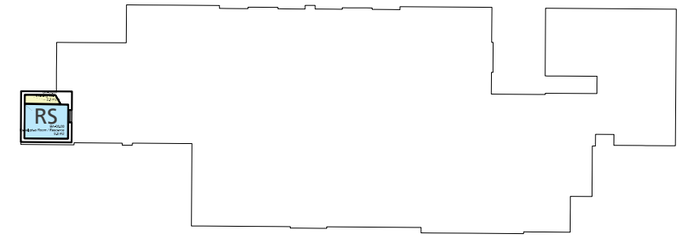
Support for science and technology curriculum improvements in Camden schools and provision of practical science classrooms is a priority for the council, to help meet the aims of the Camden Plan for Camden to have the best schools in the country within the decade.

Potential Site for New Science Lab Classroom

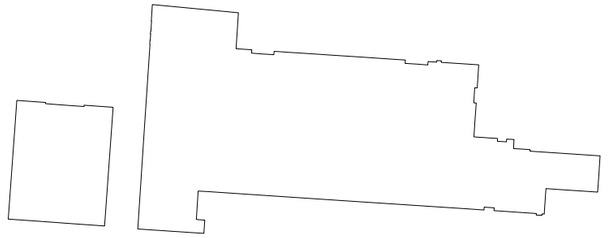
The South corner of the site was previously used as a nature garden by the 2FE school. When the new extension was built in 2014 onto Messina Avenue this corner became landlocked and is no longer usable for school activities due to management and supervision issues. This site was identified as having the potential to be redeveloped as an exemplar Science Lab with a new connection through the existing school to link it to the main playground. This corner suits an early enabling phase as it is unlikely to be part of the wider feasibility strategies for site wide development.

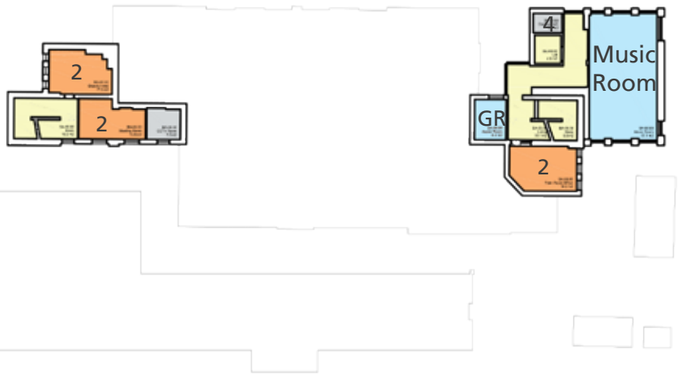
Key	Department
	Classrooms
	Shared resources
	Halls / community use
	Administration
	Circulation
	Ancillary spaces

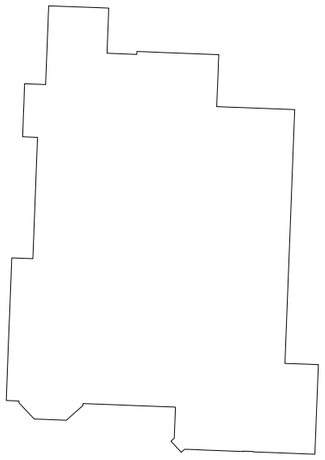
1	Reception/entrance
2	Office
3	Stores
4	WC
5	Cloaks
IR	Intervention room
GR	Group room
RS	Resource space

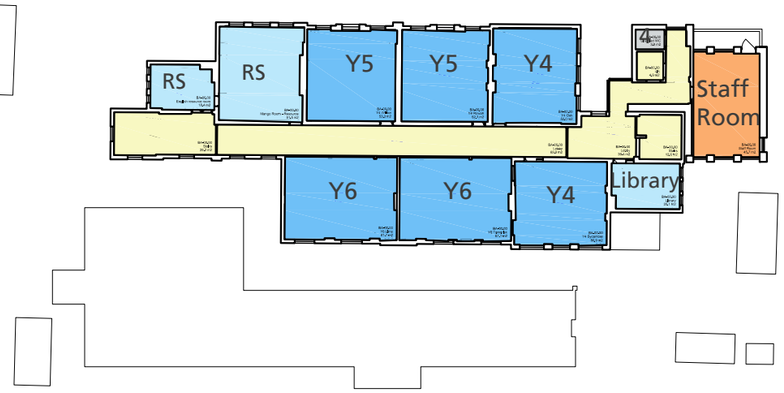


Mezzanine First Floor Plan









Mezzanine Ground Floor Plan

First Floor Plan

Scale 1:500

1.3.6 Existing External Areas

External Areas

There are four different playgrounds on the school site, all well managed and intensely used:

