

Design and Access Statement

E-Pod

for

St Christopher's School

32 Belsize Lane
Hampstead
London
NW3 5AE

22.09.2015

1531 2830 A - Design and Access Report



Document Management

Issue	Date	Purpose	Prep	Check
A	22.09.2015	Issue for Planning	AjF	RP

Project Team

Client & Sponsors



Project Partners



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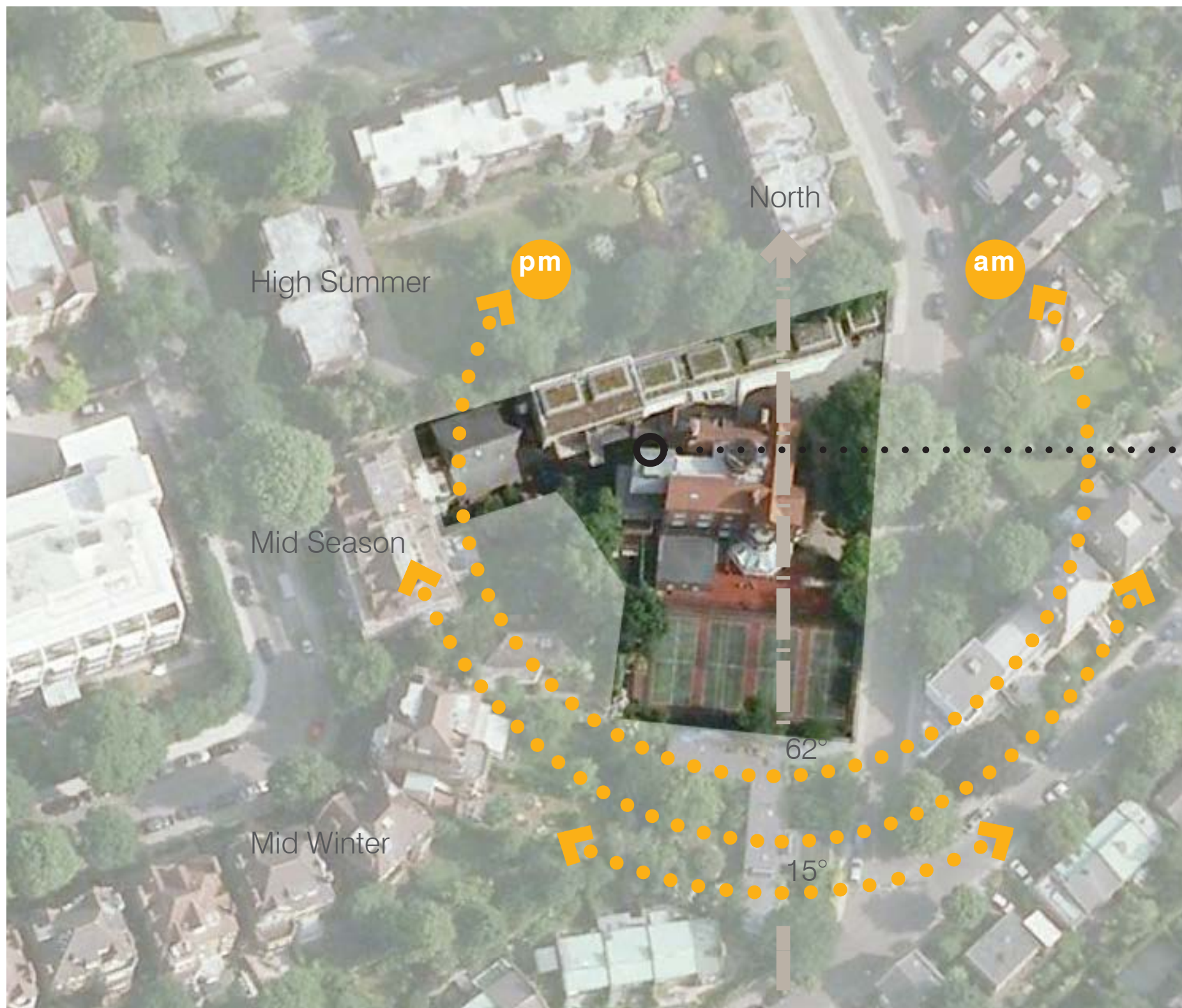


Introduction

Purpose of report

The following report has been prepared in support of a planning application for the proposed addition of an outside teaching space - or 'E-Pod' - within the grounds of the existing St Christopher's School.

The proposed E-Pod is set within the context of the existing school and in an area that will not be able to be seen from outside the school boundary.





