



BRECKNOCK PRIMARY SCHOOL

DESIGN & ACCESS STATEMENT

ROBERT LOADER ARCHITECT

1.0 INTRODUCTION

1.1 SUMMARY

1.1 The proposals in this application are to adapt and extend the existing buildings for early years children, and particularly, the introduction of two year-old provision.

1.2 Masterplanning proposals for Brecknock school were developed in early 2016 by Maccreanor Lavington Architects, which provided a strategic overview for the re-organisation of the existing school, and the introduction of new facilities. These proposals have been further developed by Robert Loader Architect, and are contained in this planning application.

1.3 The application scheme is the result of deliberation by the design team, plus discussions with the London Borough of Camden Planning and Conservation officers with a pre-application submission and response.

1.4 The benefits of the proposal scheme include:

- Introduction of additional Early Years provision (2-year old).
- Improved proximity of WCs in Early years classrooms.
- Improved use of internal teaching spaces by the addition of a buffer zone.
- Improved use of other playground level teaching areas by the installation of an open canopy in front of classrooms. Removal of ad hoc awnings.
- Improved access sequence and security at the School entrance.

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DOCUMENT PRODUCED BY

Robert Loader Architect

FOR THE LONDON BOROUGH OF CAMDEN WITH:

Maccreanor Lavington: Masterplanning Architect

Price & Myers: Structural Engineer

Bailey Garner: Building Consultant

2.0 EDUCATION STATEMENT

2.1 TWO-YEAR OLD PROVISION IN CAMDEN

From September 2014, the government has extended the offer of free early education and childcare for two-year old children. Evidence shows that regular, high quality early education has lasting benefits for the social, physical and mental development of all children, and helps prepare them for school. There is a statutory duty on Camden to provide all eligible two-year olds with this high-quality early education, regardless of their parents' ability to pay. The expansion of government-backed early education and childcare increases the number of children eligible for this service, and Camden has been working with a range of childcare providers to meet the increased demand for places.

In order to meet the need for spaces Camden will also need to increase provision at some primary schools. Since 2015, council officers have been working with schools to identify where they could also expand their provision for two-year olds, to ensure the council meets its statutory obligations. Following extensive discussion and feasibility studies with several Camden schools, Brecknock and Primrose Hill Primary Schools have been identified as viable candidates for this project (additional spaces are also being provided at Netley Primary School, for which a planning application has previously been submitted).

In order to contribute to Camden's statutory offer, these additional places must be ready for use by January 2017. Based on the short timescale and available funding – plus the constrained nature of existing school sites - the Council has agreed a programme of refurbishment and remodelling of existing nursery classrooms at Brecknock and Primrose Hill schools as opposed to provision of new-build accommodation. Works must commence on site during summer 2016 if additional spaces are to be delivered in time.

David Walter

Senior Project Manager
LB Camden

3.0 DESCRIPTION OF PROPOSALS

3.1 LOCATION OF PROPOSALS - BUFFER SPACE



Door to WC reconfigured.



New Buffer Space to be constructed in front of 3no. existing openings.
New Canopy in front of Buffer Space.

Existing canopy to be removed.

3.0 DESCRIPTION OF PROPOSALS

3.1 LOCATION OF PROPOSALS - NEW ENTRANCE SEQUENCE



Location of proposed new entrance to the reception.
A glazed canopy roof is to form a dry link between the main building and the dining room (to the right).



Entrance approach from Cliff Villas.
The existing fence is to be removed, and a new side access formed to the reception.
A glazed canopy roof is to form a dry link between the main building and the dining room (to the left).

3.2 THE BRIEF AND STRATEGIC PROPOSALS

3.2.1 Brecknock Primary School is a two-form entry community school with 60 pupil places in each year and a 39 place nursery. The school now wish to expand to provide places for up to 20 two year olds, replacing the existing Children's Centre. The new two year old teaching space would ideally link with the nursery and reception classrooms on the ground floor to establish a clear sense of progression.

3.2.2 Additionally, the school will require additional toilets and a new office for the school business manager. The school also has aspirations to provide a drop-in space on the ground floor, linked to the new two year old teaching space.

3.2.3 The school have highlighted existing problems with the school building including:

- The toilet block on the west of the school building prohibits the connection and continuity of outdoor spaces.
- There is a lack of covered outdoor area for children activities to take place.
- The current configuration and internal fittings of the school reception area are not ideal.
- The ground floor corridor is currently underused.
- There is no direct physical connection between the nursery and reception classrooms. They are currently linked through a toilet area.
- The sharing of toilets between the nursery and reception year makes it difficult for staff to manage.
- It is difficult to monitor nurse children using the toilets and cloaks at the end of the corridor on the ground floor.