- KS1 playground
- KS2 playground including fenced (open sided) ball court area
- Fenced, dedicated reception outdoor play and learning zone including sheltered area under canopy
- Dedicated, fenced nursery play area including sheltered area under canopy

The playground and outdoor teaching areas are equipped for a diverse range of activities. However, due to the inefficient layout of the building they are disjointed and management-heavy in terms of supervision at breaks.

Both playgrounds have a raised seating area for quiet play, but with no canopies or trees they are lacking in providing any shelter or shade.

The entrance courtyard in front of the admin block is an enclosed space with seating, which provides a sense of arrival for pupils and parents at drop off and pick-up times, but its size is limited and its gate is narrow; it is not sheltered and gets congested.

There are a series of secondary external areas resulting from the sparse building layout, which are not fully used and in some cases have become cluttered with plant and disused school equipment.

The north-west boundary of the site to the park by the bike and scooters parking and recycling zone is in poor repair state and requires attention.

The courtyard in the south-west corner, a previous nature garden for the school which has fallen into disuse and is cluttered by a ramshackle collection of services below and above ground, is currently designated to be landscaped and become the outdoor teaching area for the new science classroom.

Tree Survey

A tree survey was undertaken at Kingsgate Primary School, Camden on 21st May 2015 by Wharton Arboriculture. The assessment of trees at the school and adjacent areas has been undertaken following the guidance and recommendation of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. Early involvement in the project by Wharton Arboriculture has allowed them to follow clause 4.4.1.1 of the Standard, which specifically refers to timing of tree surveys prior to any initial concept drawings being viewed. Therefore the initial assessment of trees has not been impeded by knowledge of layout.

The BS5837:2012 sets out the methodology for surveying trees on potential development sites in order to identify them within a prioritised system of retention categories, as summarised below:

- A Category: Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years;
- B Category: Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum of 20 years;
- C Category: Trees of low quality and value currently in adequate condition to remain until new planting could be established and expected to remain for a minimum of 10 years, or young trees with a stem diameter less than 150 mm measured at 1.5 meters above ground level; and
- U Category: Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

Retention categories A, B and C are sub-divided into sub-categories 1 – 3 as defined below and are provided in detail within Table 1, extract of BS5837:2012 at Appendix 3.

Subcategory 1 Arboricultural value;

