Design and Access Statement

E-Pod

for

St Christopher's School 32 Belsize Lane

32 Belsize Lane Hampstead London NW3 5AE

22.09.2015 1531 2830 A - Design and Access Report





Document Management

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

Project Team

Client & Sponsors



Project Partners



Contents

Introduction		Reports and Assessment		
Purpose of report	5	Community Infrastructure Levy	15	
		Archeological Assessment	15	
Context		Air Quality Assessment	15	
Context		Basements	15	
General Context	6	Biodiversity Survey and report	15	
	6	Contaminated Land Assessment	15	
Planning Context	9	Daylight and Sunlight Assessment	15	
Existing Use	9	EIA	15	
		Lighting Assessment	15	
Proposal		Noise impact assessment	15	
		Noise vibration and Vent	15	
Design Principles	10	Planning obligations	15	
Use	11	Sustainable statement	15	
Layout	11	Telecoms	15	
Scale	11	Transport Assessment	15	
Landscape	11	Construction management plan	15	
Appearance	11	Tree survey	15	
Context	12	Waste storage and collection	15	
Details	12	Servicing management plan	15	
Plans and 3D Views	13	London View Management	15	



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 exsiting school and in an area that will not be able to be seen from outside the school boundary.





Aerial view of the school



Context

General Context

St Christopher's School was founded in 1883 and is an independent day school for girls aged between 4 and 11. It is located on the west side of Belsize Lane, to the north of its junction with Ornan Road. It lies within the Fitzjohn's / Netherall Conservation Area.

The School comprises three buildings occupying the centre and north part of the site. The south part is the sports/netball court. These buildings are:

The main building in the centre. This is a large converted red-brick Victorian house over three storeys plus attic and basement. It has a complex shape being built around a five storey octagonal ventilation chimney which rises over the roof. This chimney was erected in connection with an airshaft to the 1884 Belsize Tunnel for the Midland Railway connection to St Pancras (now Thameslink). The house was subject to various extensions notably to the rear and sides.

The classroom block to the north, to the side of the main building. This was completed in 2009 (planning Ref:2006/0793/P) and comprises 8 classrooms with a 2 storey element to the western edge.

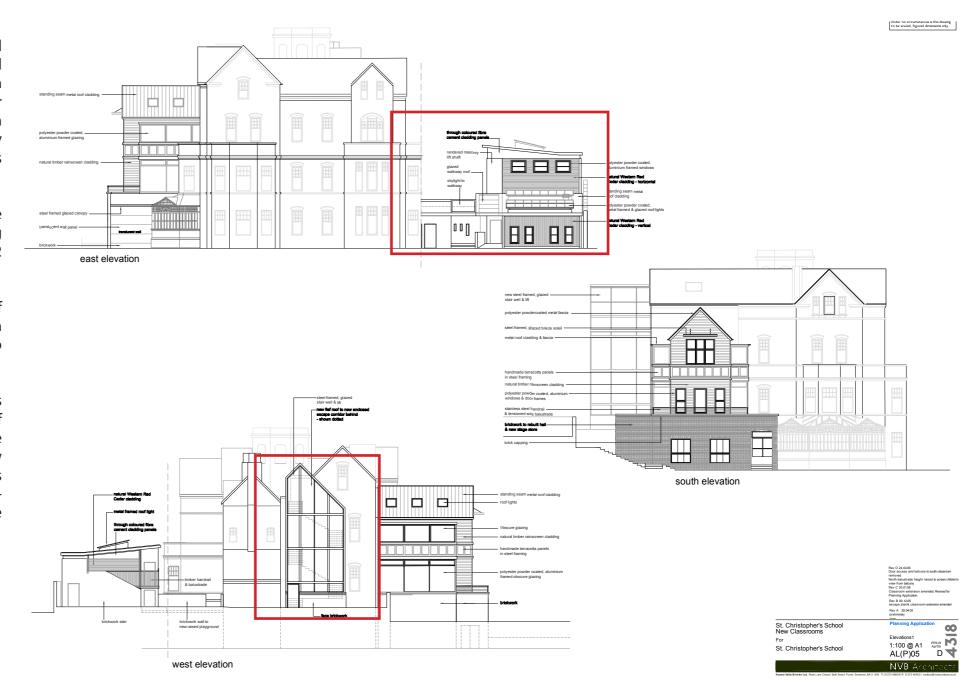
The computer/library building at the north west end of the site, to the rear of the main building. This is a modern red-brick purpose-built building with a low-pitch roof, two storeys at the ridge and one at the eaves.