Aerial view of the school

St. Christopher's School
New Classrooms
For
St. Christopher's School
Elevations
1:100 @ A1
AL(P)05
RPLW
Apr'05
D
4318
NVB Architects

Planning policy map


Find planning policies by clicking the map or using the address / postcode search

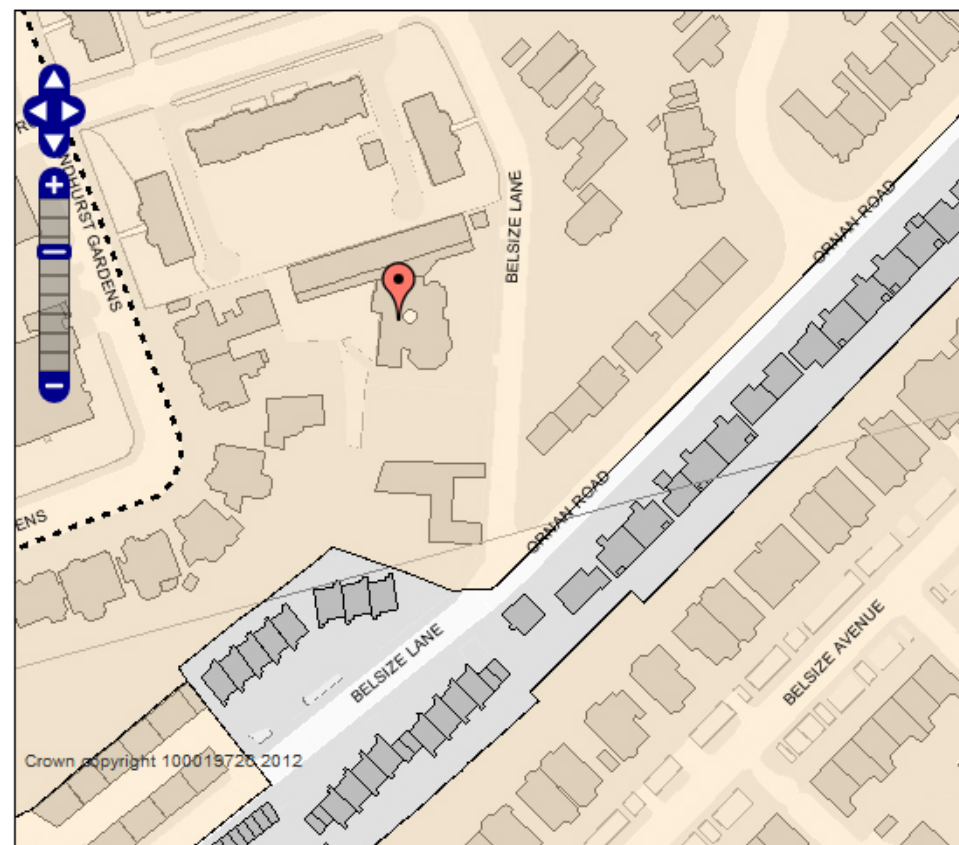
Map key

 Conservation Area
 Fitzjohns Netherhall

For more information, or if you are unable to view the map, please contact the [Forward Planning and Projects Team](#)

Find an address

Please enter a Camden postcode or street: 



Planning policy map (NTS)

The relevant development policies as defined by the LDF (Local Development Framework) consists of:

DP24 - Securing high quality design

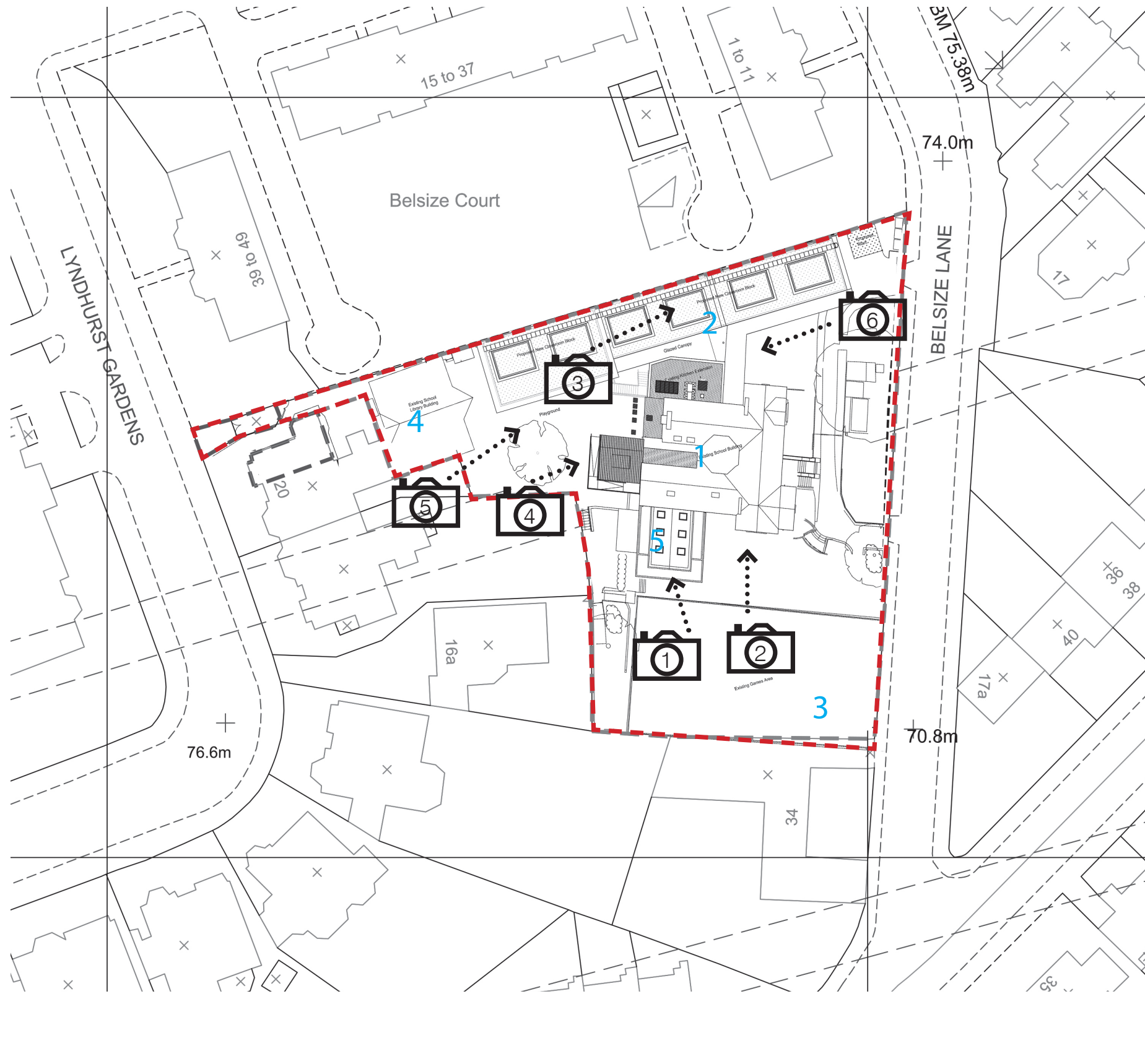
24.23 - Providing amenity space

DP 25 - Conserving Camden's heritage

Fitzjohn's Conservation Area Statement (2001)

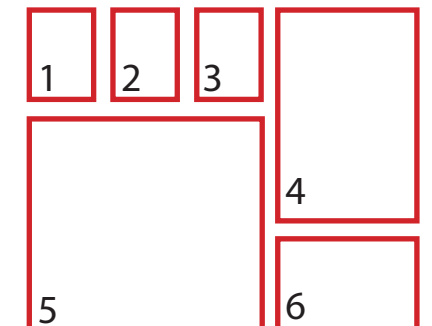
The core strategy document clearly states Camden's desire to support the improvement / enhancement of educational facilities as defined in Section CS10.





LEGEND

- 1. Main school
- 2. New classroom block
- 3. External play
- 4. Library
- 5. School hall



Existing site plan (NTS)

Photographic Key

Existing Use

The whole site has been used as an independent primary school for girls ages 4-11 since 1883. The proposal has been designed to increase the external learning opportunities for the existing pupils.