Subcategory 2 Landscaping value; and

Subcategory 3 Cultural and conservation value

Tree Assessment

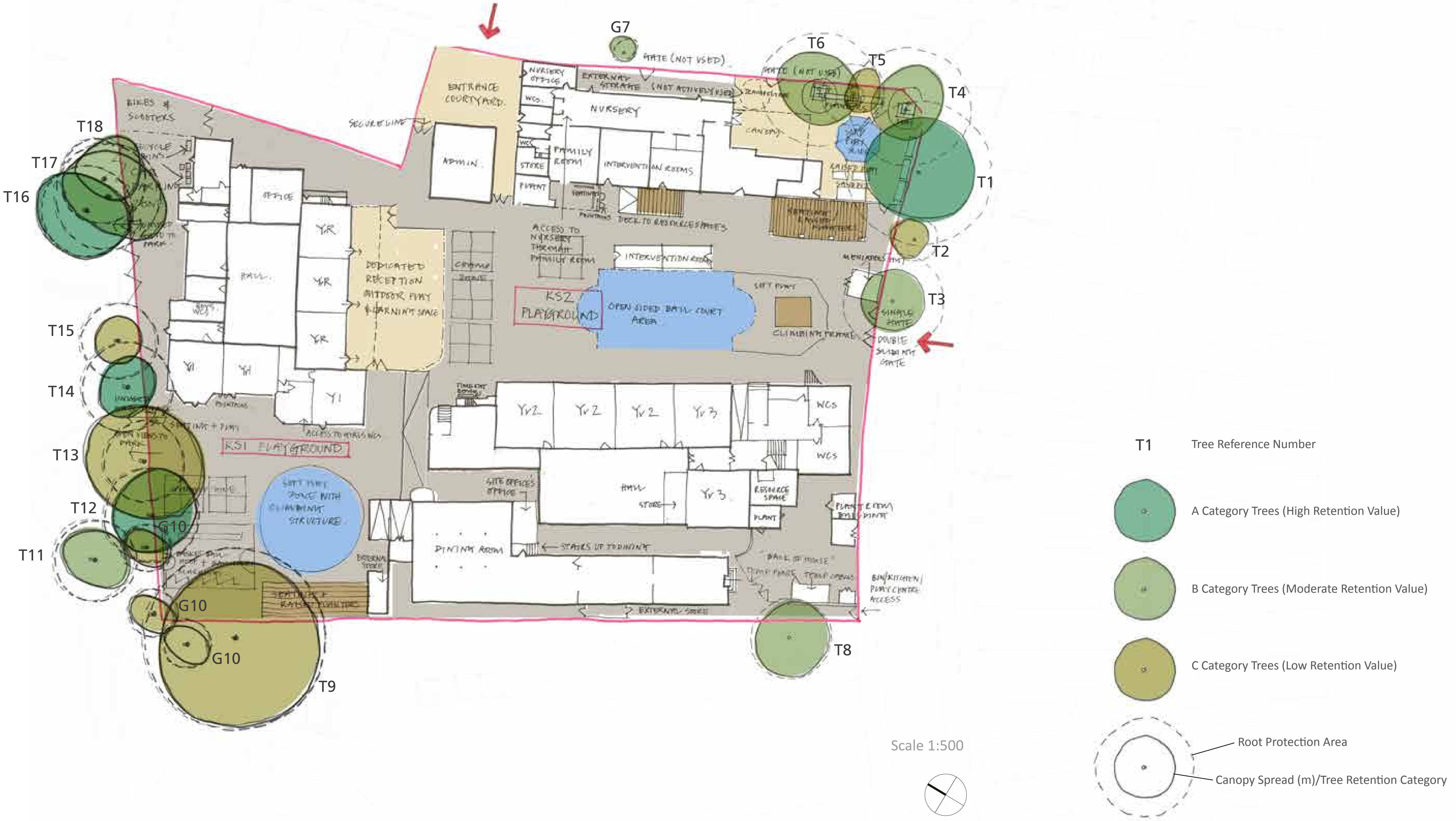
The survey includes records of 16 individual trees and two groups of trees. The comments for each tree vary and are given in detail in the BS5837:2012 Tree Schedule along with root protection areas illustrated on the Tree Constraints Plan. All trees contained within the red line boundary have been surveyed and additionally trees on the adjacent public footway and public park adjacent to the school building.

Of the trees assessed there are four A category, eight B category and six C category individual specimens and groups. There are only three of the trees surveyed located directly on the school site (T4 – T6), with the remainder of trees being either located within the surrounding pavements or within the park area to the north and west of the school. In general terms all of the trees have some compromising factors associated with their root protection areas (RPAs). This is generally through the installation of hard surfacing and retaining/boundary walls. Specifically in relation to the retaining/boundary walls, it is likely that the foundations, depending on depth, will be acting as a root barrier.

Within the park, where there has been recent installation of new play equipment, there is evident decline of trees T8 and T9. The decline is synonymous with prolonged ground compaction and construction works, with evidence of canopy dieback and chlorotic foliage. It is likely, specifically in relation to T8, a mature yew tree, that without soil remediation works the tree will enter into terminal decline. In relation to T9 this is mature oak, which exhibits a small lesion likely to be acute oak decline (AOD). The tree has a sparse canopy, which has been significantly thinned and has associated large diameter deadwood. The canopy as a minimum should be reduced, however complete tree removal and replacement may be considered more appropriate.

T8 is adjacent to the application site. It has recently had the construction of a play area around it and it would appear from symptoms within the canopy that the increased ground compaction at the base of the tree has had a negative impact on the foliage density. The tree is showing signs of decline, which could be reversed with decompaction of the ground and a cellular confinement system laying within its root protection area (RPA). Between the tree and the school there is a drop in levels and large boundary wall with foundations. It is highly likely that the foundation associated with the wall will be acting as a root barrier and it is unlikely that there will be root ingress into the application site.