3.2.4 The aim of the school is to provide 2YO as part of the wider "pathway" vision envisaged for the EYFS within the existing building. We have been looking at how this could be achieved through a dynamic between two elements:

- Age progression (0 to 5) through a sequence of spaces within the EYFS section of the school, to be mirrored in the outdoor play areas.
- Space hierarchy model (from outdoors play to indoor quiet activity space) to respond to contemporary EYFS needs within a Victorian school typology.

3.3 PROPOSALS FOR EARLY YEARS PROVISION

3.3.1 It is proposed to create a new 2 Year Old Unit, replacing the Children's Centre located on the ground floor. This includes a covered play space and a shared gathering space for parents accessed from Cliff Villas for lunchtime pick-up and drop-off.

3.3.2 This includes:

- Dedicated Early Years Access
- Limited disruption to existing school
- Could utilise off-site or prefab construction methods
- Covered outdoor space for activities

3.3.3 The Two Year Old Unit and Nursery are adjacent and visually linked with a large internal window. Both have open canopies sheltering direct access in and out of the building.

3.3.4 Provision of canopies outside foundation years classrooms will also encourage more outdoor activities, and complement the learning spaces on the ground floor.

- Preserves outdoor playspace and more covered area
- Limited disruption to existing school
- Allows direct WC access for nursery and reception classrooms in the converted circulation space.

3.3.5 The open canopies are simple constructions of timber joists spanning across a framework of steel posts and beams. Roofs are low pitched or flat with rooflights located to maximise light to interiors.

3.3.6 The Reception class is to have an open external canopy and buffer space to enhance access into the building.

3.3.7 The buffer space is an insulated, but unheated space which gives environmental benefits to the inner teaching space. This is especially the case in older buildings where walls have poor thermal performance. The buffer space is the main entrance route where coats and boots are deposited and stored before entering the classroom. It provides an air-lock to the outside, and removes items from the heated space that do not require to be heated. Depending on the weather it can also be used as a semi-enclosed overspill play-space.

3.3.8 The outside of the buffer space is clad in dark grey Eternit fibre-cement panels. The colour of the panels can be used as informal blackboards. Above the locker level, the buffer space is mostly glazed with timber-framed windows, and exposed, unpainted timber studs and roof joists. The roof projects over the windows to provide shelter from rain and sun.

3.4 ORGANISATION AND ACCESS

3.4.1 A new covered glazed entrance to the school is proposed between the main building and the dining hall. This will allow sheltered access to the school, to the dining hall and also a large waiting area for events. The existing entrance screen will be replaced by a window screen, and a new doorway created through the flank wall.

3.4.2 It is proposed to adapt the corridor on the ground level to provide a variety of learning and activity spaces for the nursery and foundation classrooms. Access to the early years classrooms will be directly from the western and southern playgrounds via open canopies or buffer zone.

3.4.3 The internal floor level of the school is generally 150mm above external ground level. The ground level is raised to meet new doors from the Nursery. The ground level outside the two year-old room and Reception is already at an appropriate level.

3.4.4 The new canopies will assist with problems of weathering commonly associated with level thresholds.

APPENDIX

A1. RECORD OF CONSULTATION MEETINGS

23.03.16 A site visit with LB Camden Planning and Conservation took place to introduce the project at an early stage to Camden Planning for feedback. Robert Loader (Conservation Architect) and Tania Skelli-Yaoz (LB Camden Planning) attended.

A2. LB CAMDEN PRE-APPLICATION RESPONSE

Date: 4 April 2016
Our Ref: 2016/1442/PRE
Contact: Tania Skelli-Yaoz

Direct Line: 020 7974 6829

Email: Tania.Skelli-Yaoz@camden.gov.uk

Mr Rob Loader
30 Walkerscroft Mead
London
SE21 8LJ

BY E-MAIL

Dear Mr Loader,

**Re. Planning Pre-application advice meeting ref. 2016/1442/PRE
Brecknock Primary School, Cliff Villas, London NW1 9AL**

Re: Option 1: create new teaching space to replace Children's Centre located at ground floor level; Option 2: provision of large canopy to create covered space; Option 3: conversion of internal spaces such as corridor to toilets and demolition of existing toilet space

I refer to our pre-application meeting held on **23rd March 2013** about the above proposal.