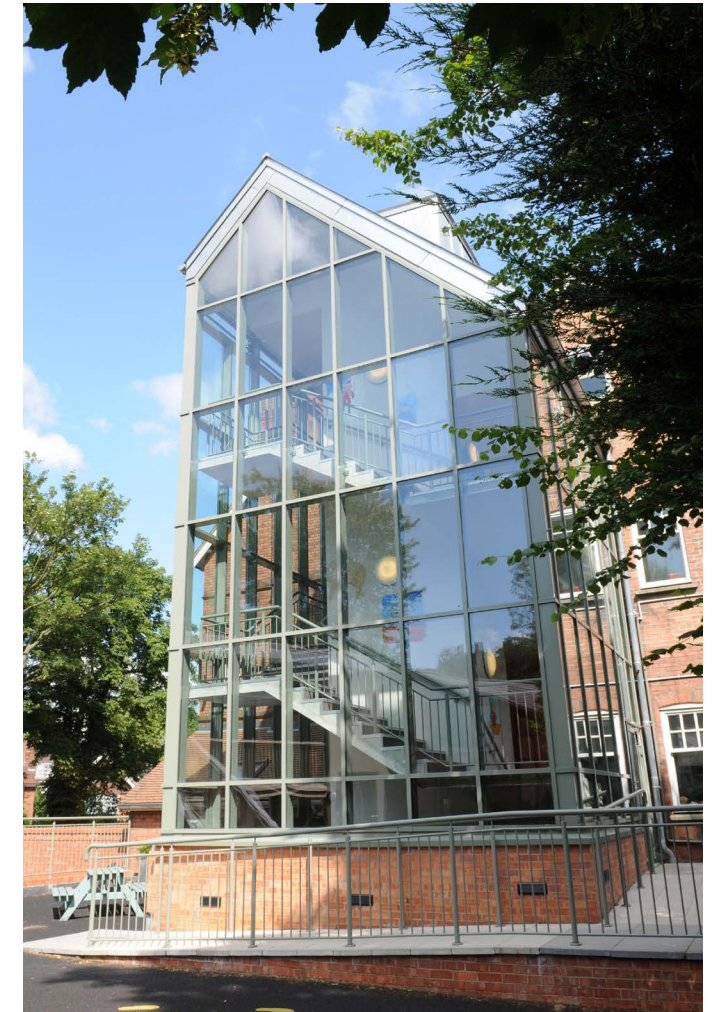
Main Hall and conservatory



Conservatory



Roof to classroom block



Accommodation stair



Classroom block - East



Classroom block - West

Proposal

Design Principles

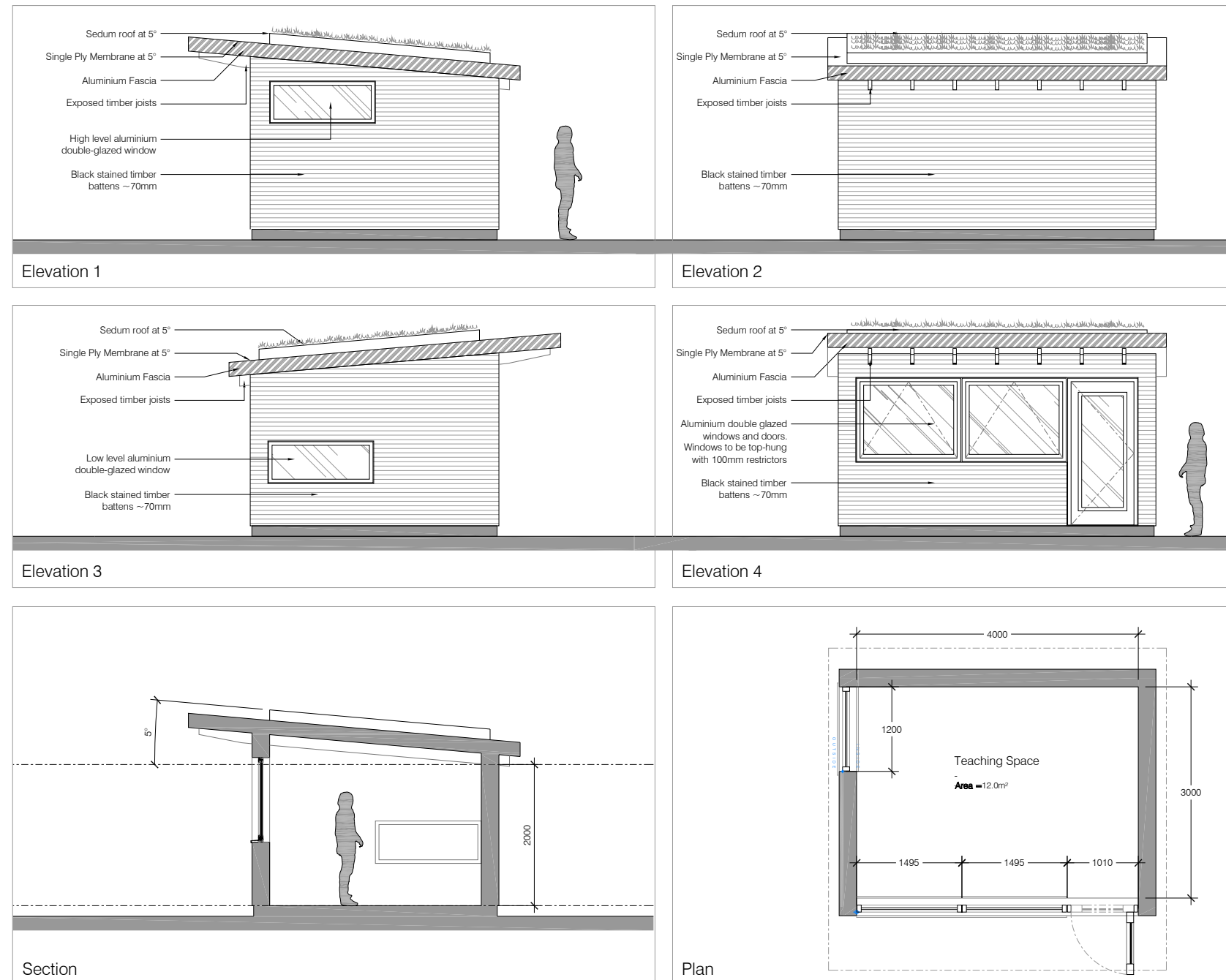
The proposal involves the creation of a new external learning space - or E-Pod - for the current pupils.

The design is based upon an external building design similar to 'Pod-Space' designs, whom create external structures and garden buildings up and down the country.

The proposed scheme has been designed to increase the external area available for learning on the school's restricted site.

The E-Pod will be located adjacent to the existing stair tower off the current rubber crumb play area to the western side of the school site.

Access will be provided off the existing rubber crumb play area to provide a level threshold access into the E-Pod.



Proposed Scheme drawings

Use

The proposal involves the creation of an external teaching space for the current pupils.

Layout

The proposal involves the creation of one simple enclosed space to provide a sheltered educational facility for the existing pupils.

Scale

The scale of the proposed E-Pod is minimal on the site - as can be seen from the attached and enclosed drawings which accompany the scheme.

Landscape

The proposal does not involve any significant amendment to any external landscape, the current rooflights and rubber crumb area will be removed in order to allow the space for the E-Pod to sit adjacent to the existing stair tower.