The science classroom footprint will extend into the RPA of the tree by approximately 4.5m2 which equates to 5.4% of the total RPA. This is insignificant and given the unlikely chance of roots extending into the school from the yew tree it will not have a negative impact.



Existing site plan

1.3.7 Existing School Usable Site Areas

The diagram opposite illustrates the area of external usable space on the existing site.

BB99 Site Area Analysis

We have based the analysis on 480 pupils, 16no. classes with 30 pupils, the final number to be located at Kingsgate Primary School by Sept 2021, following relocation of nursery and infants to the new Liddell Road site.

For 480 pupils in a tight urban site BB99 recommends a minimum area of 3720 sqm of total net usable area, calculated and described as following (with N=480);

- Soft play (informal and social):600+2N = 1560 sqm
- Games court (hard surface and MUGA) = 1000 sqm
- Hard play: 200+1N = 680 sqm
- Habitat: 0.5N = 240 sqm
- Total: 180+4N = 3720 sqm

Currently on the existing site the usable area is 2544 sqm (68% of net site area) which falls short of the minimum recommended with a remaining 1180 sqm (32% of net site area) as unusable area. The school has the capability to increase its usable site area.

The overall external area of the existing school site (3724 sqm) could, if fully usable, achieve BB99 standards, but an inefficient layout with buildings of large footprint and many residual, unusable strips between them renders it insufficient.

Through building the new science classroom and providing an outdoor teaching area the school is able to unlock a corner of the site that was previously not used and increase at the same time the usable area of the site from 68% to 71%.

Scale 1:500

Key

Usable area : **2544 sqm**

Unusable area : **1180 sqm**

Kingsgate existing school net site areas

Total net site area = 3724m²

Usable area = 2544m² (68% of net site area)

Unusable area = 1180m² (32% of net site area)

The school has the capability to increase its usable site area to 2632 sqm whilst adding a new building onsite.

1.3.8 Existing School S.W.O.T. Analysis

Existing School S.W.O.T. Analysis

Strengths

- Highly achieving school with outstanding Ofsted status. Standards achieved through specific intervention strategy and team teaching
- KS2 block of architectural merit with good quality internal spaces
- Some good specialist facilities
- Central outdoor area and playground - good resource
- External circulation between buildings animates the playground and the site
- Well organised playtimes with staff actively involved in helping children be involved in structured play activities

Weaknesses

- Small 40sqm cellular classrooms in KS1 are not fit for purpose as KS2 teaching spaces and require additional resource spaces to complement small classrooms
- Access to classrooms is through halls which is disruptive for activities
- High ratio of unusable outdoor areas
- Poor physical and visual link to nearby park
- Poor boundary condition to park
- Low-key street identity – much of the school is not visible
- School only use of 68% of its current external space – unusable space is high for a tight urban site
- Limited existing tree and site planting
- Limited diversity within existing playground
- School discharges at the end of the day onto the public footway – yet a pubic park sits adjacent
- Pick up for after school clubs is through the service gate on Messina Avenue – character of this space feels very back of house
- Limited opportunity for community use

Opportunities

- A science lab would add to the specialist facilities of the school
- Potential to increase the amount and quality of usable external space
- Increase the percentage of usable space on site, as a whole school resource
- Create more diversified external space with opportunity for teaching and learning as well as play
- Potential to create a better pick up point for after school clubs
- School site location adjacent to public park indicates a potential synergy for school/community use

Threats

- Working with existing buildings poses an element of risks/unknowns
- Below ground root protection areas need investigation
- Working in a school that needs to remain open at all times allows for little programme flexibility and requires phased implementation with potential impact on cost, limits location choice for redevelopment and construction site compound

1.3.9 Consultation and School Engagement

A consultation process has taken place with the school for the creation of the new science classroom which has informed the brief for its use in the interim period as a general classroom and in the long term as a specialist space. This has been a continuation of the consultation for the wider development of Kingsgate Primary School and the 'Kingsgate Primary School Vision For Expansion' document.

06.01.15 Meeting at Kingsgate School

Attendance: Maccreanor Lavington Architects, Liz Hayward and Shelley Dunbar (KS)

- Initial visit to school with discussion and observation of existing site issues, school layout and organisation. Initial review of requirements of school for expansion and reorganisation.

