

**Kingsgate School KS2**  
Design, Access & Planning  
Statement



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## Executive Summary

This report has been prepared by Sarah Wigglesworth Architects and Architects Collaborative for the London Borough of Camden. It details the proposed extension to existing buildings at Kingsgate Primary School and should be read in conjunction with the following drawings and documents which form the full planning application :

596-E-000 Location Plan  
596-E-001 Existing Site Plan  
596-E-002 Existing Ground Floor Plan  
596-E-003 Existing Roof Plan  
596-E-004 Existing Sections  
596-E-005 Existing Elevations

596-P-001 Proposed Site Plan  
596-P-002 Proposed Ground Floor Plan  
596-P-003 Proposed Roof Plan  
596-P-004 Proposed Sections  
596-P-005 Proposed Elevations  
596-P-006 Tree Impact Plan

Proposed Drainage Plan

School Travel Plan

Daylight Assessment (included in this report)

Planning Statement (included in this report)

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# Contents

Introduction	1
Use	2
Historic development	3
Future Growth	4
Layout and Amount	6
School Organisation	6
Constraints and Opportunities	7
Security and Access	8
Bins and Recycling	8
Bike Storage	8
Proposed Layout	9
Scale and Appearance	10
Existing Character	10
Proposed Materials	14
Sketch Model/Massing	17
Proposed Elevations	19
Details of Window Openings	20
External Views	22
Internal Space	24
Daylight Impact Study	25
Proposed Drainage	26
Sustainable Design	27
Construction Phasing and Management	28
Planning Statement	30

## Introduction

Kingsgate is an existing primary school located in West Hampstead, to the east of Kilburn High Street. Its 'outstanding' Ofsted assessment, reflects the excellent teaching and leadership at this school and the high levels of attainment and standards achieved by the pupils, many of whom come from disadvantaged families with English as a second language.

The London Borough of Camden selected Kingsgate Primary School for expansion to help meet the need for more pupil places in this part of the borough. The existing school site on Kingsgate Road did not offer sufficient space for the required expansion and so a second site is being developed at Liddell Road (re-named Liddell Place). The expanded school will operate on both sites, with an age split as follows:

- KS1 and early years at Liddell Place: the new build school buildings will provide a bespoke new learning environment for the youngest children in Key Stage 1 (KS1), nursery and reception classes.
- KS2 at Kingsgate Road: the existing school buildings and playgrounds are to accommodate the older junior children aged 8 to 11 years old. Considerable adaptation of the existing site will be required to meet the needs of these children and to create an equally high quality environment compared to the new build, from where they will move when they leave KS1.

A phased process of expansion has been developed to minimise any impact on the current pupils at Kingsgate. The new build works at Liddell Place are due to complete in summer 2017, which allows all the KS1 and early years to move there for the start of the new academic year in September '17. Works to adapt the existing school site at Kingsgate Road can then commence in earnest. Some early enabling works have already been completed at Kingsgate Road: a new build 3 storey extension in 2015, providing a new music room, staff room, WCs and lift; and a new build science classroom in 2016. These have created high quality, permanent teaching and support spaces, which will contribute to enriching the future KS2.

To support the school and Camden in creating an exemplar learning environment for both age groups on both sites, the existing school requires considerable further adaptation to suit its new use for the older children.

This pre-application is for the next phase of the adaptation works to the Kingsgate Road site. The proposed works are to the existing KS1 block, which will be vacated once this age group moves to Liddell Place. The proposals re-use this Victorian building as an exemplar resource block for the KS2 older children: a new extension to provide a studio hall, library, community entrance, accessible WC and storage; and internal adaptations to improve the support rooms for intervention teaching in groups, re-locating the music room, improved storage and new KS2 WCs.



View towards existing KS1 building



## Use

### Change of age group using this site

The proposed works are to adapt the existing Kingsgate school site to suit the use by KS2 only, following the re-location of the KS1 and early years pupils to the new site at Liddell Place. This is a rare opportunity to develop an exemplar learning environment for these older KS2 pupils, who could benefit from spaces both inside and outside, that are more suited to their age and needs. The existing site has the pressure of all ages which demands duplicate facilities for each key stage, such as different classroom configurations, separate playgrounds and different size WCs.