Appearance

The proposal involves the creation of an external E-Pod with 3 main elements in terms of external appearance. Each of these have been designed with reference to the current forms and palette of materials currently on the site;

1. Timber cladding
2. PPC Aluminium windows and door
3. Sedum roof



Existing timber clad and sedum roofed structures on the site



Context

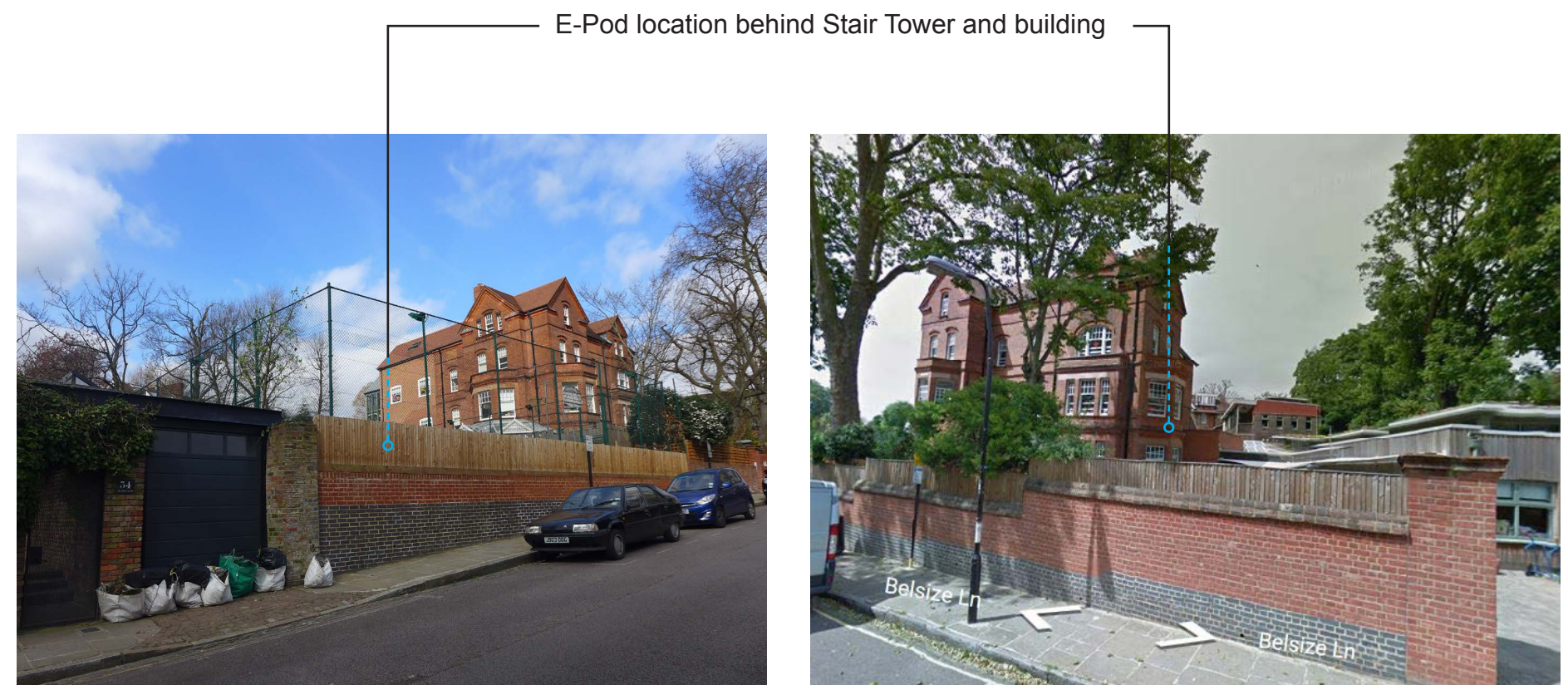
As noted earlier in this report, the context of the proposal is that all the materials and forms used in the creation of the new E-Pod are already well established on the site.

Details

Details and design has been developed to maximise the current materials on site and to use components and designs already well used in the industry with the utilisation of Pod-Space design experience.

Balcony

As shown on the photographs below, the E-Pod will actually not be visible from this location as it is set-back some way into the site.