Conclusions of meeting:

- Year 3 rather than year 6 to the existing reception and year one block
- Retain a single main school entrance as this allows for ease of site management
- Ensure bin pick up and kitchen deliveries can be maintained from the south western corner of the site. This is also the location of pick up for the play scheme after school hours
- The location of cycle storage and scooter storage works well
- Community access should be considered

29.04.15 Meeting at Kingsgate School

Attendance: Maccreanor Lavington Architects, Kate Cornwall-Jones (LBC), Liz Hayward and Shelley Dunbar (KS)

- Briefing + Appraisal Study presented
- Scope of adaptations for September 2015 (two bulge class intake) agreed
- Strategy for September 2016 after KS1 move to Liddell Road agreed

07.05.15 School observation day 1

Attendance: Maccreanor Lavington Architects

- Observation of pupils' drop-off, teaching, outdoor play, meal times and circulation flows between from 8:30 and 13:15
- Including entrance traffic flows, carpet time and activities, year groups split into interventions, morning time play time break

07.05.15 Site visit and meeting at Kingsgate School

Attendance: Maccreanor Lavington Architects, Kate Cornwall-Jones (LBC), Richard Wilson/Ed Bailey (LBC Urban Design and Development Managers), Graham Harrington (Planning Consultant)

- Walk around premises and along neighbouring Messina Avenue, Kingsgate Road and Kilburn Grange Park with consideration of trees and views

18.05.15 School observation day 2

Attendance: Maccreanor Lavington Architects

- Observation of outdoor play, PE/PPA, assembly and pupils' collection from 13:00 and 15:45
- Including lunchtime, lunchtime playtime break, PE, year group assemblies, hometime preparation, parents pick up and traffic flows and afternoon clubs.

17.06.15 Briefing meeting at Kingsgate School - P1+P2

Attendance: Maccreanor Lavington Architects, Kate Cornwall-Jones (LBC), Liz Hayward and Shelley Dunbar (KS)

- Presentation of science lab outline plan discussion
- Further development of brief for science lab
- Confirmation of requirements for science classrooms intense weekle use: The science provision is 2 hours per class every week (34 hours) requiring 17 hours of science teaching in the lab every week
- Art, DT and cooking to also take place in the science lab, as well as flexible use for groups/interventions between 9.00 and 11.00

25.06.15 Meeting with Borough Tree Officer

Attendance: Maccreanor Lavignton Architects, Nick Bell (LBC Tree Officer), Peter Wharton (Wharton Trees), Ed Bailey (LBC Urban Design and Development Managers)

- Early discussions regarding the trees within the boundary of the school grounds and review of trees adjacent to the site that are potentially impacted by the science lab proposals.
- Tree T8 located is adjacent to the science lab classroom site, sitting park side of boundary wall and is a B1 Category tree. The impact to this tree is described in the Tree Assessment section of this report.

08.07.15 Meeting at LBC - P1+P2

Attendance: Maccreanor Lavington Architects; Graham Harrington; Richard Wilson (LBC)

- A formal request made to LBC for pre-application advice to be reviewed due to time scale limitations
- The science lab proposals were presented in the wider context of the Liddell Road development and feasibility study for the existing school

10.07.15 – Sign-off meeting - P1+P2

Attendance: Maccreanor Lavington Architects, Kate Cornwall- Jones (LBC), Liz Hayward Shelley Dunbar (KS)

- Phase 1 – RIBA STAGE 2 Presentation and sign-off of the science lab scheme to be submitted to the planners
- The science lab Stage 2 report was issued to LBC and signed off for development to the end of RIBA of Stage 3 by the end of August 2015

A consultation event

1.3.10 Planning Context

The Proposals

There is the need for additional primary school places in the north west of the Borough. Kingsgate Primary is an 'outstanding' school and in March 2015, planning permission was granted for the construction of new school buildings for Key Stage 1- age children on to the separate nearby site of Liddell Industrial Estate, 1-33 Liddell Road, NW6 2EW (2014/7649/P).

