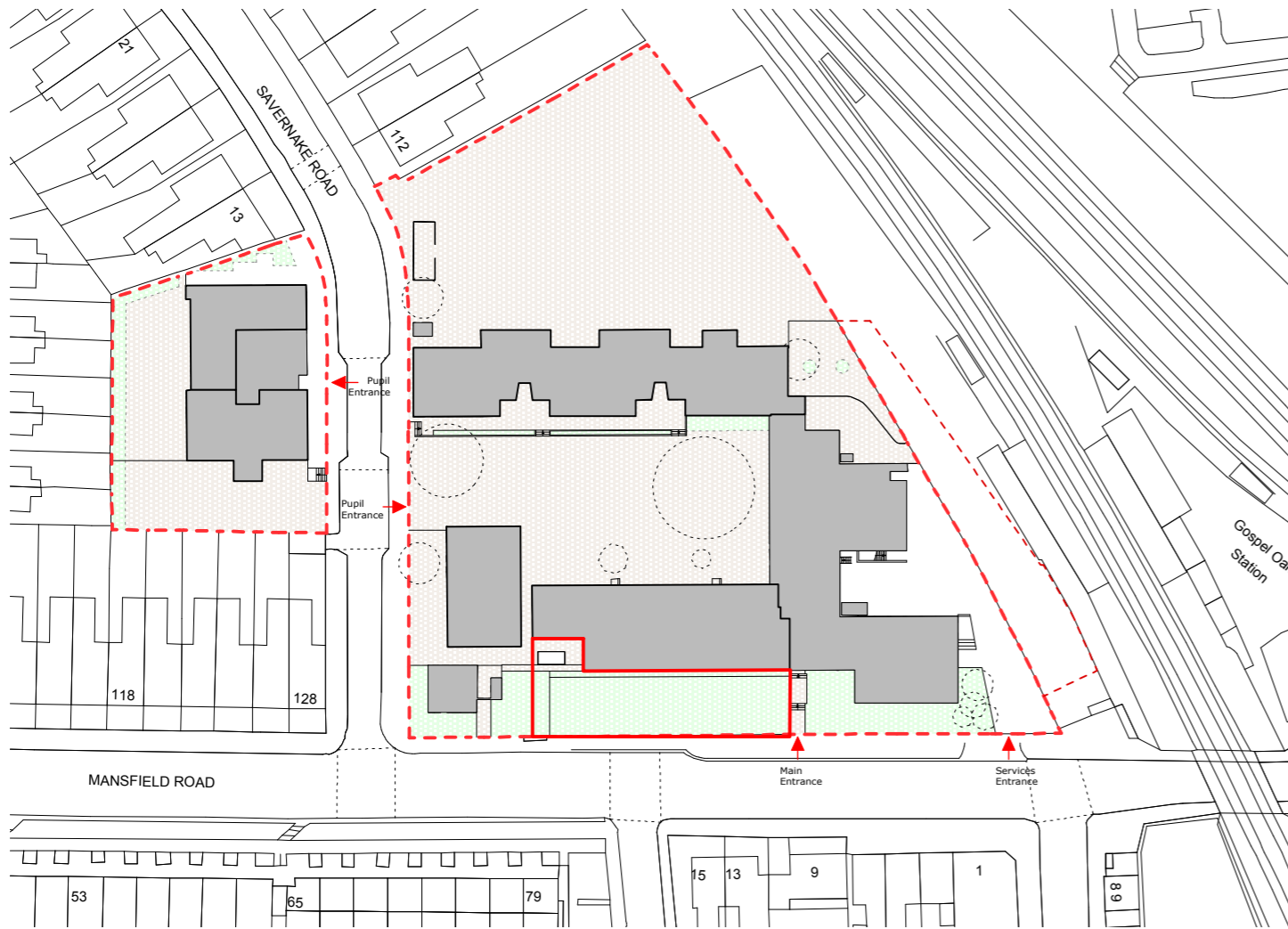


PLANNING ISSUE

Check all dimensions on site. Do not scale off drawings without prior consultation. Any discrepancies to be reported to architects before execution of relevant works. This drawing has been produced for the London Borough of Camden for the works at Gospel Oak Primary and Nursery School and for that application alone and is not intended for use by any other person or for any other purpose. Drawings remain copyright of Hayhurst and Co. and may not be reproduced without written consent or licence.



Key
 - - - Site Boundary
 Application Area



Design and Access Statement

Gospel Oak Primary and Nursery School, Mansfield Road, London NW3 2JB

Development Location

Gospel Oak Primary School sits on Mansfield Road between Savernake Road and Gospel Oak Overground station and railway line.

The proposed development area is the grass bank and tarmac area to the corner of the main two-storey building, facing onto Mansfield Road. The grass area has no current use by the school as it does not serve as circulation, is not a play area and is outside of the schools secure boundary (due to the main gate onto Mansfield Road being open during the school day). The area is an unused part of the site and was formed to create a set-back for the school off the road. The tarmac path is currently used for a bike store and recycle bins, which would be repositioned under the proposed development.

Existing Buildings

The main building on the school site is a 1950's part single, part two-storey building which fronts Mansfield road and houses the main visitor entrance. To the junction to Savernake road there is a two-storey caretaker' house, which is a separate building but to the same finish as the main school; rough-finish concrete panel construction. There is also a two-storey teaching block built in 2000, in a traditional brick construction, on the school site and a recently modified single-storey EYFS building situated on a satellite site on the other side of Savernake Road.

The school's playgrounds are positioned at the centre and rear of the school site and are both visible from Savernake Road. The pupil entrance is direct to the central playground off Savernake Road.

Development Context

The proposal is to form a new state of the art ICT and Food-Technology facility by extending and remodeling the existing school building. The facility will serve the school and also the local community and is being supported by a London Borough of Camden grant.

The main entrance to the school building is on Mansfield Road. This access is up steps and there is no ramped public access to the building. The proposed development includes the landscaping of the front of the school site to form an entrance ramp that will provide equal access to the new facility and to the existing main entrance.

Planning Policy Review

The development is within the Mansfield Conservation Area. The Mansfield Conservation Area Appraisal and Management Strategy notes the schools construction date and that it replaces a former school building on the site built in 1900, but does not note any characteristics of architectural merit to the building.

The following have been considered in the development of the proposals; Camden Local Development Framework, Camden Planning Guidance 1 Design Mansfield Conservation Area Appraisal and Management Strategy

DP24 - The character, setting, context, form and scale of the neighbouring building have been considered within the design of the proposal and the choice of materials.

DP25 - With regards to Conserving Camden's Heritage' the proposal preserves and enhances the character and appearance of the conservation area.

DP29 - The proposal is to improve access to the building through the development of a ramped, DDA compliant entry.

The location and scale of the proposed extension and landscape works has no adverse impact on the occupiers of adjacent properties, with no loss to light or privacy.

An arboricultural report accompanies the application and identifies the removal of trees to the front area to enable the installation of the ramp and new landscaping. These trees do not have Tree Preservation Orders, are low value specimens towards the end of their expected lives. This loss will be mitigated through new planting that will provide a stronger contribution to the quality of this part of the school and the streetscape.

Top Left; OS plan, 1:1000
 Above Top; Aerial Photograph,
 Above; Photograph of development area to front of school,
 Below; Photograph, panoramic of School facing Mansfield Road



Issue/Revision	Date	Rev
Project: STEM Extension Gospel Oak Primary and Nursery School, Mansfield Road, London NW3 2JB		
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