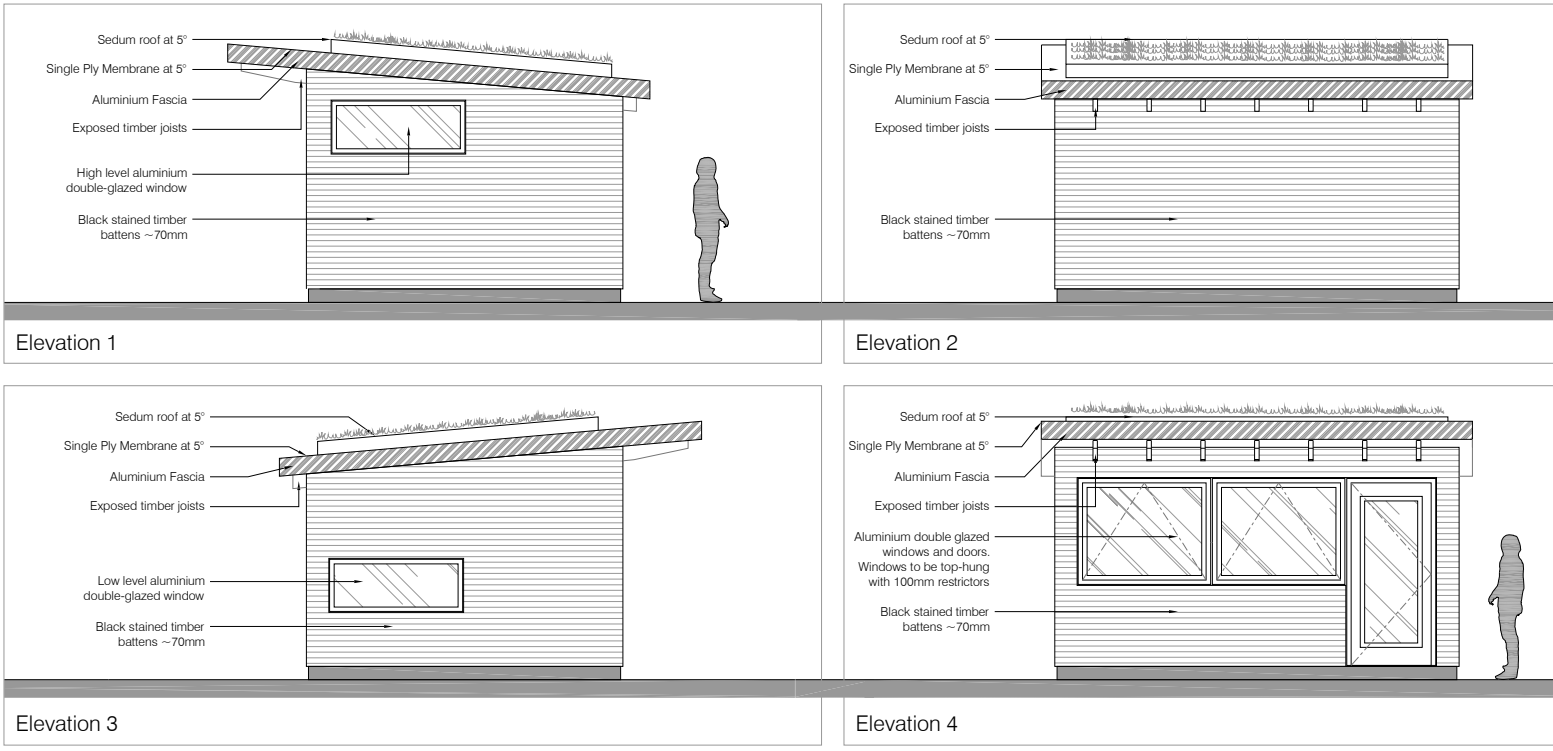


Photographs from Belsize lane illustrating that the E-Pod will not be visible from the highway