The consented redevelopment will enable the existing school to expand from two forms of entry to four forms of entry for Key Stage 1 children. The existing school site requires significant alterations to accommodate the new four forms of entry intake for Key Stage 2. This includes the provision of a small classroom and associated outside area in the south-west part of the existing site, adjacent to Messina Avenue. This classroom forms an essential phase in the expansion strategy

The Development Plan

Planning law and national policy make clear that decisions on planning applications must be taken in accordance with the 'development plan', unless 'material considerations' indicate otherwise. In other words, the plan should be followed unless there are very good reasons for not doing so. This applies to any application 'called in' by the Mayor of London and any appeal determined by the Secretary of State.

The 'development plan' for Camden comprises:

- London Plan (March 2015)
- Core Strategy (November 2010)
- Development Policies (November 2010)
- Site Allocations (September 2013)
- Neighbourhood Plans.

There is currently one adopted Neighbourhood Plan in Camden – Fortune Green and West Hampstead Neighbourhood Plan. It does not cover the Kingsgate School site. A review of Camden website reveals that there are no Neighbourhood Plans being prepared for an area that includes the school site.

The Council is in the process of preparing a unified Local Plan (bringing together its disparate policy documents in one place and up-dating policies). The Council consulted on a draft Local Plan in March/April 2015. Given its stage in the preparation process, the draft Plan currently has very little weight.

Key Designations

The adjoining Kilburn Grange Park is Public Open Space and a Local Site of Nature Conservation Interest (SINC).

The site and its buildings are not:

- Statutory Listed Buildings;
- In a Conservation Area;
- On Camden's Local List of Non- Designated Heritage Assets (January 2015);
- An Asset of Community Value;
- Covered by a Tree Preservation Order; or
- In an Archaeological Priority Area.

Key Relevant Core Strategy and Development Policies

- CS1 Distribution of growth
- CS5 Managing the impact of growth and development
- CS10 Supporting community facilities and services
- CS11 Promoting Sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high Quality Places and Conserving Our Heritage
- CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity
- DP15 Community and Leisure Uses
- DP16 The Transport implications of development
- DP18 Parking standards
- DP20 Movement of Goods and Materials (CMP/SMP)
- DP22 Promoting Sustainable Design and Construction
- DP24 Securing High Quality Design
- DP26 Managing the impact of development on occupiers and neighbours
- DP29 Improving Access

Key Relevant London Plan Policies

- 3.16 Protection & enhancement of social infrastructure
- 3.18 Education facilities
- 5.11 Green roofs & development site environs)
- 5.13 Sustainable drainage
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture

Key Relevant Guidance

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) sets out Government planning policy. Paragraph 72 states the following:

'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.'

Camden Guidance

The Camden Guidance is a Supplementary Planning Document (SPD) that provides guidance on how to implement Camden policy.

Updated Camden Planning Guidance 2015

CPG1 – Design

CPG3 – Sustainability

CPG6 – Amenity

CPG7 - Transport

Planning History

Key recent decisions:

- 2014/3911/P. Installation of 2 x temporary portakabins to use as a classroom for a period of 2 years (until 30-08-2016). Granted 28-07-2014.
- 2012/6238/P. Erection of 3-storey extension on Messina Avenue elevation of the main school building (following demolition of existing 1.5 storey toilet block), replacement/installation of windows, installation of photovoltaics and rooflights and erection 2 canopies in connection with existing school (Class D1). Granted 27-12-2012.

Older decisions:

- 2010/3436/P: Installation of solar panels on west facing roof slope of school building (Class D2). Granted 13/09/2010
- 2007/4705/P: Replacement of existing metal windows with polyester powder coated aluminium windows (Kitchen & Dining Building). Granted 11/12/2007
- 2006/3715/P: Erection of wall in south-western corner of nursery playground adjacent to three existing walls and erection of roof over to create single-storey structure to provide storage space to the existing nursery. Granted 28/09/2006
- PWX0002479: Erection of a single storey reception and office building within the curtilage of the school and the replacement of the existing gates to Kingsgate Road with a single double width gateway. Granted 29/08/2000.
- 9401098: The demolition of an existing temporary classroom block and construction of extensions to an existing school building. Granted 07/10/1994
- 8501527: Adaptation of the eastern block to form nursery classes including external alterations. Granted 23/10/1985

Key Material Planning Considerations

The principle of an extension to the school

Policy CS10 states that the Council will work to ensure adequate provision of school places. The table of 'key infrastructure programmes and projects' included as appendix 1 of the Core Strategy identifies the estimated need for the provision of up to 3 to 5 additional forms of entry over the planning period of 2012/13 to 2026. London Plan Policies 3.16 and 3.18 encourage the retention and expansion of education and community facilities.