### Numbers of pupils and staff

The existing school has accommodated three forms of entry (3FE) for all primary school age children in both KS1 and KS2 plus nursery. The phased expansion is to accommodate four forms of entry (4FE) for KS2 only. The numbers of staff and pupils for the change of age group on this site is negligible as summarised below:

- Current approved pupil numbers 420 + 52 Nursery places, 472 pupils total
- Proposed pupil numbers 4FE for KS2: 480 pupils total
- Increase in pupil numbers: 8
- Change in staff numbers: none anticipated.

### Defined uses in each block

At Kingsgate, the existing buildings were developed as separate blocks, with external circulation across the playgrounds. Each block is currently used by a different key stage and the proposed uses are defined to each block as follows:

- **KS2 block:** this is the original main school building. The 2 storey block is currently used as classrooms and a hall on the ground floor with more classrooms on the first floor. These spaces work well for the school with the exception of the circulation to the ground floor classrooms, which is through the hall. This is very disruptive to any activity in the hall. The only work proposed to this block is to improve the use of the hall by creating new doors to each classroom. This can be achieved by lowering the cill to the central window to form external access.
- **KS1 block:** This block is the focus of the proposals that form this pre-application. It was built as a dedicated infant facility and is currently used for Kingsgate Primary School KS2 DAS

the younger KS1 and reception class pupils, who will be vacating it when they re=locate to Liddell Place. It is a single storey block with classrooms and ancillary spaces wrapped around a central small hall. Each classroom has an external door, which avoids the circulation issues in the KS2 block. These doors are currently used for the young children to move from inside to outside learning spaces, with a large canopy for all weather learning and play. Options to re-use or demolish this block have been explored in earlier studies. The classrooms are very small and are not suitable as classrooms for the new KS2 use. The proposals re-use this building as an exemplar resource block with a range of flexible spaces for performance, assembly, sport, and study. The existing ancillary rooms behind the hall are demolished and replaced by a new extension, which creates the key spaces: a second studio adjoining the existing which can be used as a single large space or two separate spaces, an inspiring new library, community entrance, accessible WC and storage. The existing studio and small classrooms are retained to benefit from their positive qualities of high levels of natural daylight, rich roof forms, robust fabric and high ceilings. Some of the small classrooms can be re-used with no adaptation, for intervention teaching in groups; two small classrooms are combined to create a large music room; and other spaces re-used for improved storage and new KS2 WCs.

### Use of external areas

The existing outside spaces are very cramped and will be hugely improved by the reduction in demand for duplicate spaces to serve the different age groups, once this site becomes KS2 only.

The existing use is split into 4 age groups: a KS1 playground in the south west corner; KS2 use the larger central playground; reception use a raised area immediately outside their classrooms in the KS1 block; and nursery has a separate play and learning area adjacent to their block; and a new outside science area was formed as part of the recent science classroom works. An area of the adjacent Kilburn Grange Park is also designated as a wildlife area for the use of the school, but is currently little used as it is difficult to access and supervise.

The new use is an opportunity for all these external areas to be integrated into an exemplar set of spaces for KS2 sport, learning, play and social uses. The KS1 playground will be re-used as the active, sports area, with the large MUGA fences re-located from the existing KS2 playground to free up this generous central area as the hub of the school, laid out as a map of the world with islands for climbing, seating and planting and routes through for the external circulation. The fences enclosing the existing reception raised area will be removed to open this upper level up as a stage with stepped timber seating to link the two levels. The wildlife area will be connected back to the main activity spaces of the school, through the new library space and community entrance from the park.

Wider opportunities for the pupils and the community to add areas for growing and eating outside can be developed by the school over time as part of the learning and community outreach for Kingsgate.