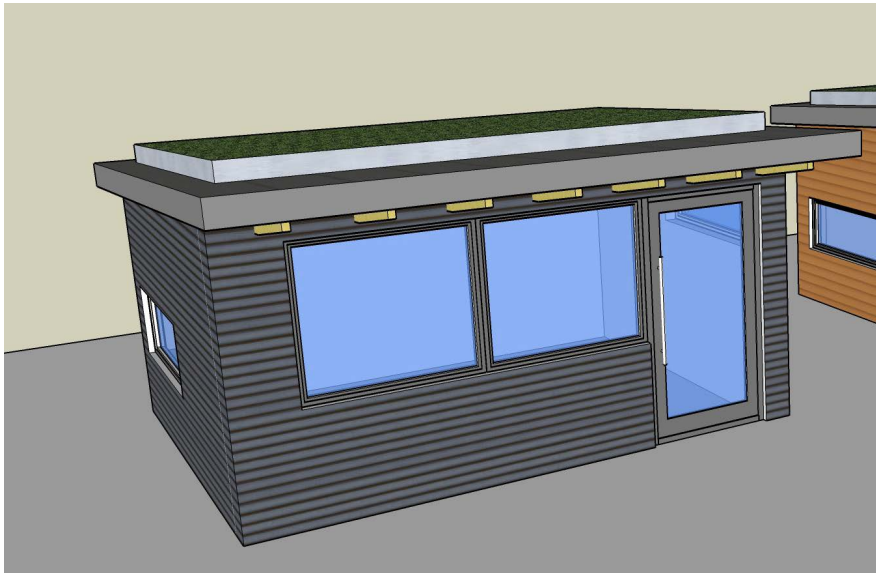
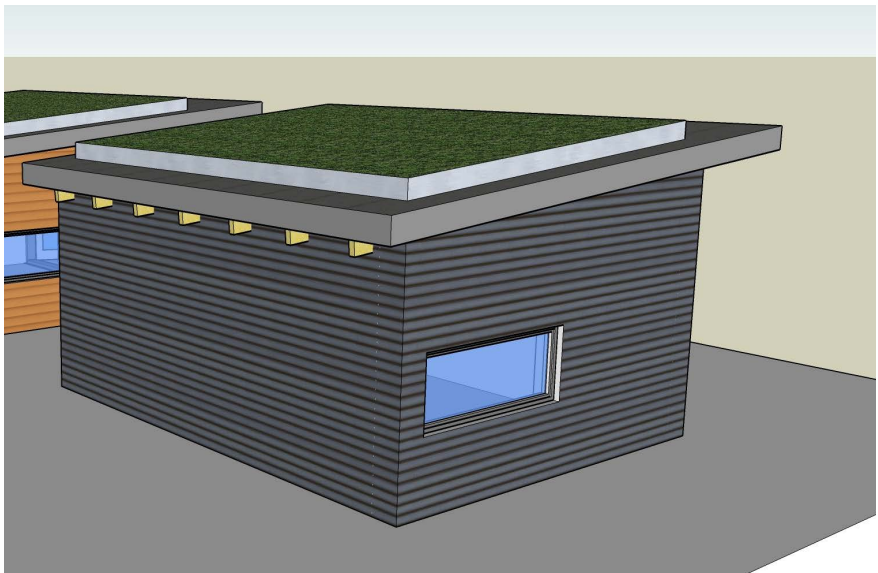
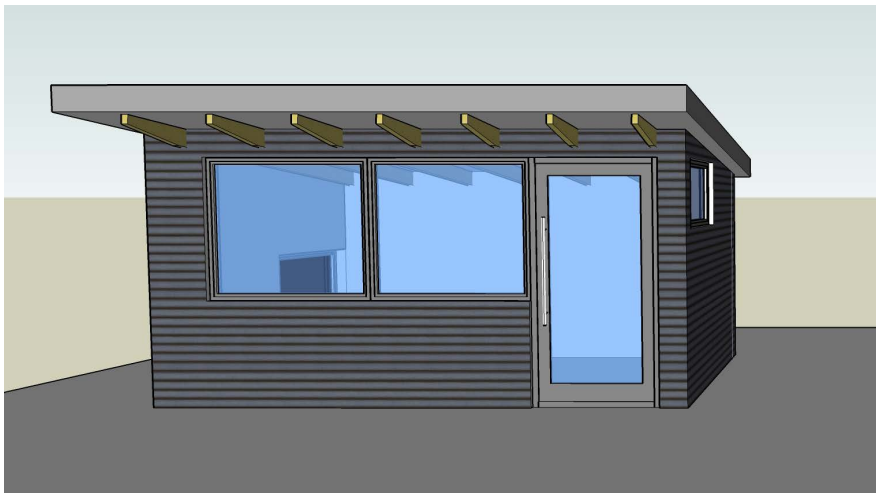
Plans and 3D Views