Policy DP15 encourages the provision of community facilities provided that the travel demand associated with the development would not harm the existing transport system and be close to the community they would serve and be accessible by arrange of public transport modes in particular walking, cycling and public transport.

Policy DP15 also calls suitable developments to make rooms available for local community groups to use or hire at a discounted rate. As the school mainly operates during the day it may be possible and appropriate for the classroom to be let out during the evening to local community groups. The proposals include a new pedestrian entrance from Messina Avenue to facilitate such use, the details of which could be secured by way of a planning condition.

The proposals form an integral part of larger proposals for Kingsgate School, as outlined above under The Proposals, and offer the potential for some out of hours community use. As such they comply with Policies CS10 and DP15. There is no requirement to provide a mix of uses on the site as the proposal does not exceed the 1000sqm threshold specified in the Council's mixed use policy DP1.

Design

The proposed modest classroom building and associated outdoor teaching area would occupy an existing yard and would not result in the loss of playground space. The proposed building and pergola would sit largely behind an existing 2.5m boundary wall with Messina Avenue, with the classroom elevation slightly raised in a complimentary brick to facilitate the proposed sloping green roof. The proposed photovoltaic array would be screened from the street by the proposed green roof section profile As such, the proposals would have a largely benign presence in the streetscene and would not detract from the appearance or character of the area and would comply with Policies CS14, DP24 and LP Policies 7.4 and 7.6.

As outlined above, the applicant has undertaken a Tree Survey and the proposed classroom should not have an adverse effect on the nearest tree (T8), a common yew tree about 4.5m from the proposed classroom, or have a negative effect on the appearance, character of biodiversity value of Kilburn Grange Park.

Transport

The school site is within 800m of Kilburn Town Centre and has a PTAL of 5, the surrounding streets are in Controlled Parking Zone CA-Q (permit holders only Monday to Friday 8.30am to 6.30pm) and the admission policy of the school includes prioritising children who live closest to the school.

The classroom would be a general resource for the Key Stage 2 part of the school (at Kingsgate Road). Entrance to the classroom during school hours would be via the existing main entrance on Kingsgate Road.

Given the above, the proposals are not expected to generate a significant travel demand (as identified in Camden Planning Guidance 7) and does not require a Transport Assessment or Statement in accordance with Policy DP16.

The modest size of the classroom means that it falls below the threshold of 250sqm (D1 floorspace) in Policy DP18 for an additional cycle parking space.

Construction Management Plan (CMP)

No works are proposed to the highway. However, Policy DP20 seeks to protect the safety and operation of the highway network. This could be ensured by a Construction Management Plan (CMP) secured by way of a planning condition.

Sustainability

Policy DP22 states that the Council will require development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption.

In terms of being 'lean', the proposed building has been designed to control solar gain and avoid overheating by non mechanical means, by incorporating adequate ventilation and solar louvres to the proposed south-facing window. It would also be constructed of cross laminated timber, which is a carbon efficient product.

The classroom would be connected to the school's existing heating system from the outset.

In terms of being 'green', the proposals incorporate photovoltaic panel arrays on the roof to provide renewable energy for the classroom.

Policy DP22 encourages the incorporation of green and brown roofs within development proposals. The proposals include an area of green roof, together with a rainwater harvesting butt. Together, these should help reduce current water run-off rates.

The proposal aims for the above environmental features to be made accessible and explicit to the pupils in order to offer an educational opportunity to experience and monitor the production, management and use of environmental resources.

Access

In line with Policy DP29, the proposal includes level access from the main part of the school and Messina Avenue (for potential out of hours use). The detailed design and specification of the classroom and associated outdoor teaching area will ensure inclusive design that caters for all children that attend the school.

Amenity

The proposed extension would be located approximately 15.5m from the residential properties on the opposite side of Messina Avenue. The proposed south facing window would be fitted with vertical solar shading to manage solar gain and this would also serve to manage any concerns that local residents may have about privacy/overlooking. No external mechanical plant is proposed and the use of the classroom and associated external classroom area is not expected to give rise to undue noise or disturbance. As such the proposals would comply with Policy DP26.

Kingsgate Road and Messina Avenue junction

Messina Avenue looking towards school