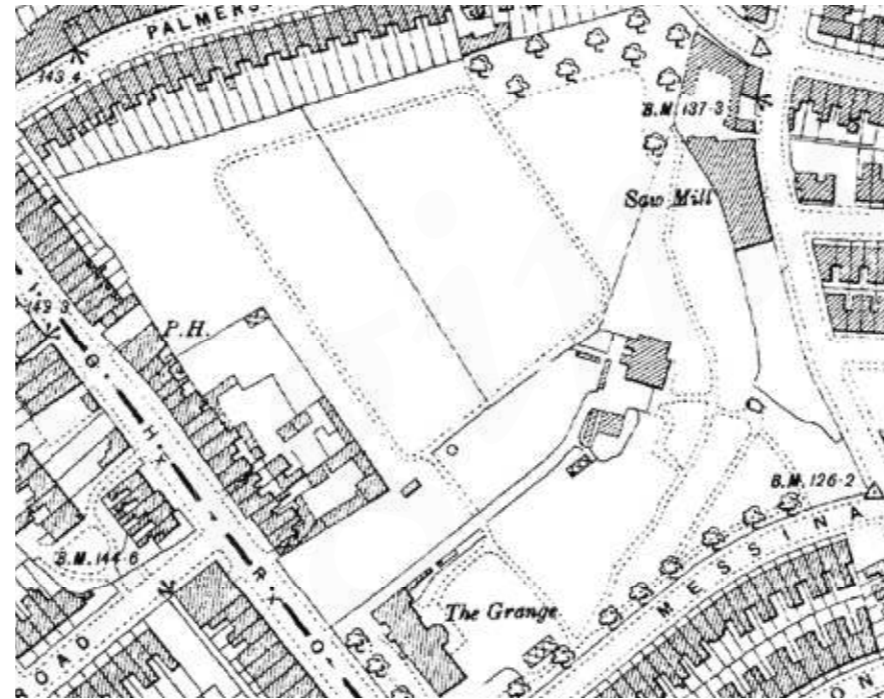
## Historical development

Kingsgate Primary School was built in the south eastern corner of Kilburn Grange Park, which was formerly the grounds of a large house called The Grange and an extensive area of nurseries set back from Kilburn High Road.

The 1910 map shows The Grange had been demolished and the nurseries consolidated into a park with a similar layout as today's park. The larger two storey block and the single storey special needs annex had been built by this time.

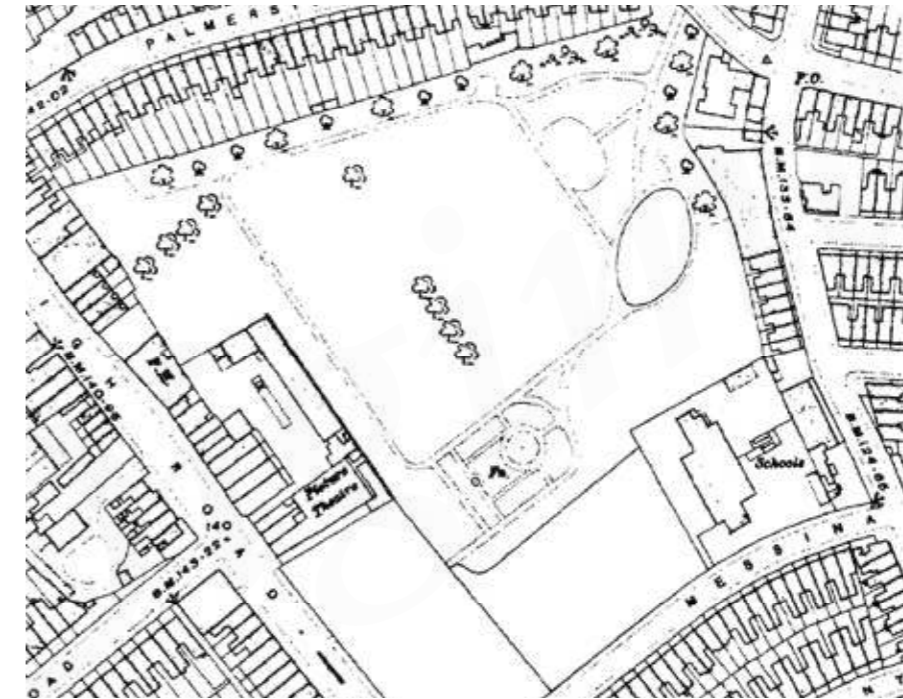
The 1930's map shows the school site has been expanded into the park and a third single storey infant school building built. Grange Cinema and tennis courts have been built next to the school on the former site of The Grange.