This part of Belsize Park and of the Conservation Area is residential with some institutional uses. It formed part of the historical Belsize Estate which was developed in the 1880's and 1890's with the growth of urban London. It now comprises a variety of housing types and architectural styles but remains characterised by large detached and semi-detached red-brick houses with pitched roofs and large gardens.

Planning Context

Previous schemes at the school over recent years have seen the development of a new teaching wing to the Northern edge of the school and the new circulation stair tower adjacent to the proposed location of the E-Pod.

Previous works and permission identified on the drawings below.



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

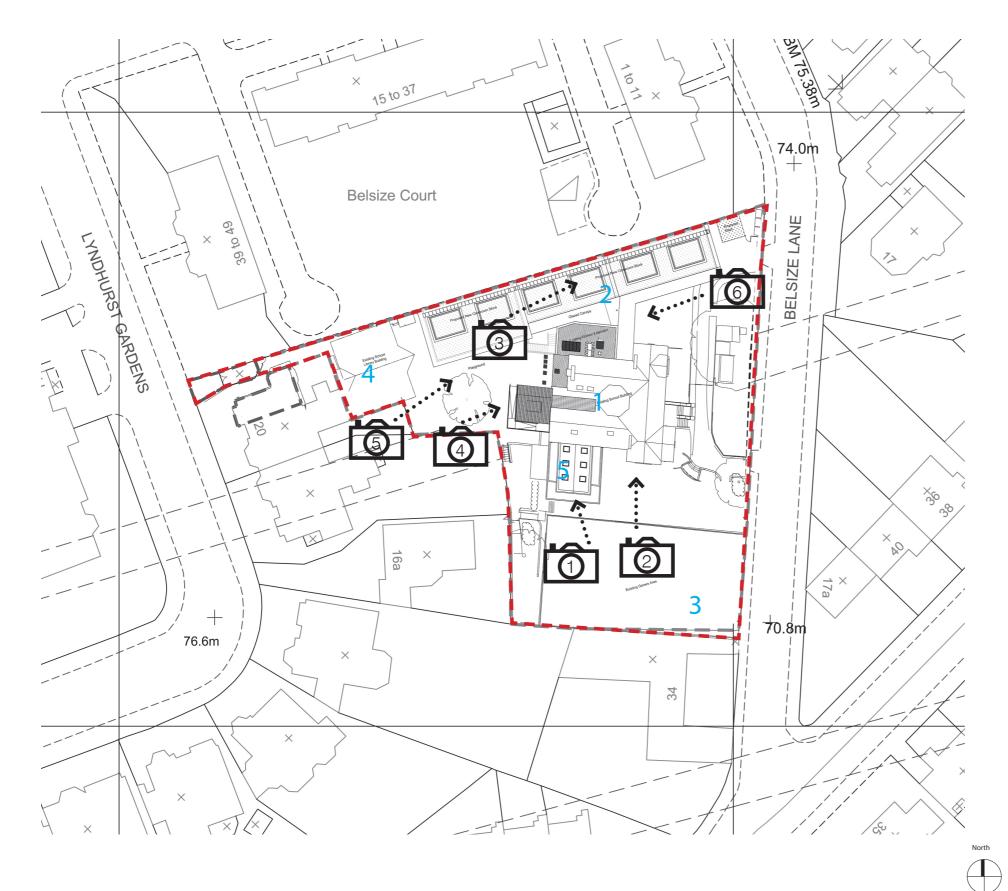
24.23 - Providing amenity space

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.