You have submitted a short statement with attached drawings of your proposal for the above site to include extensions and alterations at the ground floor level of the school. At the meeting you have presented your proposal in more detail with some background on the current use and the potential development of the site.

Subsequently, I have assessed your proposal. In this letter I aim to advise you on the key issues regarding your proposal.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It cannot be held to prejudice formal determination of any planning application we receive from you on this proposal.

The proposal includes a single-storey lightweight extension to the side of the school building to provide for semi-outdoor play area for 2-year olds, associated internal alterations at ground floor level, a small extension to the west side/front of building at ground floor level and extensions and alterations to the front lobby and the outdoor area between the entrance and the cafeteria.

I can confirm that the site is not listed and does not lie within a Conservation Area. The site lies within a residential area and is closely wrapped by residential properties, especially to its north and south.

Key issues: the main issues for consideration with your proposal are land use, design, amenity and transport.

Land use

The extensions and alterations to the existing school to provide for the new statutory requirements for 2-year olds is considered acceptable in principle and complies with policies CS5, CS10 and DP15.



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A2. LB CAMDEN PRE-APPLICATION RESPONSE

Design & Conservation

You submitted a pack of drawings and information and outlined your proposal on site. I have explained that the submitted information is limited but the site visit was helpful. The feedback below is based on the combination of the above.

Side/east semi-outdoor playroom extension:

I understand that this structure is to be attached to the building and to replace the existing structure at a similar location and size. This is considered acceptable in principle, subject to detailed design.

Alterations and extensions to front/west elevation:

On site, you mentioned amendments to the canopy on the corner of the building. You also mentioned alterations to the projecting single storey building at the centre of the front elevation of the school. I understand that the front canopy entrance is to be removed due to the creation of a new main entrance to the side/north of the building. These are considered minor to medium in nature and are considered acceptable in principle, subject to detailed design.

Alterations to front lobby and entrance area:

The proposed internal alterations to the lobby to allow improved use of internal rooms is acceptable. The erection of a canopy to cover the entire space between the new entrance and the cafeteria, stretching to the rear of the site, may be acceptable subject to detailed design and amenity implications as detailed below.

To summarise, the above advice is in accordance with policies CS14 and DP24. As you may notice, the advice is very limited – this is due to the limited information submitted, which does not all correlate with that shown on site. All elements of the proposal require good-quality elevations, sections and plans in order to enable their assessment.

Amenity

As advised on site, the majority of elements are not likely to raise concerns over adverse impacts to the amenities of adjoining occupiers. However, it is advised to consider the relationship, in terms of height, bulk and size, of the proposed canopy in the entrance area, in order to avoid a sense of enclosure or loss of daylight & sunlight to residents at the rear of 131-137 York Way.

As mentioned, the latter properties may already be affected by the boundary fence and vegetation separating both sites. However, it is advisable to set the canopy back from the boundary if possible. In any case, please do submit detailed sections or other illustrations to demonstrate the impact between both sites as a result of the canopy. Therefore, the proposal requires additional detail in order to be assessed against policy DP26.

Transport

Due to the nature of the site and the scale of the proposed works it is likely that a Construction Management Plan (CMP) will be required. Please could you liaise with the Transport Team (Steve Cardno) in advance of submitting your application and submit a draft statement CMP with your application. This is in accordance with policy DP21.

Other

The proposed extension should demonstrate that it achieves high energy efficiency goals in terms of materials, insulation and emissions, in the interest of sustainability and compliance with policy DP22.

I understand that no trees are proposed to be affected as part of your proposal.

In conclusion, the proposal requires elevations, sections and plans of all relevant areas (within a key context plan) as well as responses to the amenity concerns and some transport documentation.

Planning obligations:

CMP

Building Control Service

For further information about this separate process and any implication it may have the configuration of the project in planning terms please contact Nassar Rad on 020 7974 2387 or Nassar.Rad@camden.gov.uk

Supporting information

Please be aware it is your responsibility to compile the necessary documentation in accordance with the requirements of the national and local list. Details are available at:

<http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation-requirements/>

Electronic submission

Please submit your application via the planning portal at:

<http://www.planningportal.gov.uk/planning/>

I hope this advice is useful. This response represents an initial view of your proposals based on the information available to us at this stage which is limited. Please be aware that addressing these matters does not necessarily mean that the application will be approved and is without prejudice to the assessment of any future application and the final decision of the council.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Tania Skelli-Yaoz** on **020 7974 6829**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Tania Skelli-Yaoz
Planning Officer (Mon-Wed)

Telephone: 020 7974 6829