By 1950's, there is a fourth school building on the site located to the West of the site between the park boundary and one of the earlier buildings. The park continues to develop as a strong community resource with the introduction of open air stage and paddling pool.



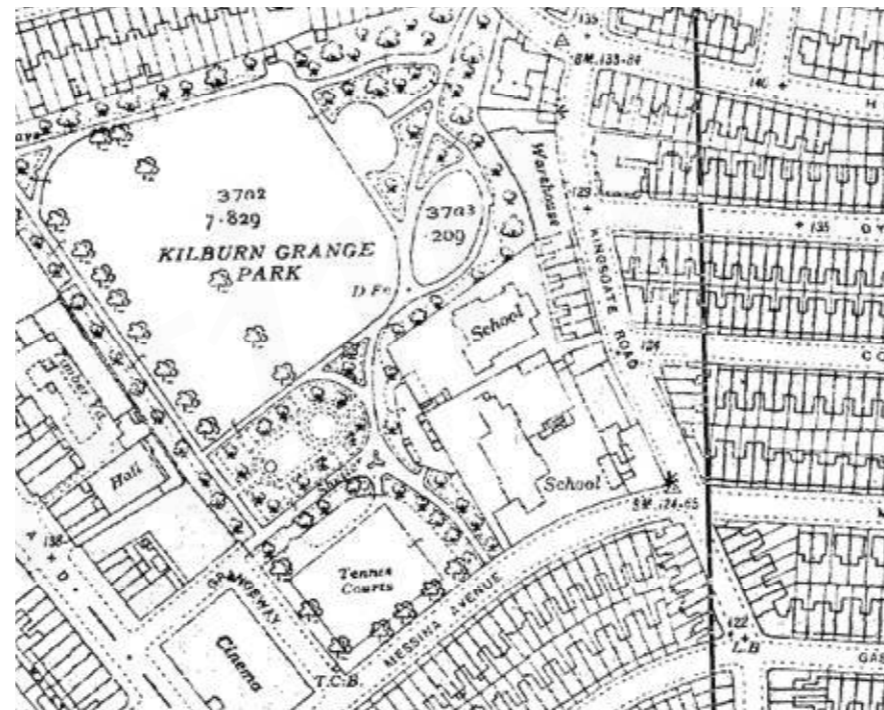
Site and surrounding context, 1890

- Prior to school buildings



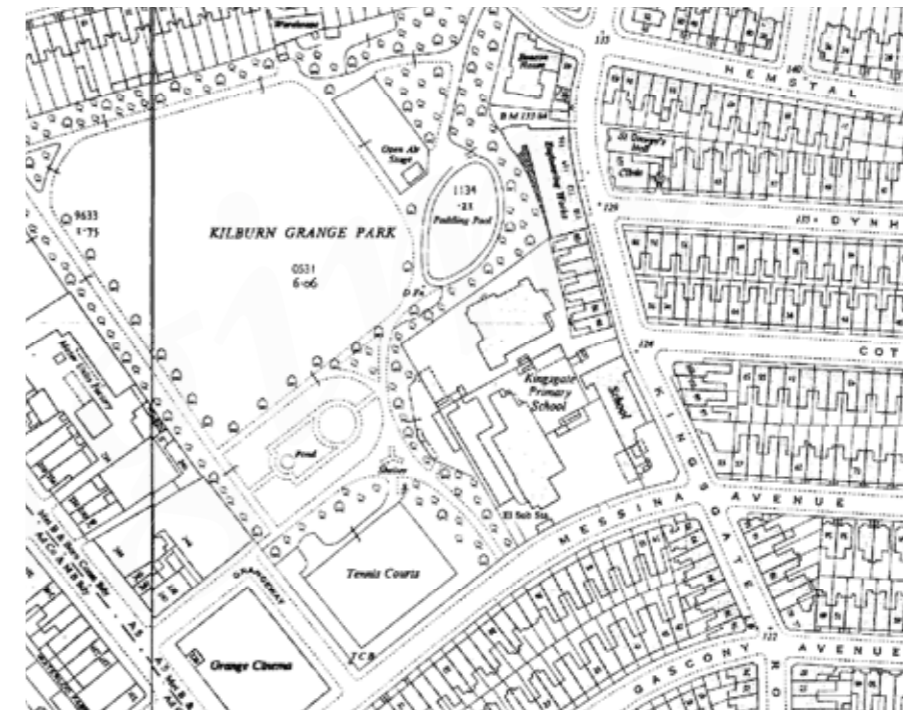
Site and surrounding context, 1910

- Junior (KS2) and special school only



Site and surrounding context, 1930

- Infant (KS1) school added



Site and surrounding context, 1950



## Site layout and future growth

### 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. Workshop - 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.





# Layout and Amount

## School Organisation

### 3FE Transition Stage

Kingsgate Primary School has accepted 3FE for the last 3 academic years. The additional pupils have been accommodated in the schools intervention rooms. The school is currently functioning with inadequate support spaces to deliver the curriculum in line with their strategy for achieving 'outstanding' status. There is no further capacity to accommodate additional bulge classes on the site.

Pupil projections for primary school places in Camden clearly outline the need for two additional forms of entry in the north west of the borough. The OFSTED Outstanding Kingsgate Primary school was selected as the preferred school to provide these additional places by expanding the existing school from a 2 form entry (2FE) to a 4 form entry school (4FE).

The expansion will enable 'the school to offer a wider curriculum and increase the opportunity for local parents to gain a place for their children at their preferred school. The expansion would support teacher development, increasing opportunity for sharing of expertise, experience and best practice. All these factors can lead to improvements in the overall quality of teaching meaning local children get an even better learning experience throughout their time at the school.' (London Borough of Camden, 2013). The following plans show how the part 3FE school is currently accommodated in this transition stage.

### Kingsgate School KS2 Remodelling Phase 1: 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 it 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. It also suits an early enabling phase to precede the site wide development into a KS2 school and provide the temporary accommodation for a bulge class before KS1 is relocated elsewhere. A planning application is currently being submitted for this proposal.