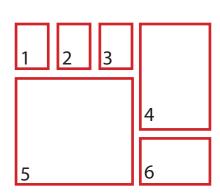




LEGEND

Main school New classroom block External play

External pla Library School hall



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



Classroom block - East



Accommodation stair



Classroom block - West

Proposal

Design Principles

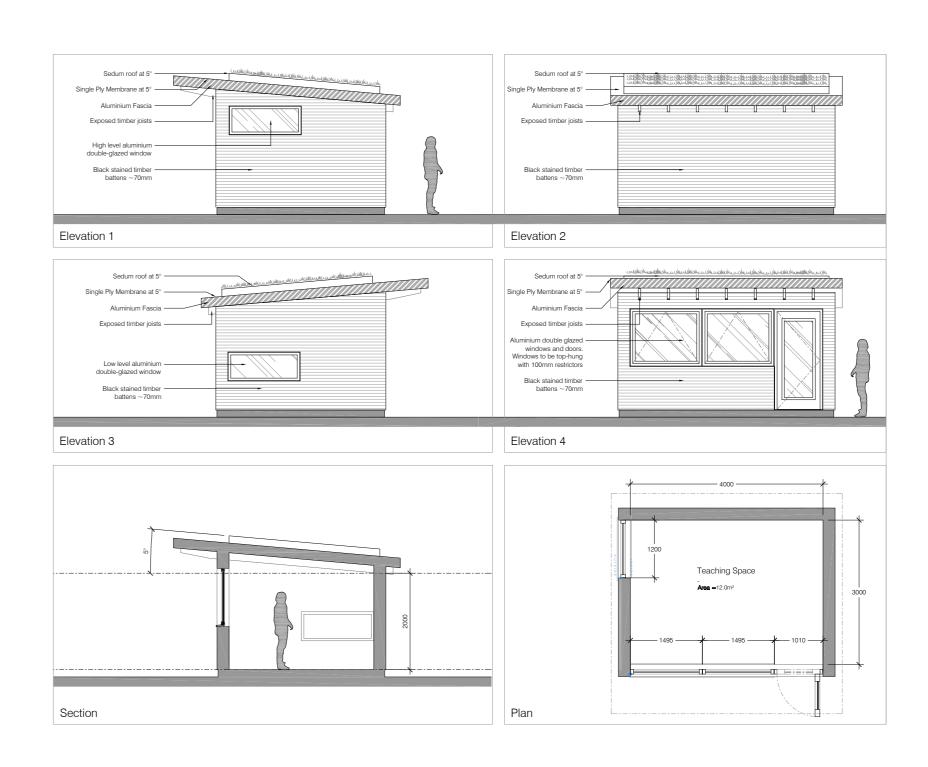
The proposal involves the creation of a new external learning space - or E-Pod - for the current pupils.

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.

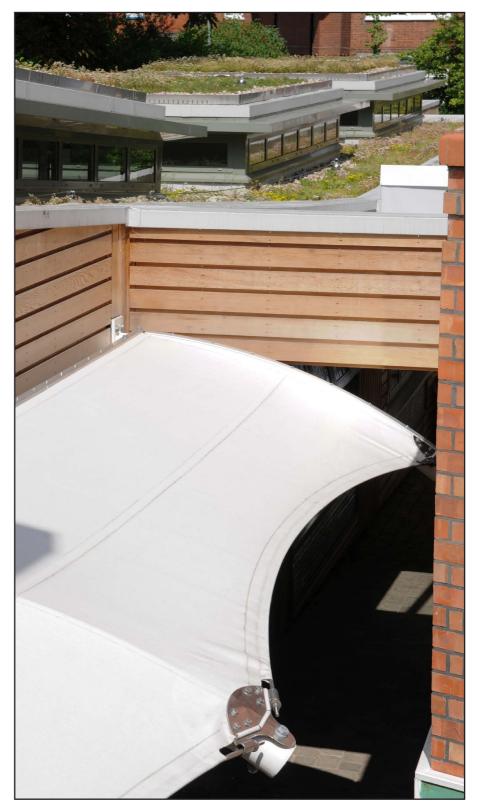
Appearance

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

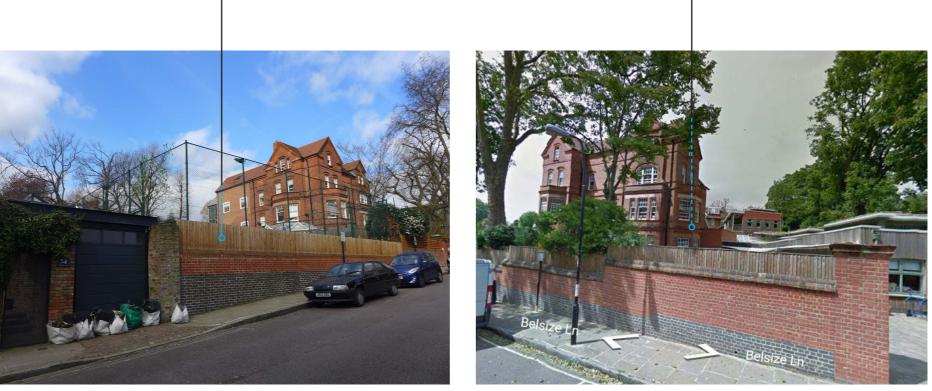
As noted earlier in this report, the context of the proposal is that all the materials and forms used in the creation of the new E-Pod are already well established on the site.

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.