As noted previously, the proposal involves the creation of an external deck at the same level as the existing flat roof. The 3D visuals are provided as an illustration of the material palette for both the balustrading and the surface finish to the deck itself.

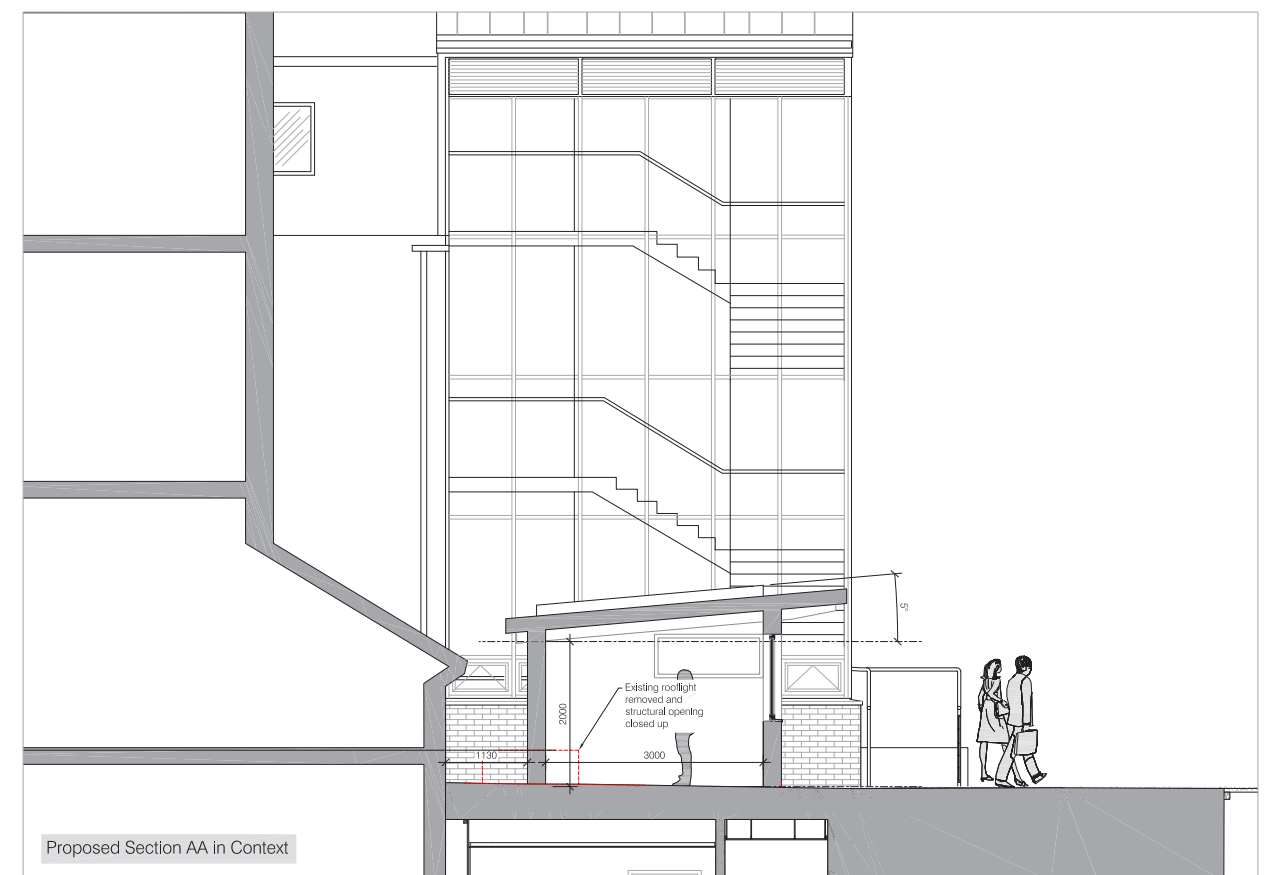
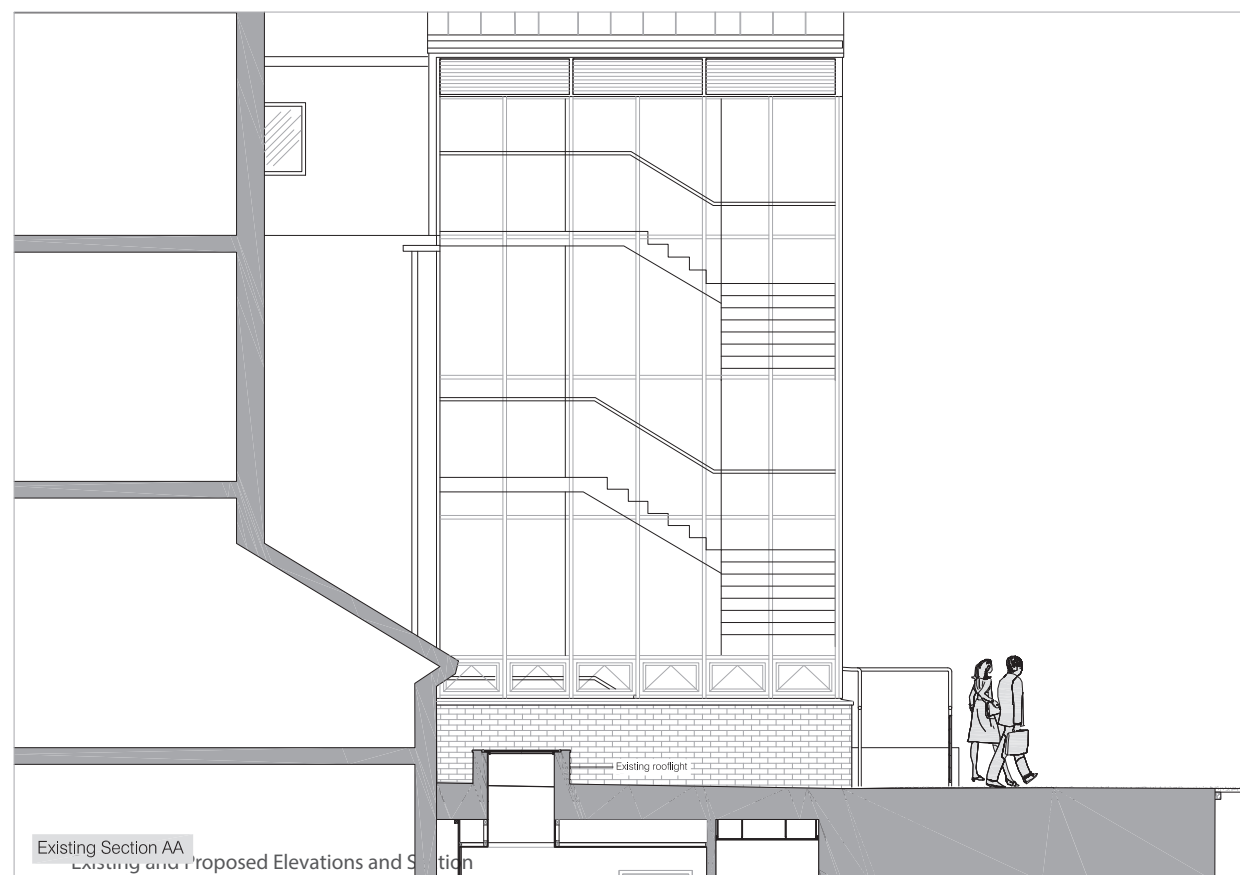
(The proposed external access to the new deck has been amended since the preparation of the 3D views and is now accessed via the upper level of the ramp to the stair tower - see plan)



Proposed Design



Early 3D sketch visuals



Reports and Assessment

Community Infrastructure Levy

Not applicable - Less than 100 m2 floor space created

Archeological Assessment

Not applicable - No ground disturbance

Air Quality Assessment

Not applicable

Basements

Not applicable

Biodiversity Survey and report

Not applicable

Contaminated Land Assessment

Not applicable

Daylight and Sunlight Assessment

Not applicable

EIA

Not applicable

Lighting Assessment

No floodlighting will be installed as part of this application.

Noise impact assessment

Not applicable - No change in site use

Noise vibration and Vent

Not applicable - no plant installation

Planning obligations

Not applicable

Sustainable statement

Not applicable - Less than 500 sqm

Telecoms

Not applicable

Transport Assessment

Not applicable

Construction management plan

Not applicable

Tree survey

Not applicable

Waste storage and collection

Not applicable

Servicing management plan

Not applicable

London View Management

Not applicable