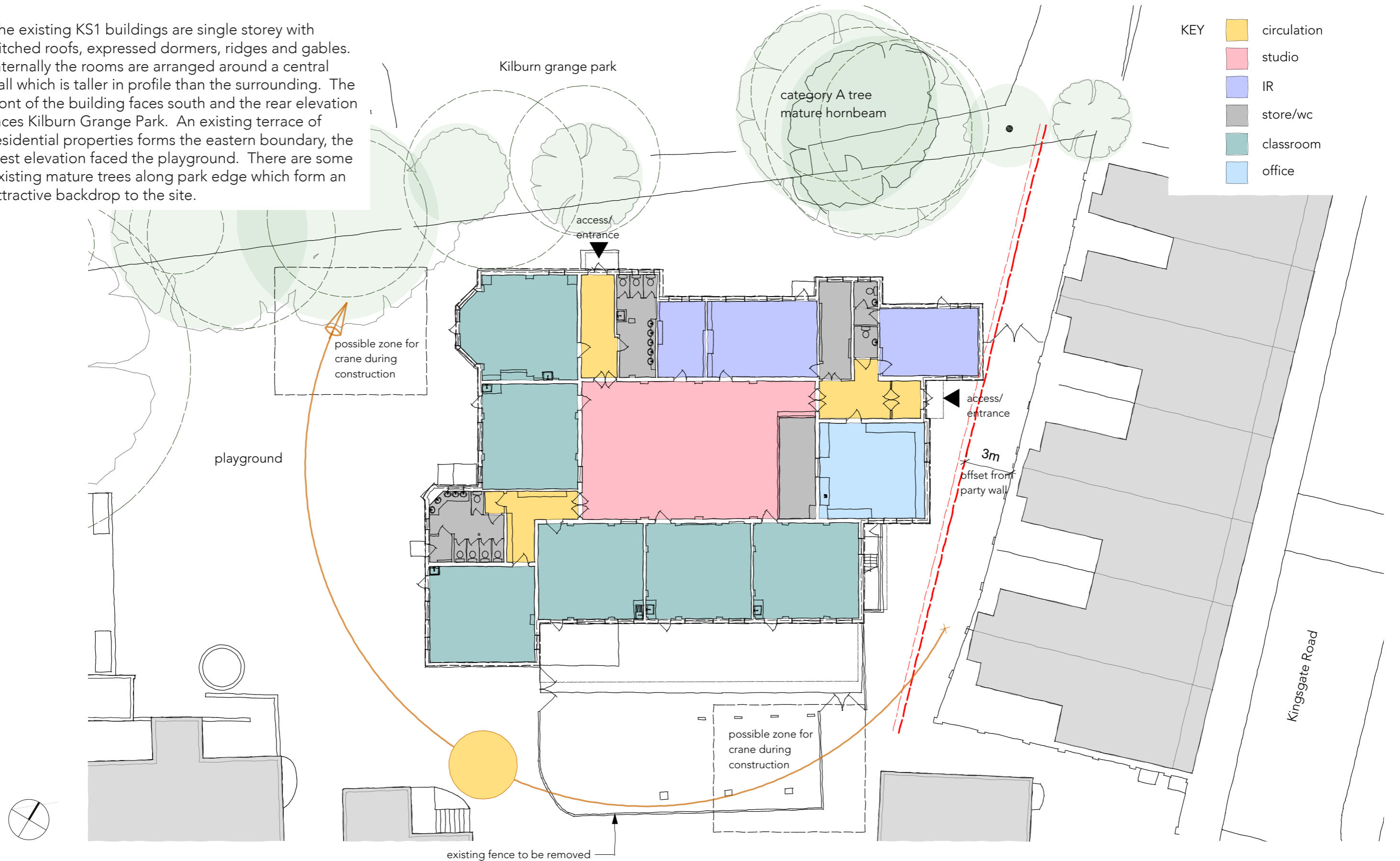
Key	Department		
<span style="color: blue;">■</span>	Classrooms	1	Reception/entrance
<span style="color: lightblue;">■</span>	Shared resources	2	Office
<span style="color: red;">■</span>	Halls / community use	3	Stores
<span style="color: orange;">■</span>	Administration	4	WC
<span style="color: yellow;">■</span>	Circulation	5	Cloaks
<span style="color: grey;">■</span>	Ancillary spaces	IR	Intervention room
		GR	Group room
		RS	Resource space

Area to which this application relates



## Constraints and opportunities

The existing KS1 buildings are single storey with pitched roofs, expressed dormers, ridges and gables. Internally the rooms are arranged around a central hall which is taller in profile than the surrounding. The front of the building faces south and the rear elevation faces Kilburn Grange Park. An existing terrace of residential properties forms the eastern boundary, the west elevation faced the playground. There are some existing mature trees along park edge which form an attractive backdrop to the site.



- KEY
- circulation
  - studio
  - IR
  - store/wc
  - classroom
  - office



## Security and Access

The existing secure line to the school site runs around the perimeter and is defined by high brick walls and controlled gates providing access. A second secure line is formed by access controlled gates and the reception block which acts as a control point into the main school site. The secure line boundary is unchanged by these proposals, the existing KS1 building and proposed extension sit wholly within it.

## Bins and recycling

The school currently have bins for waste and recycling which serve this building. There are:





- 1 x Euro-bin
- 4 x individual wheely bins

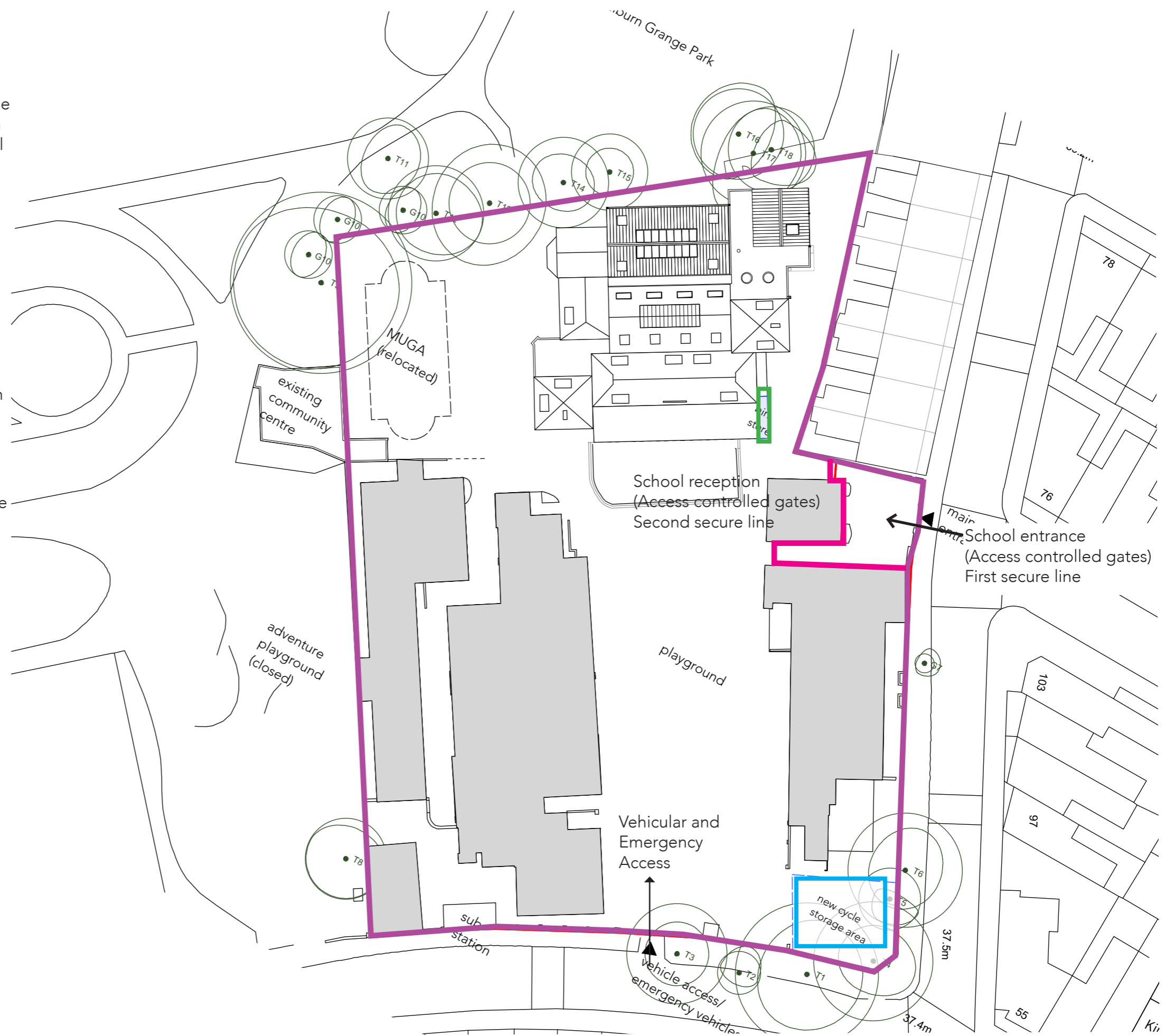
These will be relocated in a screen area as indicated on the plan opposite

## Bike storage

There is currently provision for bike and scooter storage in the area that will be occupied by the new extension. A new bike storage area will be provided off the main school playground as indicated opposite

## Key

- Secure perimeter fence 
- Second secure line controlled by main reception 
- Proposed bike storage 
- Proposed bin storage 



## Proposed Layout

The proposals include the demolition of the existing flat roof area to the north side of the existing hall and replacing these with a second hall, new library, disabled WC and entrance space. The proposed layout aims to reinstate the relationship to the park and has been planned to allow the potential for future community access and a possible entrance from the park side.

Proposed demolitions = 150m<sup>2</sup>

Proposed new build = 250m<sup>2</sup>

Net increase in area = 100m<sup>2</sup>