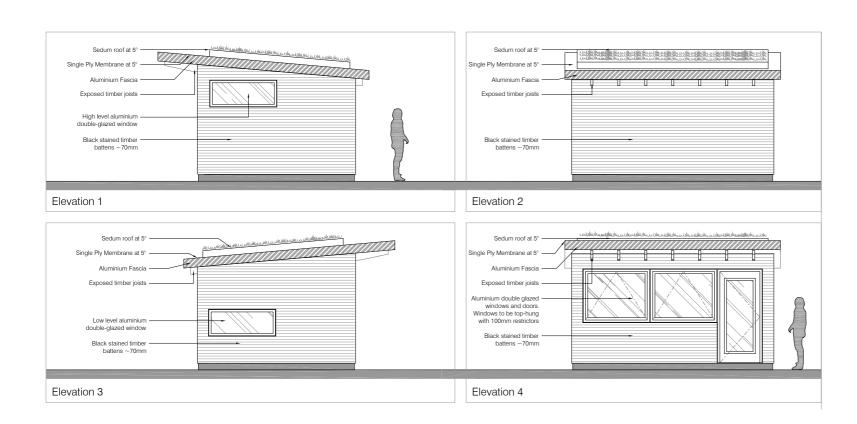
E-Pod location behind Stair Tower and building -

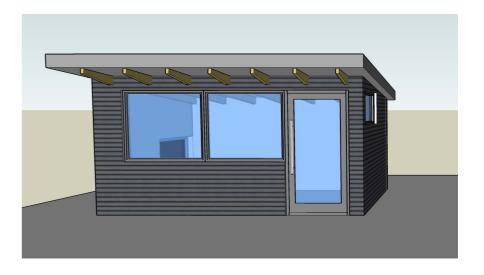
Photographs from Belsize lane illustrating that the E-Pod will not be visible from the highway

Plans and 3D Views

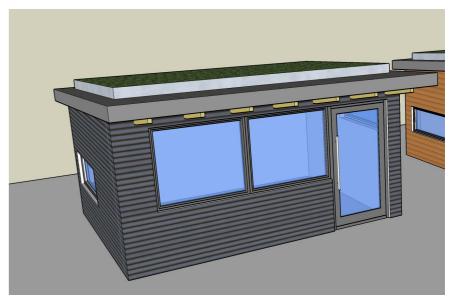
As noted previously, the proposal involves the creation of an external deck at the same level as the existing flat roof. The 3D visuals are provided as an illustration of the material palette for both the balustrading and the surface finish to the deck itself.

(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)





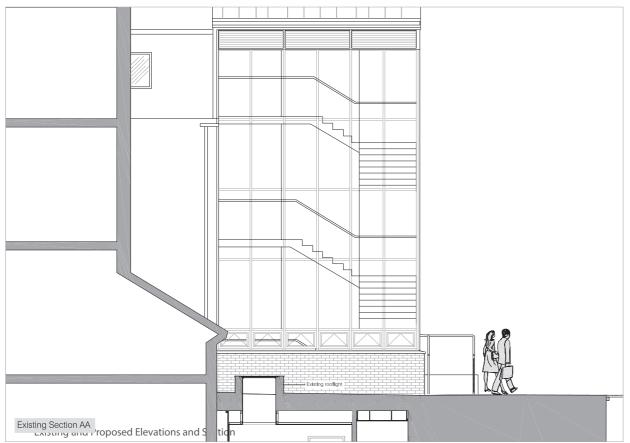




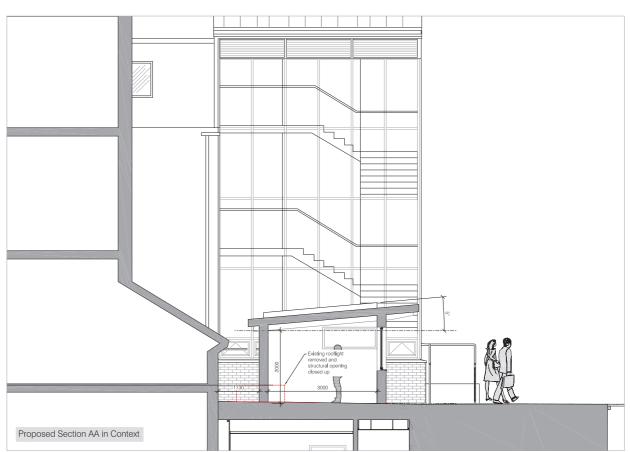
Early 3D sketch visuals

Proposed Design









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

